



1998

Eden Hall: A Cultural Historic Landscape

Benjamin Knute Haavik
University of Pennsylvania

Follow this and additional works at: http://repository.upenn.edu/hp_theses

 Part of the [Historic Preservation and Conservation Commons](#)

Haavik, Benjamin Knute, "Eden Hall: A Cultural Historic Landscape" (1998). *Theses (Historic Preservation)*. 285.
http://repository.upenn.edu/hp_theses/285

Copyright note: Penn School of Design permits distribution and display of this student work by University of Pennsylvania Libraries.

Suggested Citation:

Haavik, Benjamin Knute (1998). *Eden Hall: A Cultural Historic Landscape*. (Masters Thesis). University of Pennsylvania, Philadelphia, PA.

This paper is posted at ScholarlyCommons. http://repository.upenn.edu/hp_theses/285

For more information, please contact libraryrepository@pobox.upenn.edu.

Eden Hall: A Cultural Historic Landscape

Disciplines

Historic Preservation and Conservation

Comments

Copyright note: Penn School of Design permits distribution and display of this student work by University of Pennsylvania Libraries.

Suggested Citation:

Haavik, Benjamin Knute (1998). *Eden Hall: A Cultural Historic Landscape*. (Masters Thesis). University of Pennsylvania, Philadelphia, PA.

AGE

UNIVERSITY
PENNSYLVANIA
LIBRARIES



EDEN HALL:
A CULTURAL HISTORIC LANDSCAPE

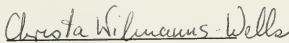
Benjamin Knute Haavik

A THESIS
in
Historic Preservation

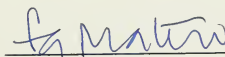
Presented to the Faculties of the University of Pennsylvania in
Partial Fulfillment of the Requirements for the Degree of

MASTER OF SCIENCE

1998


Supervisor
Christa Wilmanns-Wells, Ph.D.
Lecturer, Historic Preservation


Reader
Amy Freitag
Management and Development Administrator
Fairmount Park Commission


Graduate Group Chair
Frank G. Matero
Associate Professor of Architecture

UNIVERSITY
OF
PENNSYLVANIA
LIBRARIES

Acknowledgments

I would like to express my deep gratitude to the following people who assisted me during the course of my work. First, I would like to thank Andrea Gottschalk, archives assistant for the Fairmount Park Commission Archives, who allowed me to continually look at and use the records and documents stored at the archives. Secondly, Amy Freitag, Management and Operations Administrator for the Fairmount Park Commission, deserves credit for the time and effort she has put in working to fund restoration work for the chapel at Eden Hall. It was through Amy that I was introduced to Fluehr Park and I thank her for this opportunity and also for providing her insights as my reader. Thirdly, I would like to express my appreciation for Christa Wilmanns-Wells, my thesis advisor, who encouraged me to explore new thoughts and ideas while keeping me motivated throughout this entire process. Finally, I would like to thank Amanda Van Vleck who had to live with me while I wrote this report and has shown incredible patience while I worked feverishly to complete my thesis.

TABLE OF CONTENTS

Illustration List	iii
Introduction	1
Chapter 1: From the Swedes to the Quakers, 1630-1734	3
Chapter 2: Development along the Delaware River, 1734-1809	13
Plot History	15
Built Environment	18
Chapter 3: From Barry Through Cowperthwaite, 1809-1847	22
Plot History	24
Built Environment	29
Chapter 4: Society of the Sacred Heart, 1847-1969	42
Plot History	46
Built Environment	51
Chapter 5: City Leased then Owned, 1969-1998	67
Built Environment	71
Conclusion	74
Appendix A: 1798 Direct Tax	78
Appendix B: Insurance Surveys: 1799, 1834, 1834	80
Appendix C: 1833 Orphan's Court Notice of Sale	82
Appendix D: Insurance Surveys for Eden Hall: 1884-1894	83
Appendix E: Chain of Title	88
Selected Bibliography	98
Index	103
Illustrations	105

ILLUSTRATION LIST

Illustration 1:
Map of Region.
Drawn by the author.

Illustration 2:
Fluehr Park Topographic Map.
Courtesy of the Fairmount Park Commission.

Illustration 3:
The New Sweden Colony.
From Carol E. Hoffecker ed., et al., New Sweden in America
(Newark: University of Delaware Press).

Illustration 4:
Holmes Map of the Province of Philadelphia
With Names of Original Purchasers from William Penn 1681.

Illustration 5:
1680 Survey of Pleasant Hill,
surveyed by Richard Noble.
Courtesy of the Historical Society of Pennsylvania.

Illustration 6:
1843 Ellet's Map of Philadelphia.
Courtesy of the Philadelphia Free Library, Map Collection.

Illustration 7:
1860 Map of Philadelphia.
courtesy of the Philadelphia Free Library, Map Collection.

Illustration 8:
Topographic Map of Fluehr Park Site.
U.S. Geologic Survey, 1966.

Illustration 9:
Section of the Road from New York to Philadelphia.
From Christopher Coles, A Survey of the Roads of the United States of America, 1789.
Walter Ristow, ed. (Cambridge: Harvard University Press, 1961), 161.

Illustration 10:
Section of the Road from New York to Philadelphia.
From the "Traveler's Directory," S. S. Moore and T. W. Jones, 1802.
John T. Faris, Old Roads out of Philadelphia (Philadelphia: J. B. Lippincott, 1917), 287.

Illustration 11: Diagram of Evan Thomas' Bake House Estate, 1746.
Map drawn by the author.

Illustration 12: Diagram of John Barry's Estate, Eton Hill, in Lower Dublin Township, 1809.

Map drawn by the author.

Illustration 13: Diagram of Rebecca Cowperthwaite's Estate, 1839.

Map drawn by the author.

Illustration 14: Layout of the Barry and Myers Estate as inferred from documentation.

Map drawn by the author.

Illustration 15: John Barry House, circa 1834, first floor plan as described by insurance surveys.

Drawn by the author.

Illustration 16:

Icehouse.

Photographer: Link Harper, August 26, 1997.

Photo courtesy of the Fairmount Park Commission Archives.

Illustration 17: John Myers Barn, circa 1834, first floor plan as described by insurance surveys.

Drawn by the author.

Illustration 18:

Eden Hall, circa 1926-1949.

From Convent of the Sacred Heart Eden Hall: school pamphlet.

Illustration 19:

Lithograph, "Eden Hall -- yesterday."

Author dates to pre-1863.

Illustration 20:

Lithograph, "Eden Hall."

Author dates to circa 1890.

Illustration 21:

Ward Atlas, 1877, G. M. Hopkins.

Illustration 22:

Ward Atlas, 1910.

Illustration 23:

Ward Atlas, 1953.

Illustration 24: Diagram of the Society of the Sacred Heart Property, Eden Hall, circa 1847.

Map drawn by the author.

Illustration 25:

Footprint of the school complex.

Courtesy of the Society of the Sacred Heart Archives.

Illustration 26:
Front facade of the chapel at Eden Hall.
Photographer: Link Harper, August 26, 1997.
Photo courtesy of the Fairmount Park Commission Archives.

Illustration 27:
East facade of the chapel at Eden Hall, circa 1987.
Courtesy of the Fairmount Park Commission Archives.

Illustration 28:
South facade of the chapel at Eden Hall, circa 1987.
Courtesy of the Fairmount Park Commission Archives.

Illustration 29:
St. Anne's Church,
Fredericton, New Brunswick, 1846, Frank Wills.
From Phoebe B. Stanton, The Gothic Revival & American Church Architecture
(Baltimore: Johns Hopkins Press, 1968).

Illustration 30:
Christ Episcopal Church,
Napoleonville, LA, circa 1850, Frank Wills.
From James Patrick, "Ecclesiological Gothic in the Ante-bellum South,"
Winterthur Portfolio. 15, no. 2 (Summer 1980): 117-138.

Illustration 31:
All Saint's Church,
Torresdale, PA, 1854, Frank Wills.
Cary H. Rush, All Saints Church: A 225 Year History of a Parish 1772 to 1997, 1996.

Illustration 32:
Interior of the Chapel at Eden Hall, 1977.
Courtesy of the Fairmount Park Commission Archives.

Illustration 33:
"Eden Hall Blueprint," May 1949.
Courtesy of the Society of the Sacred Heart Archives.

Illustration 34:
Stereoview, "Convent of the Sacred Heart"
author dates to c. 1860.
Courtesy of the Library Company, Philadelphia, PA.

Illustration 35:
Front Drive of Eden Hall.
Photographer: Link Harper, August 26, 1997.
Photo courtesy of the Fairmount Park Commission Archives.

Illustration 36:
Entry Gates to Eden Hall, Grant Avenue.
Photographer: Link Harper, August 26, 1997.
Photo courtesy of the Fairmount Park Commission Archives.

Illustration 37:

Shrine/Grotto.

Photographer: Link Harper, August 26, 1997.

Photo courtesy of the Fairmount Park Commission Archives.

Introduction

When driving on Interstate 95 or taking the commuter train through the Northeast, a region of Philadelphia county, one passes the small town of Torresdale (Illus. 1). Situated on the Delaware River and the Poquessing Creek, at the border of Philadelphia and Bucks county, Torresdale was founded in the 1850s. In the center of Torresdale is the 62 acre Fluehr Park, a community park administered by the Fairmount Park Commission (Illus. 2). This park offers opportunities for many different activities; there are large fields well used as athletic venues and several meadows available for picnicking, general recreation, or exercising one's dog. There are several tree lined paths and groves of trees which spot the landscape allowing shady places to sit and relax.

Fluehr Park is well used for these purposes. Based on my experiences at the site, the park is continually active. On nice weekends, there are many people enjoying the park. Rainy days brought fewer casual park attendees but many dog owners came with their pets for rousing games of fetch on the big open fields.

In the middle of this park, seemingly out of place, is a Gothic Revival chapel completed in 1852. If that was not enough to pique your curiosity, a one story, stone icehouse dating from the early nineteenth century is located just a short distance away. Following a trail into the woods leads to a shrine, a large stone monument with a date stone of 1916. These surviving artifacts in the built environment should hopefully raise some questions for the curious park attendee as to the historic nature of the site. Obviously something has happened at the site, it was not always a public park. The physical structures point to a rich history that is unknown to the casual visitor.

First settled by the Swedish in the 1680s, this area of Philadelphia enjoyed many fruitful years as farmland. The property, in the eighteenth century, reached for several

hundred acres in both directions and was later called the Bake House Estate. This was a farm down on the river front famous for its enormous bake oven and for supplying bread to the American army during the Revolutionary War.

In the late eighteenth century, a country estate house was built on the land next to the chapel location; it utilized the 62 acres of Fluehr Park and about 40 additional acres. Some of those fields used currently for soccer and baseball were once profitable cropland and grazing meadows. Later in the nineteenth century, the Fluehr Park site was a Catholic convent and school for girls named Eden Hall, owned and administered by the Ladies of the Sacred Heart. Eden Hall expanded, the school was enlarged, and, among other things, the chapel was built. In 1976, the City of Philadelphia bought the site and then passed it on to the Fairmount Park Commission for use as a community park. The main buildings of the school, including the 1799 estate house, were torn down in the early 1980s leaving only the chapel and the ice house.

This study will trace the ownership and the development of the site by looking at who owned the land, how they used the land, and what they built on the land. Where possible, primary documents will be used to substantiate the claims, however some speculation, because of limited primary sources will be necessary. In all, the following research should present a useful document to those interested in the history of the Fluehr Park site and in the history of the Northeast region of Philadelphia County.

Chapter 1: From the Swedes to the Quakers, 1630-1734

On the Delaware River, a little over twelve miles from Philadelphia, lies the Poquessing Creek.¹ Where the mouth of the Poquessing feeds into the Delaware there once lived a tribe of the Native-Americans known as the Leni-Lenape or, as the Europeans would later call them, the Delaware. This tribe lived a life of hunting and farming until the invasion of the Europeans who began first to trade with them and then took their land.

This area was a fertile land lying in between many different creek systems and the Delaware River. Situated on the Piedmont, a geological region underlain by weak metamorphic rock, the region had been blessed with rich farming soil. Closer to the Delaware was the Coastal Plain which created the marshland along the river front. The Leni-Lenape recognized the area as excellent for agricultural and hunting grounds. The creeks and the Delaware also allowed for an easy transportation system. Soon, however, the Leni-Lenape would be pushed out of the region by the European settlers.

During the seventeenth-century, European powers were establishing colonies across the globe. These colonies would enable the home country to exert a certain amount of economic power and influence through mercantilism; using the natural resources of a colony, processing them, and either selling them back to the colony or using them in trade elsewhere. The eastern seaboard of North America was being utilized in this regard at an increasing rate during the course of the seventeenth century. The Dutch and the English established outposts along the Atlantic coast and Sweden, not wishing to remain on the periphery, also became involved. The Swedish colony on the Delaware River, established

¹ Poquessing, in Leni-Lenape, means the place abounding with mice. There are a number of ways to spell Poquessing including Poquesink, Poetquessing, Poaetquessingh, Poquessan, and many more variations.

in 1638, was named New Sweden (Illus. 3). With this colony and the mercantilistic opportunities it would hopefully bring, Sweden hoped to be master of her own trade.

Between the years 1638 and 1655, New Sweden never grew into the economic power that was desired by the home country. Most of the failure was due to poor management and administration. Only twelve expeditions ever left Sweden for the New World, and only ten of these actually reached the colony. New Sweden would often spend years without any contact with the home country so the colonists quickly learned independence and came to love the New World.

The colony of New Sweden began in 1638 with the establishment of Fort Christina, sited approximately where Wilmington, Delaware, is now situated. Under the rule of Johan Printz, the colony enjoyed a period of prosperity and expansion between the years 1643 to 1650. This was soon followed by a period, from 1651 to 1653, of increased hostility and aggressiveness between the Swedes and the Dutch while both were asserting themselves within the region. In 1655, the Dutch took possession of the colony but most Swedish colonists remained under the new rule. English rule came to the region in 1664 when the Dutch surrendered their New World holdings. In 1681, Charles II, King of England, granted this land to William Penn as a proprietary colony which was then named Pennsylvania.

Originally, the settlers of New Sweden were either members of the military escort or Swedish citizens convicted of economic crimes who were forced to emigrate with their families. As the colony grew and tales filtered back to Sweden of the fruitful new land, colonists became easier to recruit, and a greater mixture of men and women left Sweden to join the new thriving colonial society in the New World. After the Swedish government lost control of the colony, many colonists remained and thrived in the new land. As long as they did not take part in any hostile act towards the new governments, the Swedes were welcome to remain.

The Swedes stretched their holdings out along the Delaware River, and two of these settlers purchased a large tract of land at the mouth of the Poquessing. The year was 1680 when Olle Olleson and Lars Larsson took possession of the plot located in what would become northeast Philadelphia. The land was purchased from Richard Noble, a land surveyor from New York, who had received the land from Upland Court in 1679.² Though the land was split and sold rather quickly, these men were the first confirmed owners who may have built upon the property.

Lars Larsson, born in August of 1648 in New Sweden, was the son of Lars Thomasson.³ Thomasson arrived in the New World in 1641 as a sailor on Governor Printz's sloop. Thomasson then earned his freedom and soon married another colonist. In 1653, Thomasson joined 21 other freemen in complaint of Printz's rule which they felt was too harsh and ruthless, and they were concerned that Printz would not allow them to trade with the Native-Americans or other countries' colonies.⁴

Lars Thomasson's son, Lars Larsson, in 1675, was one of the original patent holders for Carokoens Hook in Kingsessing. This plot was surveyed in 1675, and it was then noted that settlers "have long inhabited" the site.⁵ Lars Larsson and Olle Olleson moved into the 670 acre tract of land between the Poquessing and the Pennypack Creek on the shore of the Delaware in 1680. This plot of land was known as "Pleasant Hill." The

²Richard Noble, a Quaker, came to West Jersey in 1675 and was briefly the chief surveyor of Fenwick's colony; he surveyed Burlington, N. J., in 1676. In 1679 he was made surveyor of the west side of the Delaware for the duke of York's government, and, in 1682, he became the first sheriff of Bucks Co. He had 210 acres on the west side of the Delaware on Neshaminy Creek, located on the *Map of Pennsylvania*. About 1695 or 1696 he sold his land to [William Penn] and left the area." Richard S. Dunn & Mary Maples Dunn, ed., *The Papers of William Penn, Volume 2, 1680 - 1684* (Philadelphia: University of Pennsylvania Press, 1982), 268.

³Lars Larsson's name has been spelled a number of different ways including Lears Learson, Loers Laerson, Lawrence Lassy. Very often it is followed with some variation of the surname Boore: Laers Boers, Lars Larsson Boore, Lassy Boone, Buur, Boer, Boor, Bore. Obviously there were many different ways to spell his name. Name variations come from deed entries and Peter Stebbins Craig, *1693 Census of the Swedes of the Delaware* (Winter Park, Fla.: SAG Publishing, 1993), 54.

⁴Stellan Dahlgren and Hans Norman, *The Rise and Fall of New Sweden*, trans. Marie Clark Nelson (Sweden: Bohuslaningens Boktryckeri, 1988), 78.

⁵Craig, 54.

Larsson family kept the western half of the plot, and Larsson later died upon the land in 1708.⁶

Olle Olleson was a Finnish servant who made his way to the Delaware River by 1656. Olleson is listed as one of the original patent holders at Calcon Hook, Chester County, which he purchased in 1668. Olleson was married to Catharine Walborg, daughter of Matthias Matthiasson of Boughttown, by 1678.⁷ In 1680, along with Larsson, Olleson took possession of Pleasant Hill but, by 1683, Olleson had sold his "half part of 640 acres" and moved to Penn's Neck where he died approximately in the year 1697.⁸

The Swedish had clearly established themselves along the Delaware. Enough settlers were located north of the Schuylkill to prompt a church to be built at Wicacoa in 1677 which, in 1693, included 102 Swedish households between Neshaminy and Marcus Hook.⁹ By 1645, a Swedish settlement existed at Fox Chase along the Pennypack Creek clearly establishing their presence this far north on the Delaware.¹⁰ Unfortunately, no physical evidence remains indicating how early the Swedes settled in the Poquessing region of northeast Philadelphia but their influence in the region was already strong.

The Swedish government, during its rule, normally did not issue deeds to their settlers for land. Even under Dutch rule, the issuance of deeds was not a common practice even though tax collection was made easier by clear ownership.¹¹ When New York took possession in 1664, all homesteaders were required to lay title though many never bothered to file a claim in New York or the Court at Upland and, despite of their lack of an updated

⁶Most of the information concerning Lars Larsson is taken from Craig, 54.

⁷Matthias Matthiasson and family and one other family were Finnish settlers who settled Boughttown, or Penns Grove, in 1671. Craig, 138.

⁸See deed entries dated December 8, 1680 for the purchase of the plot and April 13, 1683 for the sale of Olle Olleson's sale of his half portion. Craig, 157-158, notes the year of death for Olle Olleson. There are a number of different spellings for Olle Olleson's name and a few variations are Olle Coeckel, Wollo Wollson, and Olle Olleson Kuckow.

⁹Wicacoa is the site of the Gloria Dei Church in South Philadelphia. Craig, 25-26.

¹⁰Lillian M. Lake and Harry C. Silcox, editors, Take a Trip Through Time (Holland, PA.: Brighton Press, Inc. 1996), 39.

¹¹Edward T. Price, Dividing the Land (Chicago: University of Chicago Press, 1995), 245-246.

legal title, the settlers remained on the land which they worked.¹² No documentation has been found indicating whether there were Swedes at Pleasant Hill previous to the 1679 ownership of Richard Noble. Lars Larsson was already noted as inhabiting his plot at Carkoens Hook before becoming one of the official patent holders, so it would not be inconceivable that there were settlers at Pleasant Hill before an official deed was issued. Because the new government had no written record of ownership, Richard Noble was awarded the land. When Noble surveyed the plot, he did not note any existing structures indicating that the likelihood of previous settlers was small.¹³ Noble then gave the land to Olleson and Larsson who, though they had established themselves elsewhere, started over in the new location.

The turnaround of the property from Swedish to English hands was quite quick. Benjamin Accrod, who purchased the land in 1682, one year before William Penn took possession of Pennsylvania, was an Englishman from Hackney, Middlesex, England (Illus. 4 shows the Thomas Holmes map of Philadelphia, 1681, with the name Accrod on the site). Having, no doubt, anticipated the confluence of Quakers who would settle the region, Accrod purchased the land from the Swedes. Israel Acrelius, in his work History of New Sweden, noted a typical manner in which land fell out of Swedish hands.

Many who took deeds upon large tracts of land were in great distress about their rents, which, however, were very light, if people cultivated the lands, but heavy enough when they made no use of them; and therefor [sic] transferred the greater part of them to others. . . Some few English families came in, and were the only ones that would pay anything for a piece of land.¹⁴

¹²Upland Court was the region around Chester, PA. It served as a regional court and was renamed after William Penn established Philadelphia.

¹³Other land surveys done by Noble record approximate locations of the built structures.

¹⁴Israel Acrelius, History of New Sweden, trans. William M. Reynolds (Philadelphia: Historical Society of Pennsylvania, 1874), 107.

The new settlers were the English Quakers who, like Accrod, were economically capable of purchasing the premier spots of agricultural land.¹⁵ It is unknown whether Olleson was having financial difficulties but he quickly sold off his portion of the tract to Accrod.

Pleasant Hill was a mixture of terrain: marshland, wood forest, and meadows. Early deed entries describe the area as "fastland, swamps, and marsh" and this type of terrain was typical for much of the land along the Delaware.¹⁶ Acrelius, writing in 1874, noted that "along the Delaware River and the streams which fall into it, there are large tracts of swamp, which, within the last fifteen years, to the extent of many thousand acres, have been improved into good meadows, but at a very great expense."¹⁷ Written just shy of 200 years after the purchase of the site, much of the land along the Delaware was still swampy. Pleasant Hill enjoyed conversion from swamp at an earlier date; the eighteenth and nineteenth centuries witnessed the agricultural development of this area. The original 1680 survey indicates several sections of swampland, and an 1860 map does illustrate the remaining pockets of marsh (Illus. 5 & 7). However, the majority of the land would be taken over for agricultural purposes during the course of the eighteenth and nineteenth centuries.

The Pleasant Hill plot was somewhat swampy during the seventeenth century but what were the other natural features? Peter Lindestrom, a Swedish fortifications expert and a trained observer, surveyed and noted many of the natural aspects of New Sweden between 1654 and 1656. Lindestrom observed that the land in between the Poquessing and the Pennypack was perfect for growing maize, or the native form of corn. The land was covered with valleys and brushwood and, within the brushwood, was a multitude of

¹⁵Dahlgren, 123.

¹⁶See deed dated Dec. 8, 1680.

¹⁷Acrelius, 154.

fruit bearing trees. Lindstrom was awed by the extraordinary variety of flora and fauna of the region.¹⁸ Lindstrom also identified the mouth of the Poquessing as a prime spot for development and noted that within a musket shot of the Delaware was a good location for a mill.¹⁹ Lindstrom accurately saw the future use for the Poquessing Creek and the potential the region had for agriculture.

Typical agricultural pursuits were followed in the region during its growth. The popular crops grown in this region of Pennsylvania were wheat, barley, and rye, however, though they preferred not to, English farmers also grew maize. "Pennsylvanians found their soil too rich for wheat and sowed maize for a season or two to 'season' the ground."²⁰ In the 1650s, even Peter Lindstrom noted that this area was good for farming. "And along this river the land is fine for raising maize, as well as for cattle pasture."²¹ This spot along the Piedmont was an especially fertile agricultural zone.

The early Scandinavians in the region brought with them Finnish farming techniques. The Finns were very successful cultivators in the New World and many of them prospered farming the more profitable maize than the space consuming European ryes and wheat. However, they used a slash-and-burn method of land clearing which was very destructive to what would have become the important crop, the rich forest.²² Much wooded land was destroyed as the farmers attempted to cheaply and effortlessly farm the soil. Olleson, who himself was a Finn, was most likely well familiar with the process. It is unknown, however, whether they utilized this method at Pleasant Hill.

¹⁸Peter Lindstrom, Geographia Americae with an account of the Delaware Indians, trans. Amandus Johnson (Philadelphia: Swedish Colonial Society, 1925), 169.

¹⁹"At Poaetquessingh it is by nature convenient to build and erect water mills. The first fall cannot be farther than a musket shot from the river itself, so that it is possible to pass [up to the falls] with vessels drawing 4 or 5 feet of water and tie the vessel to the mill with a rope." Lindstrom, 171.

²⁰John R. Stilgoe, Common Landscape of America (New Haven: Yale University Press, 1982), 184.

²¹Lindstrom, 171.

²²Per Martin Tvengsborg, "Finns in Seventeenth-century Sweden and their contributions to the New Sweden Colony," New Sweden in America, Carol Hoffecker et al. eds. (Newark: University of Delaware Press), 279-290.

The existence of a built environment on the site is not documented. Knowing that Larsson and his family inhabited his share of the land indicates, however, that something would have been built to house them. The possibility exists that Larsson constructed the typical dwelling of the Swedish colonist, the log-house. These cabins, in their simplest form, were only one room. This room functioned as the living, eating, and sleeping area. A larger design would create a second room that was, in essence, an attached second log-cabin and future expansions were all based upon this one room unit.²³ The log cabin was common in Scandinavia and would have been the obvious choice for housing stock in a heavily forested land.

The question now arises why was this spot chosen? As already described, Pleasant Hill had lowlands of swamps and meadows and also wooded sections and farming land. Why was it named "Pleasant Hill?" The name itself implies a raised area that is better, or more pleasant, than the surrounding terrain. In fact, because of this situation, it was an early choice for the city of Philadelphia.²⁴ Referencing a topographic map of the area, it is evident that the land inland is at a higher elevation than the terrain by the river (Illus. 8). The marshy ground was created by the existence of many smaller creeks, streams, and springs that run throughout the property. The higher land allowed for the downhill drainage of water into the valleys creating meadows, swamps, and lush vegetation. Three

²³Mary Mix Foley, *The American House* (New York: Harper and Row, Pub., 1980), 49. Harold R. Shurtleff in *The Log Cabin Myth* (Cambridge: Harvard Univ. Press, 1939) notes that the Swedish and the English "had been living side-by-side for a generation without learning each other's vernacular in dwelling construction." (170) The possibility that Larsson would build a log cabin even though the English are numerous in the region is very probable.

²⁴In fact, this site was so desirable that it was considered as a potential site for the future city of Philadelphia. The combination of the river and the nice elevated plane combined for the perfect ingredients of a city. Unfortunately it was quickly discovered that just above the mouth of the Poquessing Creek in the Delaware River a set of dangerous rock outcroppings existed which made shipping further north more of a challenge so the spot where Philadelphia now stands was decided upon. Joseph Martindale, *History of the Townships of Byberry and Moreland* 2nd edition (Philadelphia: George W. Jacobs & Co., no date given), 32; and John Watson, *Annals of Philadelphia*, vol. 1 (Philadelphia, 1855), 75.

other factors, besides the land itself, aided in the decision to choose this site. The Pleasant Hill property was bounded on three sides by very important features: the Poquessing, the Delaware River, and the King's Highway. These three features play a major role in the development of the region.

The Poquessing, as already noted by Lindestrom in the 1650s, was perfect for the development of mills. Grist mills, lumber mills and, later, manufacturing mills would all develop along this creek. The Poquessing was also important as a route for farmers to move their goods from the farms inland down creek to the Delaware River where they could be shipped south to Philadelphia. This premier spot at the intersection between the mouth of the Poquessing and the Delaware River would prove to be prime real estate in the centuries to come.

The Delaware River played a major role as a shipping route. As early as 1696 the trade from this river was quite lively. An account of the trade and the growth of Philadelphia is given by Gabriel Thomas, an early settler in the land.

Now the true reason why this fruitful country and flourishing city advance so considerably in the purchase of lands is their great and extended traffick and commerce, both by sea and land, viz. to New-York, New-England, Virginia, Maryland, Carolina, Jamaica, Barbadoes, Nevis, Monserat, Antego, St. Christophers, Barmudoes, New-Foundland, Maderas, Saltetudeous, and Old England; besides several other places. Their merchandise chiefly consists in horses, pipe-staves, pork and beef, salted and barreled up, bread and flour, all sorts of grain, peas, beans, skins, furs, tobacco, and potashes, wax, &c. which are bartered for rumm [*sic.*], sugar, molasses, silver, negroes, salt, wine, linen, household goods, &c.²⁵

As is quickly apparent from this recitation of trade, the Delaware River, and more appropriately, the colonies of Pennsylvania, New Jersey, and Delaware along this river, became very important for inter-colonial trade as well as trade with England and the West Indies. Up and down the river, goods were brought to the trading center of Philadelphia

²⁵Gabriel Thomas, 1696, quoted by Francis Brandt, The Majestic Delaware (Philadelphia: Brandt and Gummere CO., 1929), 87.

and, as already stated, Pleasant Hill, being situated on a spot that could take advantage of this route, would be able to reap many benefits from this position.

The third factor enhancing the site is the King's Highway. Originally a Native-American pathway, the 'Falls Path' was a dirt trail stretching from the Falls of the Delaware near Trenton, south through the area that would become Philadelphia, and down into Chester County. This foot path cut a trail parallel to the Delaware River, and it forded the many rivers and creeks in its path at the best locations. The Court at Upland authorized the widening of this road in 1681, and it was renamed the King's Highway because official governmental messengers had the right of way. This highway connected Wilmington, Delaware and Upland with the newly formed Philadelphia, continuing up north through Bristol, Pennsylvania, and eventually ending at New York, New York (Illus. 9 & 10). The first stagecoach service between Philadelphia and New York was instituted in 1756, and a one way trip lasted three days. The need for stops on a three day journey gave rise to the proliferation of taverns along the route, and, as travel along this road grew, an active thoroughfare was created which contributed to the importance of the Pleasant Hill site. After the Revolutionary War, for patriotic reasons, the highway was renamed the Bristol Turnpike and, in 1892 after the toll was removed from the road, the name was changed to Frankford Avenue.

Chapter 2: Development along the Delaware River, 1734-1809

Our attention now turns to the second phase of ownership, 1734 to 1809, when the first real clues about the physical development of the land began to emerge. The region was in the process of transformation during this period as the hamlets grew and became integrated in the interrelations between the Delaware River, the King's Highway, and the numerous waterways located throughout this area.

This region was settled in the late seventeenth-century by Quakers emigrating to Pennsylvania in order to participate in William Penn's 'holy experiment.' Byberry, a township which included the mouth of the Poquessing at the time of its settlement, was settled primarily by the Society of Friends. A log meeting-house was constructed in 1683 on the land of John Hart, approximately 100 yards north of the intersection of the Poquessing and Byberry Creeks. The weekly and monthly meetings were split between this structure and the home of Sarah Seary which would become the Frankford Friends' Meeting.²⁶ The hamlet of Byberry grew north of Pleasant Hill along the Poquessing and, by the year 1800, would be populated by 579 inhabitants. All the services one would expect from a village core were located in Byberry including a blacksmith, a carpenter, various craftsmen, a store, and later a post office.²⁷ Byberry grew in a manner typical of many small hamlets, evolving only after there were enough families and farms in the region to support full or part time craftsmen.²⁸ Many other villages or hamlets would appear in the region, the older ones almost always being situated on a transportation route. For example,

²⁶Martindale, 35 & 36.

²⁷Lake, 10.

²⁸Stilgoe, 80. Stilgoe defines a hamlet as "an unincorporated, haphazardly arranged collection of houses, a store or two, perhaps a blacksmith shop or the shop of some other craftsman, and a church building." This definition fits the emerging Byberry as well as many of the other emerging hamlets in the region. Stilgoe continues to state the importance of the hamlet in the life of the Pennsylvania farmer. " And they looked to the hamlet as a place of socializing, buying and selling, in small amounts, and for exchanging new. But the hamlet was not the center of their world. Centrality lay in the barnyard, for it was the farm that dominated the Pennsylvania landscape." (80)

Holmesburg, named after Thomas Holmes the Surveyor-General for Penn, is one of the older towns in the area. It formed around the King's Highway and the Pennypack Creek. This positioning was important because it would become an early stagecoach stop, and the citizens utilized the creek for their mills and transportation to the Delaware.

As the region grew, the population became more heterogeneous. Religious diversity occurred at an early date as Quakers, Baptists, and Episcopalians all established congregations before the year 1700. The Quakers in Byberry, as noted in the previous paragraph, were established with a meeting house by 1683 and a Baptist congregation was established in 1688 by Welsh settlers on the shores of the Pennypack.²⁹ The first Episcopalian congregation was established in 1698 with the Trinity Church in the Fox Chase region.³⁰ In the 1770s the All Saints' Church, an extension of the Trinity Church, was established on the Bristol Turnpike, on land that once was a part of Pleasant Hill.³¹

Farming remained a means of livelihood for this rural society. As the hamlets, populations, and the demand for skilled labor grew, more diverse skills and professions could be found in the Northeast. Two important factors in the region were the King's Highway/Bristol Turnpike, which maintained an active traffic flow, and the creek system because it allowed for the growth of mills. The mills were very important because they served as the economic centers for any region; they not only ground grain but they fulfilled many other tasks.

Very often millers kept general stores and often they advanced credit to farmers anxious for cash. They combined small shipments of grain into quantities worth shipping. . . . At a mill a farmer might obtain a cash loan against a coming crop or cash for delivered grain; either way, the farmer

²⁹John T. Faris, *Old Churches and Meeting Houses in and Around Philadelphia* (Philadelphia: J. B. Lippincott Company, 1926), 80.

³⁰Faris, *Old Churches*, 189. Also Cary H. Rush, *All Saints Church* (Philadelphia, 1996), iii.

³¹Cary Rush, history, in All Saint's Church web site available at <http://www.libertynet.allsaint/history>; Internet site.

escaped from a subsistence level of agriculture to one intricately bound to a market economy.³²

These features made mills a necessity in any region. A grist mill was constructed on the lower Poquessing in the 1680s and many grist mills were soon to follow. Lumber mills were the next to be established, taking advantage of the natural features of the region to run their mills.³³

PLOT HISTORY³⁴

During this phase of ownership the property was held primarily by two families; the Thomas and the Peterson families. In 1734, Evan Thomas purchased Olleson's 320 acres of land, half of Pleasant Hill.³⁵ Evan Thomas, a miller by trade, was a Quaker and was named an overseer of the Byberry Meeting in 1695.³⁶ Because Thomas was a miller the presumption would be that he owned or operated a mill previous to his purchase of the half portion of Pleasant Hill. Thomas' early involvement with the Byberry Meeting indicates that he was active in the region so he might have plied his trade on one of the creeks close to the meeting house. The purchase of Pleasant Hill was a successful effort to enlarge his scope of interest; as a miller, Thomas had the means to grind the flour, now it seems, he wanted to capitalize on the other aspects of processing flour. Thomas supplemented the grinding with the growing of grains on the new farm and then he took the process one step further with the final preparation of the flour, baking it. Pleasant Hill, situated between the

³²Stilgoe, 308-309.

³³J. A. Bonne, "History of Torresdale Mill," *Historical Society of Frankford, Papers* 2, 2, no. 5 (1916): 229.

³⁴The title "Plot History" is a category that refers to the plot of land and the owners which has a direct connection with the Fluehr Park site. As the plot decreases in size, the history will follow the land and the owners until Fluehr Park emerges in the 1980s.

³⁵At this point, the property had passed from Olleson to Accrod, to John Vanboskerk, who sold it to Evan Thomas. See deed dated November 19, 1734.

³⁶Martindale, 45.

active transportation routes of the Delaware River, the Poquessing Creek, and the King's Highway, appears to have been an ideal place to market one's finished goods to the many travelers passing the site.

The first documented construction in this tract occurred when the Thomas family built their home and business along the shore of the Delaware. The exact date of this construction is unknown but, by 1746, when the land was divided between the two Thomas children, there was a dwelling house and a bake house located on the eastern half of the plot and a house and plantation on the western half of the plot.³⁷ This bake house was the natural extension of Thomas' mill because he could grow his grain, grind it at his own mill, and then bake it at his bake house.

This bake house became established as a supplier of bread and biscuits to the many passing ships on the Delaware River and travelers on the King's Highway. "[The traveler] would arrive at a farm house to be greeted by the heavenly aroma of baking bread. . . The owner of the farm, Evan Thomas, had established a bakery on his farm to supply bread to the cargo schooners tying up at his wharf."³⁸ Though this is a fanciful report from a second hand source written many years later, the truth of the matter is that this bake house was, indeed, well situated in a shipping lane. Thomas would have done a brisk business with any passing ships but especially with the smaller ships, farmers, and lumbermen floating their goods to market in Philadelphia. Later, under the ownership of Evan Thomas [2], the son of Evan Thomas, the bake house would provide a service that would later make it famous.

³⁷See will dated May 18, 1746.

³⁸Marion Willis Rivinus, and Katherine Hansell Biddle, Lights Along the Delaware. (Philadelphia: Dorrance & Co., 1965), 26. Other, more reliable, secondary sources discuss the bake house. These sources, among others, include Samuel Willits, "History of Lower Dublin Academy and Holmesburg Library," unpublished, dated Feb. 20, 1885, HSP and Samuel Hotchkin, The Bristol Pike (Philadelphia, 1893).

During the Revolutionary War, many American troops were stationed along the shores of the Delaware. Once again, our knowledge of the event is handed down through secondary sources, however, it is evident that the Thomas bake house, as one of the larger bake houses in the region, served an important role in the war effort. The troops were stationed along the Delaware in order to prevent any British invasion of Philadelphia from the New Jersey region. While they were in the area, much bread was requisitioned from the Thomas bake house. This certainly caused some turmoil in the life of Evan Thomas because he was a respected member of the Byberry Meeting and, as a Quaker, did not support the war effort. Samuel Willits, in his 1885 manuscript on the Lower Dublin Academy, noted that "as the channel runs at this point close to the shore, requiring but little wharfing for vessels of ordinary draft, to take on, and off, their cargoes without lightering; I judge the officers took possession without asking the consent of the owner."³⁹ The property received a certain amount of notoriety because of this event and the dwelling house would later become known as the Bake House Estate.⁴⁰

Ownership of the land was turned over to the Peterson family in 1796. Peter Peterson, Esquire, of Somerset County, Maryland purchased the land for an unknown reason. After Peterson's death one month later, the land was passed through his widow, Mary, to his brother Derrick Peterson, a lumber merchant of Philadelphia. Lumbering was a thriving business in this region and much of the land was being cleared of wood and either floated down the Delaware to Philadelphia or the lumber was milled at one of the many lumber mills along the creeks in the region which, of course, included the

³⁹MS, Samuel Willits, "History of Lower Dublin Academy and Holmesburg Library," unpublished, dated Feb. 20, 1885, HSP, 272.

⁴⁰This name is noted in MS, Ledger of a Lumber Merchant, 1790-1797, Derrick Peterson, HSP and in the 1798 Direct Tax for Lower Dublin Township, National Archives, Mid-Atlantic Region, Philadelphia and is carried on in later sources.

Poquessing.⁴¹ Peterson, no doubt, was a successful businessman as is evident by the records he left behind.

Derrick Peterson appeared in the 1790 and 1800 Census tracts for Philadelphia. In 1790, Peterson was listed in two places both of which are in the South District; Front Street and Water Street. In both entries Peterson is listed as a lumber merchant therefore one address was likely to have been his residence, the other his office. A city directory entry provides further detail, listing Peterson as a board merchant at 101 South Water Street and 223 South Front Street. Peterson was a successful businessman as indicated by his account book. This book lists a number of land holdings and estates and, upon his death, Peterson still owned and administered several properties.⁴² In 1809, Peterson sold a portion of the tract to John Barry for \$18,000. Peterson listed this plot, in his account book, as the Estate in Lower Dublin, it was no longer referred to as Pleasant Hill. The Thomas Bake House Estate, with this purchase, would become separated from the plot that would become Fluehr Park.

BUILT ENVIRONMENT

Deed entries noted the dwelling house and bake house Evan Thomas gave to his son Evan Thomas {2} as well as the house and plantation given to his other son on the adjoining property. The plot given to Evan Thomas {2} was the next step in the progression of the property coming closer to the Fluehr Park size therefore it will be looked at in depth. This 212 acre 80 perch tract reached between the Delaware River and the

⁴¹The Torresdale Mill was on the Poquessing began its life as a grist mill. Later in the nineteenth century, the mill was converted into a lumber mill.

⁴²MS, Ledger of a Lumber Merchant, 1790-1797. Also, Derrick Peterson of Holmesburg, Will, Philadelphia County, July 29, 1824, Registrar of Wills Archives, Philadelphia; notes the numerous properties and businesses Peterson owned at the time of his death. This includes three different houses and a tavern in Holmesburg as well as many different large parcels of land.

Bristol Pike (Illus. 11). In addition to the famous Bake House Estate on the river front, an interior site, noted later as the Estate in Lower Dublin, would be developed and sold to John Barry. Because this plot directly relates to the ownership of John Barry and the future school, it will be discussed in Chapter 3 leaving the Bake House Estate to be discussed at this point.

The Bake House Estate consisted of a dwelling house, a bake house, and several out-buildings. The main dwelling house was a 40 foot by 36 foot, stone, two story building. There were twelve windows throughout the house with a total of 159 panes of glass or lights.⁴³ This sturdy building was typical of Philadelphia rural construction with much of its stone being taken from the surrounding fields. This structure was noted for its "thick walls" but unfortunately it was destroyed by fire in the year 1865 and a new building soon replaced it.⁴⁴

Located near the dwelling house was the bake house. This structure was 16 feet by 40 feet, built of stone, one story high, and classified as a shed lean-to. Another field stone constructed building, the bake house, based on its length, had several ovens ready to be used to mass bake bread. Typical eastern Pennsylvania bake-ovens were only about 4 and 1/2 to 6 feet in depth and 3 to 4 feet wide.⁴⁵ As is evident by these numbers, there was room for ten ovens side-by-side and the depth was about three times above normal. No doubt, many loaves of bread were made in these large, heavy-duty ovens. The bake house was torn down shortly after the 1865 house fire to make room for the new estate house built on the site.

On the property, in close proximity to the dwelling house, were a number of out-buildings. These buildings were typical features for rural compounds and include: a log

⁴³These figures are from the 1798 Direct Tax for Lower Dublin Township.

⁴⁴Samuel Hotchkin, *The Bristol Pike* (Philadelphia, 1893), 214.

⁴⁵Amos Long, Jr., "Bake ovens in the Pennsylvania Folk-Culture," *Pennsylvania Folklife*, 14, no. 2 (Dec., 1964): 18.

smoke house measuring 8 feet by 10 feet, a frame chair house measuring 10 by 18 feet, and a stable. These out-buildings all assisted in the everyday functioning of the farm and bake house.

Also of note was an old wharf which would have been very important for the Thomas family. Passing ships would be able to take advantage of the natural terrain and wharf to, as already described, dock their ships. Later uses of the wharf only allowed vessels of shallow draft to dock but, even with this restriction, the Bake House Estate could sell their bread to the passing ships with the use of dinghies.

The position of the bake house was essential for targeting customers. As is evident on the 1843 map of the region, the Bake House Estate was directly on the river bank. As was already stated, the wharf provided for the safe landing of passing vessels in order to distribute orders. However, selling supplies to only these ship-bound customers would limit the Thomas' opportunities. The King's Highway also needed to be harnessed for its customers and trade. In the 1746 Thomas will, the existence of a road leading to the causeway was noted. Though this road is not identified as such, it was, perhaps, the precursor to Convent Lane. In either case, the Bake House Estate would have been connected to the King's Highway for land transportation purposes and this road allowed for the customers from the highway to reach the estate.

It is not clear how much of their land was devoted towards agricultural purposes. The use of the term plantation for the adjoining Jonathan Thomas land would indicate that the western portion of the property was being used to grow their maize, wheat, barley, and rye. Of course, their crops might have been limited to maize or rye which were the crops used for making bread in pre-Revolutionary War America.⁴⁶ The bake house portion of the property was utilized as purely the baking or manufacturing part of the property.

⁴⁶*Ibid.*, 22.

Peterson, at the time of the 1798 Direct Tax, was in the process of building a farmhouse and farm on the interior portion of the land. Halfway in between the river and the Bristol Turnpike was the new estate which would become the Barry Mansion during the third phase of the tract's ownership and then the main building for the Sacred Heart School that would utilize the site during the fourth phase. This site will be discussed in Chapters 3 and 4.

Chapter 3: From Barry Through Cowperthwaite, 1809-1847

At this point the narrative turns to the third phase of ownership, or the rise of the country estates. Our area of emphasis is the tract now pared down to approximately 106 acres reaching between the Delaware River and the newly renamed Bristol Pike (Illus. 12). The estate is located about midway between the river and the road. The ownership of the tract during this phase began with John Barry, and after Barry's death, the land was purchased by John Myers who sold it to Rebecca Cowperthwaite in 1839. In 1847, the property was purchased by Madame Julia Adeline Boilvin, a representative of the Society of the Sacred Heart. During this phase, the tract was used for its agricultural purposes but, more importantly, it was a country estate for several wealthy families of Philadelphia.

The land along the Delaware River was prime real estate for the elite of Philadelphia. The picturesque quality of the Delaware shore was the perfect setting for beautiful mansions and estates.

The neighborhood of Philadelphia is rendered interesting by a succession of gentleman's seats on the Delaware, which "if less elaborately finished in architecture and garden grounds than the lovely villas on the Thames, are still beautiful objects to gaze upon as you float rapidly past, on the broad silvery stream that washes their lawn."⁴⁷

River front property was often purchased by the members of high society who bought the land for a number of reasons. The country estate allowed the wealthy to escape the oppressive qualities of the city for the countryside, to follow the noble path of farming as opposed to greedy capitalism, and it allowed them a rather inexpensive site to retire.⁴⁸ An additional reason to leave the city was to escape from the ravages of urban diseases. The

⁴⁷Frances Trollope, *Domestic Manners of the Americans*, 1832 quoted by Ann Leighton, *American Gardens of the Nineteenth Century* (Amherst: University of Massachusetts Press, 1987), 45.

⁴⁸For more information on country estates and the reasons for establishing them see Tamara Plakins Thornton, *Cultivating Gentlemen* (New Haven: Yale University Press, 1989).

filth of the urban environment from poorly maintained or nonexistent water systems and garbage removal was a strong factor in the rise of epidemics. Philadelphia was particularly hard hit by disease between the years 1789 and 1801 which saw the concurrent rise of yellow fever, tuberculosis, small pox, whooping cough, measles, diphtheria, and fevers.⁴⁹ These epidemics, in particular, motivated many of the upper class to flee from urban Philadelphia. In general, those who could leave the city environment were generally willing to live in the rural countryside.

Many country estates were established along the Schuylkill and Delaware rivers throughout the seventeenth, eighteenth, and nineteenth centuries. Along the Schuylkill, many of the current Fairmount Park Houses were the country estates of the Philadelphia elite: Strawberry Mansion, Woodford, Ridgeland, Sweetbriar, Mount Pleasant, and Lemon Hill to name a few.⁵⁰ William Penn, in the 1680s, built his country estate, Pennsbury, along the Delaware River. William Logan, Penn's secretary, owned quite a bit of land along the Delaware north of Philadelphia, perhaps anticipating construction of his own estate, unfortunately he never accomplished that feat. The country estate was a well established feature of the Philadelphia area by the beginning of the nineteenth century.

Just north of the Poquessing is Andalusia, the country estate of Nicholas Biddle. The Craig family established the estate in 1795 in a situation not unlike John Barry's. "[John Craig] purchased the Delaware River farm that was later to be named Andalusia. Long farmed by generations of 'yeomen' owners, its improvements were probably not impressive."⁵¹ The Craig family then renovated and improved the buildings and grounds and these improvements continued under the ownership of Biddle. Craig and Biddle both

⁴⁹Susan E. Klepp, "Zacharia Poulson's Bills of Mortality, 1788-1801," *Life in Early Philadelphia*, Billy G. Smith, editor (University Park, PA: Penn State University Press, 1995), 227.

⁵⁰History files on all these sites can be found at the Fairmount Park Commission Archives, Memorial Hall, Philadelphia.

⁵¹Nicholas B. Wainwright, *Andalusia: Countryseat of the Craig Family and of Nicholas Biddle and his Descendants* (Philadelphia: Historical Society of Pennsylvania, 1976), 2.

desired a spot where they could enjoy the gentleman's art of farming while still close enough to the city to continue their participation in commercial activities.

Though these estates were being established along the Delaware, their numbers were still small. Most of the land was being used in the traditional rural manner and even what country estates there were practiced agriculture. The Northeast was a heavily farmed region by yeoman farmers and the creeks were still incredibly profitable as new mills offering new services were appearing. First the grist mills thrived, then lumber, and, during the beginning of the eighteenth century, textile and paper mills were appearing along the creeks. Though there were several country estates, the land belonged to light manufacturing along the creeks and farming in the countryside.

PLOT HISTORY

John Barry purchased the Peterson land and mansion in 1809. This plot included about 106 acres of land leading from the Delaware River to the Bristol Turnpike but, unlike the Bake-House Estate right on the water, the buildings were centered in between the river and the Bristol Pike (Illus. 12). John Barry was a ship's captain and he made his money from that profession.⁵² When Peterson built the farm in 1798, he was perhaps preparing to leave Philadelphia and escape the string of epidemics noted earlier in the chapter. Barry then purchased the farm from Peterson, and, not unlike Craig at Andalusia, improved it for his own purposes. The name of the site was no longer Pleasant Hill, sources indicate that it was referred to as Eton Hill at this point.⁵³

⁵²It is important to note at this time that our John Barry was not the famous Commodore John Barry of American Naval history. Commodore John Barry, also a Philadelphia resident for many years, was born in 1745 and died in 1803. This makes some of the misinformed references in other sources to Commodore Barry purchasing the estate in 1809 misleading.

⁵³Hotchkin, 238. Though the date when it was named Eton Hill is unknown, by 1847, chroniclers for the Society of the Sacred Heart noted that the site was "formerly known as Eton Hill." No reason has been found as to the choice of this name. *Lettres Annuelles de la Societe de Sacre Coeur* quoted

Primary sources provide only scattered information about the life of John Barry. City Directories list a John Barry in 1811 as a merchant at 220 Spruce Street and, in 1818, Barry is listed again at the Spruce Street address but this time as a sea captain. This, most likely, is not the John Barry who purchased the Peterson estate. Both the 1810 and 1820 Census list Barry as residing in Lower Dublin Township but the 1820 also lists the additional, unrelated, John Barry in Southwark.⁵⁴ Starting in the year 1811, the Southwark John Barry lived in the city proper which is why he appears in the city directories while our John Barry is in the Lower Dublin Township, outside of the city, and consequently not in the city directories. Unlike many of the wealthy estate owners, documentation does not reflect Barry owning an office or an additional home inside the city.

John Barry was a merchant, as listed by deed entries, and a sea captain, as listed by his Administration Papers upon his death.⁵⁵ Barry appears to have earned a modicum of wealth during the early years of the nineteenth century as the captain of the trading vessel. Philadelphia, starting in the colonial years and extending well into the nineteenth century, was a thriving sea-port and many merchants earned their extraordinary wealth during these years. An important factor in this accumulation of wealth was the sea captain who actually brought the goods to the different ports and made the decisions while the ship was at sea. As a result of this important position, the sea captain often received a large percentage of the profits.

Maritime records for Philadelphia between 1798 and 1880 list Barry as the captain for three voyages.⁵⁶ In 1805, Barry sailed the *Globe* to St. Thomas. In 1806 and 1807,

by Louise Callan, *The Society of the Sacred Heart in North America* (New York: Longmans, Green and Co., 1937), 375.

⁵⁴John Barry, of Southwark, died in the year 1825 survived by the widow Ann L. Barry. MS, John Barry, 1825, Administration Papers, Registrar of Wills Archives, Philadelphia.

⁵⁵See deed dated April 22, 1809, and MS, John Barry, 1824, Administration Papers, Registrar of Wills Archives, Philadelphia.

⁵⁶MS, "Maritime Records: Alphabetical Listing of Masters and Crews 1798-1888," HSP. Because

Barry made two voyages between Philadelphia and England in the *Rebecca* : one to Liverpool and one to London. These are the only notations which list Barry's involvement in Philadelphia shipping during these years.

The diary of Thomas Pym Cope provides a small insight into what trade Barry was involved in. Cope, 1756-1854, was a Philadelphia dry goods merchant who made several fortunes over the course of his lifetime. In 1806, Cope expanded his interests from dry goods to shipping which, by the end of the War of 1812, left him one of the richest men in Philadelphia.⁵⁷ Barry was the captain of the *Rebecca*, Cope's first vessel in his shipping business.⁵⁸ These early routes were to England and not the Orient. The Orient was where Cope would later make a fortune with trade, however, trade with England at this time could also be very rewarding. The situation in Europe was very tense with both the English and the French seizing vessels from neutral countries and selling their goods. The United States, as a neutral country, was caught up in these disputes and trade with these countries became very dangerous but very profitable.⁵⁹

John Barry made two such trips for Cope on the *Rebecca*. Presumably, these adventures gave Barry the capital to buy his estate north of Philadelphia. Like many of his contemporaries, Barry moved his family to a country estate where he could practice the agrarian arts when not away on business. Of course, according to the maritime records, Barry was not engaged with the shipping business after 1807. In 1821, a John Barry was

all three of these voyages take place before 1811, or the first listing of the John Barry of Southwark, the assumption is that they were captained by our John Barry.

⁵⁷Thomas P. Cope, *Philadelphia Merchant* (South Bend, Indiana: Gateway Editions, 1978), viii - ix.

⁵⁸*Ibid.*, 199.

⁵⁹At the beginning of the nineteenth century, France and England were battling each other by seizing neutral ships. These acts continued and commerce out of Philadelphia did not regain a sense of normality until after the War of 1812. J. Thomas Scharf and Thompson Westcott, *History of Philadelphia 1609-1884*, 3 Vols. (Philadelphia, 1884), 2219.

captain of the vessel *Asia* which carried passengers.⁶⁰ Possibly this was our John Barry, but it could, just as likely, be the Barry from Southwark.

Barry died intestate in the year 1824.⁶¹ He left his wife Louisa and six children behind; three of the children were grown while three were still minors. The land was held for ten years until it was sold in three parts to John Myers for a heavily reduced cost. Myers, "probably as well known among the business community of Philadelphia during these decades as any man in the city," was "the head of the auction house of Myers and Claghorne."⁶² Myers purchased the property for \$4,750 from Louisa Barry as opposed to the \$18,000 Barry paid twenty-five years earlier. Louisa Barry was severely underpaid for the value of the estate. The land was offered for sale at public auction by the Orphans Court of Philadelphia in 1833 and, apparently, Myers was the highest bidder at the event. John Myers was listed as a gentleman in one deed entry and esquire in another and, by his position of authority in his own auction house, Myers was certainly financially sound. He was a wealthy gentleman looking to establish himself on a country estate overlooking the picturesque Delaware.

Rebecca Cowperthwaite, wife of Joseph Cowperthwaite, the Cashier of the Bank of America, was the next owner of the tract. Ownership of the estate was procured through trustees, Thomas Dunlap and Joseph Cabot, for Rebecca Cowperthwaite who paid \$30,000 for the land. The tract now included an additional 58 acres of land above the railroad (Illus. 13). When sold, it was noted that it was sold "by consent of Rebecca Cowperthwaite"⁶³ Because of this curious purchase, one would suspect the tract was purchased as a financial holding for Rebecca Cowperthwaite and not specifically as her

⁶⁰MS, John Barry to Mr. LeRoy Bayard, Ship *Asia*, Dec. 3, 1821, Sandy Hook, HSP.

⁶¹MS, John Barry, 1824, Administration papers, . No real information was found in his administration papers file. Louisa Barry was the Administratrix for Captain John Barry late of Lower Dublin Township.

⁶²MS, Willits, 277.

⁶³See deed dated April 3, 1847.

home, however, many sources indicate that both the Cowperthwaites resided in their newly purchased estate. Both the 1843 map and the secondary sources, many of which were written around forty years later, noted this as the Cowperthwaite Estate.⁶⁴ Regardless of their residence, Joseph Cowperthwaite, as the Cashier of the Bank of the United States, enjoyed a position that certainly entitled them to own a country estate and Rebecca, because she had trustees administering her money, certainly had some private wealth herself making a country estate the perfect purchase.

The Cowperthwaites left the property in less than the best of circumstances. The estate was noted to have been sold in 1847 because its owners were in debt.⁶⁵ This was the only mention of the selling of the estate for financial reasons. In 1842, Joseph Cowperthwaite, along with Nicholas Biddle, John Andrews, Samuel Jaudon, and one of Rebecca's trustees, Thomas Dunlap, were "charged with conspiracy to cheat and defraud the stockholders of the Bank of the United States of America."⁶⁶ In a complicated case, Cowperthwaite and Biddle were found guilty of making transactions without the knowledge of the Board of Directors and "all the defendants were therefor discharged, and afterwards there was no attempt to make them criminally responsible."⁶⁷ Cowperthwaite, having been discharged from his position, perhaps had to sell the estate several years later for financial reasons.

⁶⁴Hotchkin (1893), 240. Despite recognizing that it was purchased in trust for Rebecca, Hotchkin noted it as the country seat for Joseph Cowperthwaite. Willits (1885), noted that it was Joseph Cowperthwaite's estate. Scharf and Westcott (1884), 1954, falsely noted that it was the mansion of Mr. F. Cowperthwaite. "The Centenary of Eden Hall," (1946), 146, noted that the estate was transferred to "Rebecca Cowperthwaite, wife of Joseph Cowperthwaite, Cashier of the United States Bank." Louise Callan (1937), 374, eliminated the ambiguity and noted that the property was in the Cowperthwaite family.

⁶⁵Callan, 373.

⁶⁶Scharf and Westcott, 658.

⁶⁷Ibid., 659.

BUILT ENVIRONMENT

At the time of the 1798 Direct Tax, a skinny tract of land was being developed (Illus. 14). Peterson was constructing what would become the Barry mansion in the early nineteenth century and much later the main building for the Academy of the Sacred Heart. Based upon insurance surveys (Appendix B), early lithographs of Eden Hall (Illus. 19 & 20), the 1798 Direct Tax (Appendix A) and written documentation of other early Pennsylvania farms, more about the site can be inferred.⁶⁸

Situated near the Bristol Pike in 1798 was a two story dwelling house measuring 52 feet by 36 feet with a piazza on the south facade and a small octagon bay in the southeast corner.⁶⁹ The farm house was a five bay, rural double-pile dwelling house in the Federal style.⁷⁰ The house had many of the hall marks of a Federal design: the five bay symmetrical facade, the reeded pilasters on the door surround and throughout the house, the fancy transom sashes over the doors, the 6/6 sash double hung windows, and the extensive interior paneling. The plan is based on a 1799 and an 1834 insurance survey which both provide insight into the interior noting a four room and center hall design on the first floor (Illus. 15). Only three of the rooms had marble mantles and one of the four had a side stairway in addition to the main stairwell in the center hall. The cellar had a kitchen

⁶⁸Two lithographs of Eden Hall were used, one was pre-1863, the other c. 1890. Eleanor Raymond, Early Domestic Architecture of Pennsylvania (Atglen, PA: Schiffer Publishing Ltd., 1977). Henry Glassie, "Eighteenth-Century Cultural Process in Delaware Valley Folk Building," Common Places (Georgia: University of Georgia Press, 1986), 394-425. Gabrielle M. Lanier and Bernard L. Herman, Everyday Architecture of the Mid-Atlantic (Baltimore: Johns Hopkins University Press, 1997). Amos Long, Jr., The Pennsylvania German Family Farm (Breinigsville, PA: The Pennsylvania German Society, 1972).

⁶⁹It is undocumented as to whether the original building was a rubble course fieldstone building or if it had an ashlar front facade or any combination of building styles. The main building, as owned by the Ladies of the Sacred Heart, was an ashlar stone building but whether it looked like this when Peterson built it is unknown. Financially, Peterson was certainly able to add at least a range ashlar or coursed fieldstone front facade.

⁷⁰The pre-1863 and the c. 1890 lithographs of Eden Hall both show a five-bay facade clearly indicating the form of the original dwelling house.

with a large hearth, two pantry rooms, and a store room. The kitchen floor was dirt but the others had a wood flooring. The second story reflected the first floor plan with four rooms and a stair hall and there was a garret space which had five rooms with windows in the gable ends of the roof. Wainscoting, washboards, paneled window jambs, and closets were located throughout the building. Many of the doors had flat head pediments, pilasters, and the main stair hall had several doors with transoms over them.

The piazza on the front facade had six turned columns and ran the length of the building. By 1833, a piazza was built on the north facade; this one was much smaller needing only two columns. Shutters were on all the exterior windows: paneled for the basement windows and louvered shutters, possibly only on the interior, for the remainder of the windows.⁷¹ The front door was inset with a paneled jamb. A "fancy transom" was over the door and the pediment was a simple square headed design.

This was certainly an expensive building to construct in such a rural setting. Obviously, because of the apparent cost of construction, it was always intended to be a country estate. The building was well endowed with woodwork, windows, and marble fireplaces but, though the building was very fancy, more elaborate decoration could have been applied. For example, a door pediment covered with carved swags and urns as opposed to the simple square headed pediment. Derrick Peterson, who financed the house, certainly must have been successful in his business ventures for him to afford this mansion. Whether he used local craftsmen or brought them from Philadelphia is undocumented, however, because the carving and pediments do not seem to be as fancy as they could have been, the likely answer would have been either local craftsmen or the use city craftsmen, but not the elite craftsmen of Philadelphia.⁷²

⁷¹Neither the 1799 or the 1834 insurance surveys note interior shutters but, in the 1888 insurance survey of Eden Hall, interior shutters were noted in the first floor rooms.

⁷²As a reference point, at Andalusia, the Craig family, in the early 1800s, used "skilled Philadelphia craftsmen, of whom the most important was the head carpenter, Robert Adams." Wainwright, 14.

The front facade of the farm house faced the Delaware River. This southeast orientation allowed for a splendid view of the countryside and river because of the downward slope of the terrain towards the river front. The orientation also allowed for morning sun to heat the building in the winter and summer breezes to cool it during the hot months. The piazza, on the front facade, provided a shaded place in which to view the surrounding landscape.

Access to the estate was from three roads. Using the 1843 region map as a guide, it is apparent that none of the accesses approached from the front of the house. A small drive led westward to a dirt road that would later become Convent Lane. The road leading eastward soon angled northwards across several properties to the Bristol Pike. A rear, center road existed which went, more or less, straight north to the Bristol Pike. It is important to note that the farm was oriented southward towards the river. Many farmhouses were oriented towards the main road, or in this case, the Bristol Pike. However, as a country estate, the important orientation was towards the view of the Delaware River. "The situation is high and healthy, and commands an extensive and beautiful view of the River."⁷³ This description explains much about the importance of the site.

The most succinct description of the property is from the 1833 Orphan's Court advertisement offering the estate for auction (Appendix C). This notice, along with the 1798 Direct Tax, provides a glimpse into the structures and the site. Listed was the stone mansion with a piazza on the front and rear and for water, "a pump of good water near the door." There was a stone barn with a coach and wagon house and granaries all under the same roof. Also situated on the site was a milk house, smokehouse and icehouse with a

⁷³See the 1833 Orphan's Court Notice of Sale, Appendix C.

pump of good water near the barn. A smaller "tenement" or tenant house was located closer to the Delaware River.

Both the 1798 Direct Tax and the 1833 Sale Notice indicate a smokehouse on the site. Smokehouses vary considerably in their construction, so without any indication of dimensions or materials to use as a guide, the smokehouse could have been any shape, size, and construction. Because of the tendency of the records used to note those outbuildings constructed in stone, and the smokehouse was not noted as such but the barn was, the next obvious construction material would have been wood. Typical wood frame smokehouses were built with wide, hardwood boards with battens to cover the seams. The sizing of these buildings tended to be about 6 to 8 feet to a side and 8 to 12 feet high. The size, of course, depended on the amount of meat to be smoked.⁷⁴ The Barry estate was a relatively small farm so a large smokehouse would not have been needed.

The summer houses and smokehouses tended to be located either in the same building or very close to each other. Summer houses were used as a kitchen area in the summertime so that the house would not get excessively hot from cooking. During the winter, the kitchen in the cellar of the mansion would have been used, thus aiding the heating of the house. Very often, the smokehouse was connected to the summerhouse thereby combining two activities in the same building. This may explain why the summerhouse is only noted in one source; the smoke house and the summer house were in the same building and, because there already was a kitchen in the cellar of the main house, defining the two separate parts of the outbuilding was not necessary.

The sale notice indicates a milk house on the site. However, milk houses and springhouses tended to be terms used interchangeably during the eighteenth and nineteenth centuries. Their purposes were similar; keeping a room cool for the storage of milk or

⁷⁴Information about smokehouses based upon Amos Long, Jr., "Smokehouses in the Lebanon Valley," *Pennsylvania Folklife*, 13, no. 1, 25.

other perishables. A springhouse was associated with a spring that was tapped into and used to cool the contents of the structure while a milk house usually depended upon shade from trees and the natural coolness of below grade earth.⁷⁵

The icehouse was another typical outbuilding for a farm. These buildings, like milk houses, depended upon the coolness of below grade earth to keep their goods cool. Ice would have been cut from the pond located just north of the main building or from the Delaware River or the Poquessing during the winter freeze. The blocks of ice would be stored, packed in sawdust, and, in the summertime, they would remain cool and ice would be available nearly the year around.

Currently located on the site is a building referred to as the 'icehouse' or the 'cold cellar' (Illus. 16) The structure is built of random coursed fieldstone and brick measuring 10 feet by 32 feet, about 20 feet high. Entrance is attained through one solitary door in the north facade. This structure would have relied on the cooling efforts of the soil because earth was packed quite high around the structure for insulation. The exact nature of this building is undetermined; it could have been either a milk house or an ice house because both relied upon the cooling effects of below grade earth and both would have had trees planted around them to shade the buildings from the sun.

The barn, an important building for any farm, is better documented than the other outbuildings because in 1834, the barn was surveyed for insurance purposes. The barn was constructed of fieldstone and measured 35 feet by 55 feet and about 25 feet high in two stories. The barn was configured so that the long facade faced south to capitalize on the warming effects of the sun. This barn was an example of the typical Pennsylvanian bank barn; the design goal of these barns was "to incorporate as much stabling, stalling, crop storage, and processing as possible into a single efficient structure."⁷⁶ The first story of the

⁷⁵Lanier & Herman, 55.

⁷⁶Ibid., 181.

barn had a carriage room on one side, thirteen animal stalls on the other, a large entry in between, and a barn door centered in the north facade (Illus. 17). The second floor was the processing area with a threshing floor and the hay mows.

Bank barns were designed to be built on a slope with each floor of the barn having an entrance on different levels of grade. In the case of this barn, the only door was in the north facade on the first floor; so in a typical bank barn, this door would have been below grade, opening into the hill. The first story should open on the south slope and the second story, if it had a door like most bank barns, would open on the north facade because of the elevation differences. The slope was obviously not great enough to merit entrances to the separate floors but differentiating it from the three-bay barn design was the use of the second floor as a threshing floor. In typical three-bay barns, the second floor was only used as a storage area.⁷⁷

Located outside of the barn along the south face was a 10 and 1/2 foot wood frame overshoot, about 10 feet high, resting on brick piers, running the entire 55 foot length of the barn creating a space utilized as a granary. The grain would be stored in this area in either sacks or bins and the building would then be tightly sealed.⁷⁸ Typical granaries were log or frame construction, in this case frame construction with board-and-batten siding. Interiors were very often designed with wainscoting and the insurance survey noted that the boarding was planed and grooved.⁷⁹

On the north face, on either side of the barn doors, were the corn cribs. Two cribs, each about 4 feet deep and 20 feet long, were of frame construction with the roof attaching to and reflecting the slope of the roof of the barn. The door was located in the narrow end and slats near the roof line provided ventilation. This type of corn crib matches the general

⁷⁷The differences between the bank barn and the three-bay barn are described in Lanier & Herman, 181-188.

⁷⁸*Ibid.*, 193.

⁷⁹*Ibid.*, 193.

trend in early nineteenth century corn cribs.⁸⁰ Corn cribs were used for the drying of the corn. This was a poor site for the cribs because they are located on the north face of the barn and not benefiting from exposure to the sun.

The final structure attached to the exterior of the barn at the northeast corner was a wagon shed. This small, fifteen foot, roughly built structure was a roof under which the wagon could be parked.

Water was an abundant resource on the estate. As was noted, there was a "pump of good water" at both the house door and near the barn. These locations allowed for water at both the domestic location and the agricultural location. Access to water was not a particular problem on the estate. Privies are not mentioned anywhere but were a necessity. The location of the house privy would have been hidden, perhaps by some trees, somewhere far enough from the well so as not to contaminate the drinking water.

The farm was laid out in a typical southern Pennsylvanian format, the linear structure. This form "consists of lining up the house and barn gable to gable and positioning this linear structure so that the fronts of both the house and barn face south, east, or somewhere in between."⁸¹ In the case of the Barry estate, the barn was located two hundred feet southwest of the main building with the long facade facing south creating a spatial line in between the two. The positioning of the farm fields is the real determinant as to whether the site followed this plan or the alternative style, the courtyard plan. Later photographic sources indicate that the fields were located in front of the barn and logical placement would have them located between the Delaware River and the barn (Illus. 18). In a courtyard plan, these fields would have been in between the two buildings.⁸²

⁸⁰Ibid., 193. Typical corn cribs were about 5 feet wide, 29 feet long, and split into about four bays.

⁸¹ Glassie, 415.

⁸²Based upon a photo in a post-1926 pre-1949 pamphlet. This photo documents that the space south of the main complex and the barn area was being used for agricultural purposes.

The positioning of the other outbuildings was determined by their spheres of influence. Those buildings involved with domestic work, like the smoke house/summerhouse, the ice house, and the milk house/ springhouse, would have been grouped closer to the main building. Because the ice house still exists upon the site located close to the rear of the mansion, it would stand to reason that the other domestic outbuildings would have been clustered in the same area. The closeness of domestic outbuildings to each other would imply that the farming outbuildings were grouped in a similar manner. This is verified, as already noted, by the insurance survey which noted that the granaries, the corn cribs, the animals, the wagons, and tools were all kept in the same immediate area.

Also described was the manner in which the owners utilized the land. Located on the land was an orchard with "different kinds of Grafted Fruit Trees" and vineyards of "Glorious Grapes."⁸³ Orchards were very often the first thing planted on a farm so this was done early in the farms existence.⁸⁴ The location of the orchards were possibly to the northwest of the mansion house. During the cold months, the orchard would provide a wind break from prevailing winter winds. The land was perfect for fruit because as early as Lindstrom in the 1650s, fruit trees and grape vines had been abundant along the Delaware.⁸⁵ Fruit harvested from these trees were an important nutritional supplement to the everyday food of the farm. The location of the vineyards is unknown. Records from the twentieth century indicate that the vineyards were, in 1949, located near the southwest corner of the property and perhaps this was their historical siting. Vineyards were a very

⁸³*Letters Annuelles, 1847* quoted by Callan, 374.

⁸⁴Long, *Pennsylvania German Family Farm*, 52.

⁸⁵Peter Lindstrom noted the "all kinds of fine fruit bearing trees" and the grapevines which exist in "great abundance." Lindstrom, 169 &178.

common part of a country estate, for example, the Andalusia estate, now owned by the Biddle family, had extensive vineyards and graperies.⁸⁶

The description noted that fifteen acres of the property was left as woodland, and this was very important for a farm. This wood lot would provide fuel for fireplaces, posts and rails for fencing, and the timber and boards needed for construction. The existence of such a lot was of interest to potential buyers, "woodland was an important factor when buying or selling a farm. The amount of woodland included in the acreage was a frequent inquiry of an interested buyer."⁸⁷ The existence of a wood lot was very important for a farm. The location of the majority of the wood lot was to the north of the property and possibly along the borders.

The auction notice then stated that the remainder of the land was in a state of cultivation. Though not specified, inferring from the description of the barn and the need for granaries and corn cribs, one can speculate that corn and other unspecified grains were raised. In 1847, when the tract was sold to the Ladies of the Sacred Heart, they noted the crops that were being raised on the site, and there are no surprises. "Crops of wheat, corn, potatoes, and other vegetables, are planted in season. The fine vineyards are said to produce magnificent fruit, so large and perfect that they are known all around Philadelphia as "Glorious Grapes."⁸⁸ Thus, the staple crops which have been grown since the beginning of colonization of Pennsylvania are still being grown on the site. With the farm producing grains, the orchard bearing fruit, and vineyards producing perfect, glorious grapes, this fertile estate offered a wide variety of crops. The farm fields were at the southern edge of the property, and later, after the 1830s, along the train tracks.

⁸⁶For more information about the Graperies at Andalusia see Emily Tyson Cooperman, "The Graperies and Grapes of Nicholas Biddle's Andalusia" (Masters Thesis, University of Pennsylvania, 1993).

⁸⁷Long, Pennsylvania German Family Farm, 31.

⁸⁸*Letters Annuelles, 1847* quoted by Callan, 374.

Meadow land was also an important aspect for farms. The livestock of the farm needed grazing fields. As Lindestrom noted in 1654, the land along the Poquessing was "fine for raising maize, as well as for cattle pasture."⁸⁹ These words were prophetic as they found both to come to pass on this estate. These meadows were very often located in the valleys or low areas of the farm and needed to be drained to be of any use and then irrigated in the dry months.⁹⁰ Meadows were of such importance that, even though no documentation exists and the locations can not be verified, there must have been meadows on which livestock could graze.

The likelihood of any of the owners of the estate during this time of actually farming the land or farming the land without help is highly unlikely. Many prosperous owners did not participate in the actual labors of farming, spending their time instead on "building an elegant house in a fashionable landscape, studying the classics, belonging to learned societies," and practicing experimental horticulture.⁹¹ In order for the work to get done a tenant farmer was needed and, at the Barry estate, this situation was provided for. Noted in the 1833 Sale Notice was "a small tenement on the banks of the Delaware." This very possibly housed the worker and family who actually farmed the land.⁹²

No documentation was found providing a description of the other aspect of the grounds, the pleasure grounds. The assumption is that, because the estate was a country estate for various gentlemen of some wealth and standing, the grounds would be landscaped to provide that "elegant house in a fashionable landscape." The description of the grounds noted by a Sacred Heart records keeper at the time of the purchase reads as follows; "the grounds are tastefully ornamented with choice shrubbery and shaded by

⁸⁹Lindestrom, 171.

⁹⁰Long, *Pennsylvania German Family Farm*, 23.

⁹¹Thornton, 56.

⁹²Tax records and census reports for the immediate region surrounding the site document the fact that there was no ownership of slaves by any of the households in the area.

majestic grove and forest trees, with spacious gravel walks, affording delightful promenade for the recreation of the young ladies."⁹³ Written in 1847, the same year as their purchase of the grounds, the Ladies had only "recently moved" to the site. Certainly a good deal of the landscaping was in place when they moved into the mansion. The Ladies neither had the time nor the finances to pay for any immediate landscaping changes.⁹⁴ Excerpts from A. J. Downing's Treatise on the Theory and Practice of Landscape Gardening, first printed in 1841 and thus corresponding with the ownership of the land by the Cowperthwaites, will be used to substantiate some of the claims as to the location and style of the land.

Even though the grounds were landscaped, it is not entirely clear what they would have looked like during this phase of ownership. One aspect of the grounds would have contained the elements of well maintained landscaping as noted by the Sacred Heart journals. Examples of this would have been the ornamental shrubbery and perhaps the lawns were highlighted by small groves of majestic trees. There were small pathways and promenades winding through these areas creating an aura of beautiful and tamed nature. The location of this area was most likely directly behind the domestic area of the mansion house. There was some landscaping around the front lawn but mostly this was kept clear overlooking the property and the river with small groves of trees around the farm fields. As Downing noted, "the lawn or pleasure-ground join, on either side or sides, cultivated farm lands, the proper connexion may be kept up by advancing a few groups or even scattered trees into the neighboring fields."⁹⁵ Downing later stated that good taste "will suggest that the more polished parts of the lawns and grounds should, whatever character is attempted, be those nearest the house."⁹⁶ A pre-1863 lithograph shows the placement of

⁹³The *Catholic Directory* for 1847 quoted by Callan, 376.

⁹⁴The financial situation of the Ladies will be discussed in Chapter 4.

⁹⁵A. J. Downing, A Treatise on the Theory and Practice of Landscape Gardening, ninth edition 1875 (Rhode Island: Theophostus Publishers, 1841, 1977 reprint), 89.

⁹⁶*Ibid.*, 90.

shrubbery around the front of the complex and no trees in the immediate area. The absence of trees in these pleasure grounds around the house not only was in good taste but would have kept the view of the Delaware and the profitable farming fields intact with no visual interruptions.

The immediate area at the back of the house contained the domestic outbuildings and perhaps a kitchen garden. To speculate on the placement, the cold storage buildings were surrounded with trees while the smokehouse was kept clear of trees or flammable brush. These buildings formed a border around a garden in the center which grew practical vegetables and decorative flowers. The rear piazza, built by the year 1833, provided an area on which one could view the backyard in all its cultivated order and even elegance.

There was also a more rugged, untamed, picturesque nature on display. Looking out that same rear piazza, past the cultivated garden, were the "forest trees." "Where there is much extent, however, as the eye wanders from the neighborhood of the residence, the whole evinces less polish; and gradually, towards the furthest extremities, grows ruder, until it assimilates itself to the wildness of general nature around."⁹⁷ The locations of any original promenades are not easily found, the traces have long ago disappeared. One path that did remain was the center, rear road as already described. Pictured on the 1843 and 1860 regional maps and the Ward Atlases that followed was a road leading approximately from the rear of the mansion to the Bristol Turnpike (Illus. 6, 7, 21, 22 & 23). This road was no doubt a small dirt path leading through the dark forest trees. Travel through the forest was not all this path had to offer; a creek had to be crossed and a small lake was circumvented. These features added to the natural serenity of the site. This rugged natural, picturesque scene juxtaposed with the cultivated gentle rear lawn provided spaces for promenades through beautiful and cultivated then picturesque and untamed land.

⁹⁷*Ibid.*, 90.

The country estate was a working farm, a viable home, and a country retreat. During the next phase of ownership, the Ladies of the Sacred Heart would transform it into a school as well.

Chapter 4: Society of the Sacred Heart, 1847-1969

The fourth phase, and the most important phase in relation to Fluehr Park, was from 1847 to 1969, or the ownership by the Society of the Sacred Heart.⁹⁸ The tract, because of ownership by one entity for 125 years, was a school over the entire time but, even with this single purpose, the grounds and physical environment underwent periods of great transformation. The 106 acre tract of land between the railroad tracks and the Bristol Pike the Ladies of the Sacred Heart purchased contained three parcels and, over time, portions were sold off and new ones bought by the Ladies. The end result was a much smaller and more contained 61 acre parcel of land sold to the City of Philadelphia in 1976. The Ladies of the Sacred Heart transformed the site from a country estate and farm into a school and campus while retaining much of the original features of the landscape.

The surrounding region, at the time of the purchase, was still very rural. The growth of the mills and the new factories along the river and creeks as well as the introduction of the railroad were all working to alter the nature of the region. The age of manufacturing, however, would not truly affect the Northeast until the Disston Saw Works was established in 1872 in Tacony which brought 3,000 workers into the area. This opened a new age of heavy manufacturing requiring large numbers of workers and the appropriate housing.⁹⁹ The rural Northeast was in a period of growth; new towns were forming while old towns continued to grow. Byberry, the hamlet mentioned in Chapter 2, had virtually doubled its population between the years 1800 and 1840 showing the growth

⁹⁸The date is given as 1969 even though the Society owned the property through 1976. The reason for this is that the Society left the site in 1969 and leased the land to the City of Philadelphia which is part of the fifth phase of use.

⁹⁹Lake, 11-12. Other industries in the Northeast, especially the Tacony region, were the Tacony Iron Works, opened in 1881; the Erben Search Company, a worsted mill opened in 1885; The American Wire Glass Company, in 1891; the Delaney & Company glue factory, in 1894; Luther Martin Lamp-Black Works, in 1894; and the list goes on. See Lake, 12. Near the mouth of the Poquessing, identified in the 1843 Ellet's map, was the Calico Print Works. Later, as identified in the 1863 map, the same spot was occupied by a lumber mill.

potential of the small hamlets.¹⁰⁰ At the mouth of the Poquessing, the town of Torresdale, which, when formed during the 1850s, was a collection of summer estates, would turn into a resort town in the late nineteenth-century and then a commuter town in the twentieth-century.

Charles Macalester, a banker, broker, and diplomat, purchased land at the mouth of the Poquessing in 1850. Macalester developed the area through the sale of estate sized lots and named it "Torrisdale," the name of a country estate owned by the Macalester family in Scotland.¹⁰¹ When he purchased his tract, Macalester moved into Risdon's Hotel, a three story, brick hotel and farm near the mouth of the Poquessing. Macalester built his Italianate mansion house, Glengarry, directly at the mouth of the Poquessing where it remains to this day as the historic site referred to as Glen Foerd Mansion.¹⁰²

Many wealthy Philadelphians purchased the lots and moved into Torresdale during the 1850s and soon the area was developed as their country estates. Many of the estate owners and names were immortalized in Samuel Hotchkin's The Bristol Pike. Examples of these estates include the *Bake House Estate*, previously mentioned in Chapter 2, which was once owned by the Morgan family, *La Carolina* owned by "Thomas Dolan, the well-known Philadelphia manufacturer,"¹⁰³ *Vancouver*, home of the "celebrated navigator" Nelson Brown, or the unnamed "country estate of Edwin H. Fidler, ex-Mayor of Philadelphia."¹⁰⁴ Many other illustrious persons lived in the Torresdale region during the

¹⁰⁰Ibid., 10. In the year 1800, Byberry had 579 inhabitants compared to 1055 in the year 1840 according to numbers given by Harry Silcox.

¹⁰¹The original spelling of Torresdale was with an "i" or "Torrisdale" which was changed over the years to Torresdale by the late nineteenth century.

¹⁰²Glen Foerd on the Delaware is listed on the National Register of Historic Properties and is a historic house museum. For more information about Charles Macalester and Glen Foerd see Glen Foerd on the Delaware, history, <http://www.glenfoer.org/story/history.html>, Internet Site, and the Glen Foerd History File, Fairmount Park Commission Archives, Memorial Hall, Philadelphia.

¹⁰³Hotchkin, 216.

¹⁰⁴Ibid., 223.

mid to late nineteenth century as Torresdale's popularity rose as a perfect area for country estates and later as a resort town.¹⁰⁵

In order for many of these prominent men to settle in the Torresdale region, it was necessary for them to be able to reach Philadelphia on a regular basis. The Philadelphia and Trenton Railroad, established in 1834, cut through the center of Torresdale and the property, but the tracks ended in Tacony because the region of Kensington refused, for many years during the nineteenth century, to allow the railroad through its city and on into Philadelphia.¹⁰⁶ As a result, the steam boat became a very important means of transportation on the Delaware River. Samuel Willits, in his 1885 manuscript, remembers the days of the steamboat ferries traveling along the Delaware.

The fine steamers of the railroad company, *The Richard Stockton*, and the *John L. Stevens*, not forgetting the venerable *Trenton*; plied up and down the river touching several times a day at Tacony and Torresdale; and *The Edwin Forrest* floated with the tide to Trenton-town. The ancient *Barclay*, on her winding way up the Rancocus, made her daily calls. These accommodations induced gentlemen of wealth and culture to locate in this direction.¹⁰⁷

Willits continues on to note that the Philadelphia ferry received much of its business at Torresdale:

The boats that stopped at Tacony to take on passengers by the railroad and private conveyances, had already received a goodly number of gentlemen who had come aboard at Torresdale Wharf in the vicinity of which, most of them had built handsome summer residences, mostly in old Lower Dublin Township.¹⁰⁸

The steamboat ferry was a very important means of transportation along the Delaware throughout the second half of the nineteenth century, and most residents of Torresdale

¹⁰⁵Other persons of note include: Josiah Bacon, merchant and Director of the PA Railroad Co., Francis Drexel, member of the banking firm of A. J. Drexel, Jesse Smith, a retired manufacturer, and General Thomas Kilby Smith, Civil War general. Taken from MS, Willits and Hotchkin, Bristol Pike.

¹⁰⁶Lake, 10. Also see Scharf and Westcott, 2183-2185.

¹⁰⁷MS, Willits, 185.

¹⁰⁸*ibid.*, 193.

relied upon this method. Risdon's Hotel had a small wharf where "persons were conveyed to steamboats in the Delaware River by row boats."¹⁰⁹ This wharf then became known as the Torresdale landing/wharf and the site can be seen on the 1843 map as Risdon's Ferry, the 1860 map as Risdon's Landing and the 1877 Ward Atlas as Torresdale Landing (Illus. 6, 7, & 21).

Torresdale, at the end of the nineteenth century, became renowned as a resort town for the wealthy. Risdon's Hotel, which later was rebuilt and renamed as the Morelton Inn, served as housing for many of the couples and families escaping the rigors of Philadelphia. The hotel grounds were improved so that all the comforts of the guests were tended to:

The Hotel Grounds and walks have long been famous in the times of their former owners, particularly in June, when the daylight would reveal beautiful beds of roses, lining the walks, while the evening would bring out, like an inverted firmament, the lights of the boats belonging to the shad fishers on the river.¹¹⁰

Many gentle sporting activities were provided including tennis, lawn croquet, and for the interest of the wagering gentlemen, the Morelton Stock Farm was nearby complete with a half-mile racetrack.

Torresdale, during the beginning of the twentieth century, was rapidly changing from the land of the country estates to the land of middle class suburbia. The Philadelphia trolley system reached out to Torresdale in the early twentieth Century, and the Frankford-El, the Philadelphia subway, had a planned stop at Torresdale. The following is an excerpt from a 1910 advertisement offering land to be developed near the El stop.

Torresdale was settled by some of Philadelphia's wealthiest families who chose this section because of its charming location, beautiful rolling country, and picturesque wooded drives and boulevards. The rapid expansion of the city, however, is changing the entire nature of this community and some of

¹⁰⁹Hotchkin, 231.

¹¹⁰*ibid.*, 233.

these large estates are now being subdivided for convenient suburban homes for people of moderate means.¹¹¹

This summary provides a clear description of the suburban movement in the region. Rapid transit had made the ferry obsolete and, as the commute to the city became faster, new housing development grew along the new dominant transportation routes. This process of suburbanization because of easy, accessible, and rapid transit to the city has continued, using the Bristol Pike, or Frankford Avenue as it was later named, then the Roosevelt Boulevard (Route 1), and more recently in the 1970s, Interstate 95 . The original landscape of Torresdale has been altered from rural farms and estates into suburbia.

PLOT HISTORY

The Society of the Sacred Heart purchased the Cowperthwaite tract of land in 1847 establishing their school just previous to the expansion and naming of Torresdale in the 1850s. The plot reached between the Philadelphia and Trenton Railroad line and the Bristol Turnpike about 890 feet on either side of what would be named Convent Lane (Illus. 24). Throughout these years of Torresdale's development, a mainstay in the region was the convent and Catholic school for girls named Eden Hall. The property evolved over the years losing the land west of Convent Lane but then gaining land east of the school towards Grant Avenue. By 1922, Eden Hall reached proportions closely resembling Fluehr Park of today.

The Society of the Sacred Heart began as a French religious order founded in 1800 by St. Madeline Sophie Barat. The Society was brought to the United States by Blessed Mother Philippine Duchesne and, by 1840, she had established a number of boarding

¹¹¹Joseph Day, Auctioneer Brochure, advertising the sale of lots near the new El stop scheduled to be completed Nov. 5, 1910, quoted by Cary H. Rush, 81 & 82.

schools and free schools along the Mississippi Valley. The Society of the Sacred Heart had become known in the United States, after the establishment of these western schools, for their "high standard of mind and character training, for courageous zeal and administrative ability."¹¹² The French tradition of education was well respected by the Catholic hierarchy in the United States and soon Sacred Heart schools were being opened on the East Coast.

In 1841, McSherrytown, Pennsylvania, received a Sacred Heart convent and school. This was the first Sacred Heart School in Pennsylvania, and it was well received by the populace. Much effort went into maintaining this site, and, though many beneficial things were happening at the school, there was also trouble. "But the cross of illness weighed heavily on the community, and within the space of four months three deaths occurred from tuberculosis, while a novice returned to her family to die of the same disease."¹¹³ These conditions, affecting the McSherrytown campus beginning in the years 1844 and 1845, prompted the Ladies of the Sacred Heart to seek out a new site for their school. Bishop Kenrick of Philadelphia urged the Ladies to seek a site closer to Philadelphia.

The Ladies of the Sacred Heart opened a temporary convent and school on Logan Square, Philadelphia, and, from this site, they searched for a new campus. In the spring of 1847, Mother Julia Adeline Boilvin, the headmistress and mother superior of the McSherrytown school, heard of an estate for sale in northeast Philadelphia along the Delaware River. In the words of a convent chronicler, "for a long time, our Mothers searched for a suitable estate. We had recourse to prayer begging that God would direct their choice. Meanwhile we were told that near the city was a beautiful estate that was going to be sold or seized for debt."¹¹⁴ This site, which was described in 1833 as being

¹¹²"The Centenary of Eden Hall, 1847-1947," *Records of the American Catholic Historical Society*, LVII, no. 3, (Sept. 1946): 147. Most of the information contained in this paragraph was taken from a synopsis provided by this source on page 147.

¹¹³Callan, 367.

¹¹⁴*Lettres Annuelles de la Societe du Sacre Coeur*, April 17, 1847 quoted by "The Centenary of

"high and healthy," would hopefully avoid the health problems of McSherrytown so Boilvin sought the approval of the Reverend Mother Aloysia Hardey, "who came in March to visit the place and make the decision which gave Eden Hall to the Society of the Sacred Heart."¹¹⁵ Approval came rather quickly as Boilvin purchased the tract on April 3, 1847, at the cost of \$29,500. The Ladies of the Sacred Heart had found their ideal location for an academy and convent in the Philadelphia area.

The school and convent moved to Torresdale and into the old Barry mansion. Eden Hall, as the school was officially named, was soon in full operation and the Ladies and their school quickly became a part of the region.¹¹⁶ The Ladies provided an exceptional education to the wealthy girls of Philadelphia and Torresdale who paid a tuition for their education. However, the Ladies of the Sacred Heart wished to provide those same educational opportunities to all girls, no matter their social standings. The *United States Catholic Magazine*, writing in 1849, noted that "Eden Hall . . . opened a free school. . . for the benefit of those young girls whose parents are unable to secure to them the blessings of education."¹¹⁷ This free school became fully established in 1865 with fifty pupils. The enrollment in the free school, however, always fluctuated depending upon the Catholic populations of Torresdale.

The quality of the education was excellent; the Society of the Sacred Heart was always well respected for their educational abilities. When enrollment reached acceptable levels in 1848, "classes were reorganized, the plan of studies better adapted to meet local needs, without sacrificing the fundamentals of the program on which the Society's education is based."¹¹⁸ The curriculum relied upon small class sizes where religion,

Eden Hall," 148.

¹¹⁵Callan, 373.

¹¹⁶In the 1834 Insurance Survey of John Meyer's Barn, the farm is referred to as Eden Hall not Eton Hall or Eton Hill. However, most chroniclers refer to the Convent as being the first to use this name.

¹¹⁷*The United States Catholic Magazine*, May 12, 1849, pg. 301 quoted by "The Centenary of Eden Hall," 151.

¹¹⁸Callan, 377.

philosophy, languages, physical science, mathematics, and the humanities were all taught. The State of Pennsylvania, recognizing the level of education the Ladies brought to their school, "granted to us this year [1848] all the privileges of a state institute."¹¹⁹ This enabled Eden Hall to benefit from a number of tax exemptions, and it allowed them to confer degrees upon their graduates giving the institution "a higher scholastic standing and reputation."¹²⁰

During the early years of its existence, Eden Hall suffered financially. "At the end of 1848 the situation of this house was extremely critical, so that at certain times our Mothers thought we would have to close."¹²¹ The mortgage was too much for their budgets, and the Ladies had to find sources of income to keep the school open. Mother Elizabeth Tucker, the replacement for Mother Boilvin who left because of a case of tuberculosis acquired while in McSherrytown, worked diligently to overcome the financial woes. Tucker relied on the good will of their creditors to accept late or only portions of the payments, the income from the harvested crops still grown on the property, and the generosity of donors who gave money and enabled them to stay open. However, when faced with poor enrollment numbers, in these times of financial woe, Tucker made the bold step in reducing the tuition from \$200 to \$150.¹²² This had an immense effect as enrollment numbers increased and overall more tuition money was collected. The Ladies persevered and worked their way out of the financial problems to enjoy many successful years of education.

The community of Torresdale was very supportive of Eden Hall over the years. The Eden Hall facility grew in size, especially in the first sixty years of its existence. With the financial difficulties noted in the previous paragraph, the Ladies needed assistance to

¹¹⁹*Lettres Annuelles*, 1848-1849 quoted by Callan, 377.

¹²⁰*Ibid.*, 377.

¹²¹*Lettres Annuelles* quoted by "The Centenary of Eden Hall," 152.

¹²²Callan, 377.

grow and they found this in the surrounding region. Many of the structural improvements made to Eden Hall during the nineteenth century were undertaken through the generosity of the citizens of Torresdale. George Edwards, a wealthy financier, began the process by donating a large sum for the construction of the chapel. Francis Drexel and his family, who owned a summer home in Torresdale, paid for future changes made to the chapel. Other Torresdale residents who contributed in the early years of the institution were George Ewing, Charles Replier, Michel Bouvier, Mark Anthony Frenaye, General Thomas Kilby Smith, Edward Robins, and Edward Morrell.¹²³ These close ties to the elite of Torresdale, who, in turn, were the elite of Philadelphia, helped maintain the school while allowing the free school to operate.

The school lasted through the end of the nineteenth century and much of the twentieth century, eventually closing in the summer of 1969. Mother Virginia Rainsford was instructed in December of 1968 to close the school at the end of the school year. Faculty, friends, and parents all pleaded for the school to remain open but it had to be closed for financial reasons. Beginning August 19, 1969, the contents of Eden Hall were auctioned off over the course of three days as alumnae and friends showed their support of the school and left with mementos of times past. The Ladies of the Sacred Heart then bid a teary farewell to Eden Hall.

¹²³"Centenary of Eden Hall," 153.

BUILT ENVIRONMENT

Eden Hall underwent a specific chronology of buildings and additions during the nineteenth and twentieth centuries. As was noted earlier, the Ladies started their institution in the Barry mansion but the building soon became inadequate for housing the school. The first construction was begun in 1849 when a chapel and connecting wing between the chapel and the mansion was initiated. In 1863, off the east side of the building, the Civil War wing was built and, in 1886, this wing was further added to when a library section was built. The rear, or north portion of the mansion was expanded in 1902 and a gymnasium, built in 1927, was added north of the east wing addition (Illus. 25). While these changes were being made to the built environment, the campus was also changing from a rural area with farmland and meadows to a more traditional twentieth century school campus with the requisite number of athletic fields.

A full description of the buildings and the interior architectural features can be found in the insurance surveys of 1884, 1888, 1892, and 1894. The interiors of the buildings were elaborately decorated with woodwork, stucco cornices, mahogany stairwells, paneled doors, and many other ornamental architectural features. Eden Hall was modernized in the late nineteenth century with a steam heating system and the necessary radiators, a ventilation system with the necessary flues, pipes, and iron registers, and hot and cold running water for many of the rooms. Electricity was added throughout the complex in 1901.

The first structure used by the Ladies was the Barry mansion as described in Chapter 3. By 1884, the Ladies had expanded the mansion house by adding two upper stories thereby converting it into a four story building with a mansard roof. The mansion was an ashlar ranged course brownstone building with octagon projections on the side

facades.¹²⁴ The depth, as already noted in Chapter 3, was double-pile to begin with. A niche was cut into the third story for the display of a statue creating a very distinctive religious facade. The basement was still utilized as a kitchen area, and use of the main floor was divided between sitting parlors and the dining hall.¹²⁵ The upper floors were shared by a cloister and an infirmary.¹²⁶

Construction on the chapel and the connecting wing began in 1849 and was completed in 1852. The chapel will be discussed in greater detail later in the chapter. The two story, random coursed ashlar brownstone connecting wing had an octagonal cupola centered on the roof. This wing was destroyed by fire in 1893 at which point it was rebuilt and enlarged to three stories with a peaked roof. The lower levels of this section were dedicated to quiet reflection while the third floor was used as dormitory rooms.

The east wing was begun in 1863.¹²⁷ "In 1863 the increasing number of pupils necessitated additional accommodations. For this purpose an extension in stone, matching the chapel link, was erected."¹²⁸ This three story, random coursed, ashlar brownstone section had a mansard roof. It was named the Civil War Wing because of the date of its construction. The spaces in this wing were used as class rooms, infirmaries, and the private rooms of the Mothers. Added to this wing was a three story random coursed ashlar

¹²⁴A lithograph shows the mansion house without the upper stories and a penciled in note by an archivist stated that the third story was added in 1866 but this is so far unsubstantiated. Therefor the pre-1888 date is based upon the existence of the image and that the 1888 insurance survey notes the four full stories of the building.

¹²⁵Room uses are based upon a 1949 footprint and key to the site.

¹²⁶The use of the term cloister in this sense implies that the room was used for quiet reflection or possibly to study in seclusion.

¹²⁷"The Centenary of Eden Hall," 154-155, cites the architect as Adrian Worthington Smith. Adrian Worthington Smith, 1860 - 1892, was the son of General Thomas Kilby Smith and Elizabeth Budd Smith. Adrian Smith was only five years old when his family moved to Torresdale and it would have been impossible for him to design the wing when he was only three. Sandra Tatman and Roger Moss, Biographical Dictionary of Philadelphia Architects (Boston: G. K. Hall and Co., 1985), 737-738.

¹²⁸Callan, 381. One source relates an interesting circumstance concerning the construction of this wing however, no other sources written by the school note the same story. "Possibly because of the recent anti-Catholic riots, it had been constructed mainly after sundown by candlelight, and the pointing wavered in perpetual sympathy with what had been the workmen's unsteady illumination." George Stewart Stokes, Agnes Repplier (Philadelphia: University of Pennsylvania Press, 1949), 20.

brownstone building with a hipped roof constructed in 1886. This section always housed class rooms, the music room, and the library.

The twentieth century additions to the structure were the northern addition to the mansion house and the gymnasium. The large rectangular, northern addition, built in 1902, was used primarily for study halls and reflection rooms. In 1912, a clock tower was added to the building through the generosity of the family of Mother Claire Benoist d'Azy. The gymnasium and stage, funded by Henry Hernemann, was constructed in 1927. This building had an obvious purpose responding to the growth of sporting activities at Eden Hall but it also was the home of school assemblies and stage performances.¹²⁹

The chapel is the only portion of this structure still remaining on the site. In 1849, the cornerstone was laid for the construction of a three story brownstone chapel built in the Gothic Revival Style. The architect of the project has been identified as Frank Wills, a New York architect involved in the revival of English Ecclesiological architecture.¹³⁰

Frank Wills, born in 1822, was an English architect very much interested in rural English church architecture. Wills brought this interest with him when he traveled to Fredericton, Canada, in 1846 to design and construct his first major work, St. Anne's Chapel. Soon after the completion of this chapel, Wills moved to New York City in May, 1848 where he began his career in the United States. Wills soon came to the attention of the *New York Ecclesiological Society*, a society dedicated to the education of the religious community, especially the Episcopalians, about the importance of architectural design and history as it related to church architecture.¹³¹ The Society was concerned that the chapels currently being constructed were artistically poor and, therefore, parishes around the

¹²⁹"Centenary of Eden Hall," 154 & 155.

¹³⁰Much of the information about the chapel and the architect was gathered by the author for the Eden Hall Historical Nomination Project for the Fairmount Park Historic Preservation Office during the summer of 1997.

¹³¹The first meeting of the New York Ecclesiological Society was on April 2, 1848.

United States needed to be introduced to a Gothic Revival Style based upon precedence found in English rural church architecture.

The *Ecclesiological Society* recognized certain architects as practicing the ideals of Gothic Revival church architecture. Frank Wills and his partner Henry Dudley were identified as capable architects as well as the well known John Notman and Richard Upjohn. Wills was named in 1848, as the official architect for the Society, and with this position came many benefits.¹³² Wills, as the official Society architect, was constantly being sought out for advice on the construction of chapels across the United States. Wills was hired to design many churches because of his position with the Society, unfortunately many congregations could not afford to hire Wills, or any architect for that matter. The Society, attempting to prevent the construction of what, in their eyes, were tasteless and ugly chapels, circulated many of Wills designs for free use to the numerous parishes who could not afford to hire an architect.¹³³

The chapel at Eden Hall, as it was completed in 1852, was a random coursed, ashlar, brownstone building measuring about 35 feet by 45 feet in a basic rectangular plan (Illus. 26, 27, & 28). The roof was steeply pitched and covered in slate in a decorative pattern of alternating diamond and straight courses. At the south end of the exterior was a two stage bellcote.

In order to afford an architect of Wills stature, a financial boon was needed. George Edwards, a Torresdale resident, funded much of the costs of the chapel because of an interchange he had with the Ladies of the Sacred Heart. One evening in 1849, Edwards was visiting the school and noted the piety of the students even though they lacked many

¹³²Wills was in fact named the official architect before the first meeting of the Society. Phoebe B. Stanton, *The Gothic Revival & American Church Architecture* (Baltimore: Johns Hopkins Press, 1968), 161.

¹³³The preceding two paragraphs were based upon the Frank Wills statement of significance for the Nomination of Eden Hall. Most of the information about Wills and the *Ecclesiological Society* can be found in Stanton, *The Gothic Revival & American Church Architecture*, 1968.

basic necessities. Edwards made an agreement that night to pay for a chapel on the condition that the students would pray throughout the night for Edwards to win a lawsuit being tried in court the next day. Edwards won the lawsuit and donated a major portion of the costs for a new chapel.¹³⁴

In 1866, a rectory was built situated close to the south end of the west facade of the chapel. The rectory was a 2 and 1/2 story building designed to house the chapel priest. In 1884 a small 15 foot by 24 foot vestry split into two rooms was being built to connect the rectory to the chapel. The 1888 insurance survey records the vestry as being unfinished at that point. Both buildings were of random coursed, ashlar, brownstone construction.

In the year 1884, two other portions of the chapel were added; the Chapel of the Blessed Virgin and the crypt below. The Chapel of the Blessed Virgin was a small 16 foot by 25 foot, random coursed ashlar brownstone side chapel. The interior "is made of Caen stone carved in many beautiful designs with windows representing the fifteen mysteries of the Rosary."¹³⁵ Construction for both parts was prompted by the generous donations of the Francis Drexel family. Francis Drexel was a senior member of the Drexel Banking firms and, as a result of the financial prosperity from his profession, Drexel contributed to charitable institutions like asylums, hospitals, education, and churches. His connection with Eden Hall was very strong; Frances Drexel owned a summer home in Torresdale and his wife, Emma Bouvier Drexel, had been a student at Eden Hall, and her sister, Mother Louise Bouvier, had been stationed at Eden Hall for many years. Emma Drexel spent a great deal of time visiting the grounds and going to mass at the chapel often bringing her three daughters with her.

¹³⁴Accounts vary as to whether Edwards was debating a lawsuit or whether he was closing a business deal the next day. Mrs. Helen Edwards currently of Villanova, PA, is both a descendant of George Edwards and an alumna of Eden Hall. Mrs. Edwards has in her possession a family bible reaching back to the time of George Edwards.

¹³⁵"Centenary of Eden Hall," 154.

When Emma Drexel died, Francis Drexel financed the construction on the Chapel of the Blessed Virgin and the crypt below in which to bury her. Unfortunately, Francis Drexel died in 1886 before the completion of the chapel. Their daughter Elizabeth Smith, married to Walter George Smith, another prominent Torresdale name, completed the job and saw that their bodies were entombed in the crypt. For many years the Drexels and the Smiths were buried in the crypt until they were exhumed in 1932 by Louise Drexel Morrell, the youngest Drexel daughter, and transferred to a vault on the Drexel estate in Torresdale.

In 1892, through a generous donation from Louise Drexel Morrell, the final portion of the chapel was constructed. A semi-circular sanctuary was added to the south facade. This space extended the chapel and created a larger area for the new elaborately carved Caen stone altar. On the exterior, the bellcote no longer marked the end of the facade. The half circle extension with clerestory windows marked the new end and the bell cote rose from a ridge now a part of the roof.¹³⁶

The Drexels and their extended families were very generous towards Eden Hall and, as described, paid for many improvements made to the chapel. However, many other donors from Torresdale were involved in making the chapel a special place. Numerous stained glass windows were commissioned by residents of Torresdale from a number of premier artisans of Europe. The windows have been identified as coming from four major studios: the John Hardman and Co. from London, England, Nicholas Lorin of Chartres, France, Franz Mayer and Co. of Munich, and F. X. Zettler of the Royal Bavarian Art Institute.¹³⁷ Each of these studios, famed for the quality of their work in churches across

¹³⁶Most of the information about the Drexel family was gathered for the Eden Hall Historical Nomination Project.

¹³⁷John Hardman & Co. was one of the more important English stained glass studios established in the 19th century." There are at least four churches in the Philadelphia area with windows by this studio. "Nicholas Lorin was involved in the 19th-century restoration of medieval French glass, including that of Chartres Cathedral." Lorin windows can be found in St. Patrick's Cathedral, New York. Franz Mayer & Co. and F. X. Zettler of the Royal Bavarian Art Institute were just two of the many Munich firms which "were probably producing more stained glass than any other country." From *Census of Stained Glass Windows in America*, Eden Hall, 1993, by Philadelphia Historic Preservation Corp.

Europe and the United States, produced magnificent glass for Eden Hall. The subjects of these windows were a wide array of scenes and all were, as one would expect, of a religious nature. Many depict female saints such as Saint Emma, Saint Elizabeth, and Saint Catherine, but there are also numerous other depictions including a number of Biblical scenes, male saints, and Catholic iconography.¹³⁸

Because the chapel is only attributed to Frank Wills, further documentation is required. Archivists have turned up a notation about Frank Wills being the architect but did not find his name, at this date, in the journals of Eden Hall.¹³⁹ The chapel at Eden Hall exhibits the many features of Frank Wills' work. Honesty of materials is a theme Wills felt strongly about. No hidden structural elements were used at Eden Hall; brownstone was used for the walls and wood was used for the exposed trusswork. In Frank Wills' own words, church construction should use "wood as wood, stone as stone, iron as iron, and paint as paint."¹⁴⁰ Wills was a strong advocate of this typical Gothic Revival approach and it can be seen in his many works including the chapel at Eden Hall.

The open bell cote used at Eden Hall was another common feature of Gothic Revival churches. A bell cote was often a method in which to cut costs, "if the parish was poor, a bell cote replaced the tower."¹⁴¹ Many of Wills' designs used bell cotes and, it is not surprising based upon the financial problems Eden Hall had in its early years, that they opted for a bell cote and not a large tower. Examples of this in Wills' work include his first North American work, St. Anne's Chapel in Fredericton, New Brunswick, begun in 1846

¹³⁸Information on the stained glass windows is from the *Census of Stained Glass Windows in America*, Eden Hall, 1993, by Philadelphia Historic Preservation Corp., researched by Jean Farnsworth, available at the Preservation Alliance and the Fairmount Park Archives.

¹³⁹Margaret Phelan, Archivist for the Society of the Sacred Heart Archives has checked their records for those years and did not notice any information about the architect or any architectural drawings.

¹⁴⁰Frank Wills, *Ancient English Ecclesiastical Architecture and its Principles to the Wants of the Church at the Present Day* (New York, 1850). When he stated this, Wills was referring to the manner in which rural English churches were built, and, as a student of this form, Wills believed heartily in the approach towards construction.

¹⁴¹James Patrick, "Ecclesiastical Gothic in the Ante-bellum South," *Winterthur Portfolio*, 15, no. 2 (Summer 1980): 119.

(Illus. 29), the Christ Episcopal Church in Napoleonville, Louisiana, circa 1850 (Illus. 30), and the All Saint's Church of Torresdale begun in 1854 (Illus. 31)¹⁴²

Another issue of finances and practicality was the nave. The plan of the chapel is a simple rectangle with no side aisles. As a chapel for a small school, there was no need for a large nave, it needed only to hold the students of the school. Of course as a bonus, it was also less expensive to build the chapel without the side aisles. Several of Wills smaller chapels were based on the rectangular plan and an example of this was St. Anne's Chapel. The All Saint's Church, in close proximity to Eden Hall, was designed as a nave plus aisle configuration indicating a larger congregation and possibly a larger financial base.

The "steeply pitched roof, usually framed on open trusses" is found in most of Wills works.¹⁴³ The chapel at Eden Hall is no exception with its fully exposed trusswork supporting the slate shingle roof (Illus. 32). The functional decoration of the trusswork is very beautiful and adds to the feeling of interior height.

In addition to the school complex there was a developed landscape at Eden Hall. Important for understanding the school is how the campus was laid out. An inventory of the features on the site include elements such as the outbuildings, farmland, meadows, creeks and lakes, forest land, footpaths and roads, and shrines.

The land that the Ladies of the Sacred Heart purchased was documented by Society scribes who noted many of the aspects of the terrain. At the time of the purchase, the plot was the viable farm as described in Chapter 3.

The new property of one hundred and fifty arpents of land consists of charming woodlands, extensive farmlands and pastures. The place has already been well cultivated, the fertile soil yielding an abundant harvest. Crops of wheat, corn, potatoes, and other vegetables, are planted in season. The fine

¹⁴²Correspondence with Rush. The All Saint's Church in Torresdale located just north of Eden Hall is an example of a Frank Wills chapel credited through church records.

¹⁴³Patrick, 119.

vineyards are said to produce magnificent fruit, so large and perfect that they are known all around Philadelphia as "Glorious Grapes."¹⁴⁴

This is a vivid description of the lands Sacred Heart acquired. The land was still a mix of forest, woods, and fertile farmland growing the same crops that have been farmed in the region for centuries. Fruit, which had always been abundant in the Philadelphia region and was important for farms was still being grown on the estate. These uses of the land had remained unchanged for many years and the Ladies of the Sacred Heart were not about to alter them.

The description of the property was fitting for a country estate with an agricultural lifestyle but perhaps not as enticing as an elite boarding school for girls. Attracting students would be difficult if the school was described like a farm with many crops as opposed to a campus with rolling fields and groves of picturesque trees. A public notice in the *Catholic Directory* from the same year, 1847, describes the property in terms that would, perhaps, entice a family to send their child to the school.

"Eden Hall," the elegant estate to which they [the Ladies of the Sacred Heart] have recently moved from the city of Philadelphia, [is] beautifully situated within view of the Delaware River in a region of country celebrated for its salubrity and picturesque scenery. The grounds are tastefully ornamented with choice shrubbery and shaded by majestic groves and forest trees, with spacious gravel walks, affording delightful promenade for the recreation of the young ladies.¹⁴⁵

As noted in Chapter 3, one aspect of the property was the planned pleasure grounds. The property had the gravel walks and the manicured grounds as described, but this advertisement tactfully neglected a whole aspect to the grounds; the farm fields which were still producing crops which the Ladies needed in order to pay off some of their debts.

The use of the property as a farm and the need for the various outbuildings changed very little during the first one hundred years of Sacred Heart ownership. As was noted in

¹⁴⁴*Letters Annuelles*, 1847 quoted by Callan, 374.

¹⁴⁵The *Catholic Directory* for 1847 quoted by Callan, 376.

Chapter 3, the fields were located south of the main building during the nineteenth century. As the need to grow their own food abated and their acreage also diminished, so did the need to operate a farm. However, even as late as 1949 the school had a barn and farmyard, only it was now located to the northwest of the main building or, in other words, behind the school instead of in front of the school. A barn building was maintained on the site even though the original barn was destroyed in a fire in 1906, and the barn that took its place was also destroyed by fire in 1945. The Ladies still required a barn even though their agrarian lifestyle, for the most part, was over. Presumably, when the third barn was built, the positioning of the barn had changed to the rear of the main building because their farming activities had decreased enough to only need a barn, a chicken house, and a small barnyard. At some point after the 1940s, this barn was converted into a garage and residence though the chicken house remained throughout the 1970s.

The outbuildings of the estate house, with the exception of the ice house, were removed at some point, possibly before the 1910 Ward Atlas (Illus. 22). The milk house and the smoke house were replaced by newer buildings. In the 1890s, a large two story, stone and brick boiler house with a brick chimney stack was built. Perhaps this was the location of the old smokehouse, replacing fire with fire. Several dwelling houses were built, each mostly functioning as a "men's house for those who worked at Eden Hall."¹⁴⁶ Their locations were all in the lot directly behind the school complex.

Horticulture was still practiced on the grounds late into the twentieth century. The vineyards of glorious grapes remained on the property and, as of 1949, were still located approximately south of the main complex (Illus. 33). Along with the vineyards there were gardens which could be thought of as the descendants of the once fertile farm and kitchen garden. By 1956, it was noted that "farm life had long since been abandoned . . . but even

¹⁴⁶Taken from list of physical changes.

without vegetable gardens and farm animals, Eden Hall appeared a self-contained world."¹⁴⁷ Greenhouses were built by the year 1910 to the west of the chapel and their purpose was to provide "fresh flowers for the parlors and chapel."¹⁴⁸

As discussed in Chapter 3, the country estate had some characteristics of a formally landscaped ground. The location of the promenades and walks are difficult to trace because of a lack of documentation. No doubt, the grounds continued to be sculpted in the areas immediately around the school. The pre-1863 lithograph of Eden Hall displays a well kept front yard with shrubs along the water table of the buildings (Illus. 19). There are areas of plantings but, on the whole, the grounds are not, at this point, highly ornamented with shrubbery. The c. 1890 lithograph reveals a landscaped ground in front of the main building (Illus. 20). The trees and plantings were carefully placed creating a geometric symmetry centered around the buildings and paths.

The rear of the building is even more difficult to trace. Any remains of the country estate lawn or gardens were covered by the additions to the school building. A stereograph shows that the front yard of the chapel was planted with many small trees with a dirt path leading through (Illus. 34). This space was fenced in with stone pillars marking the gate. In addition to the trees, there were statues placed in the yard. Specifically, a statue of St. Joseph was located "outside the chapel door."¹⁴⁹ The only other notation of the rear area is as follows; "in the early days one could look through the main hallway of the central building, from one lovely vista of park and garden to another, and then across a flower-grown meadow to the woods."¹⁵⁰ This notation indicates that the rear area had lawn space and gardens reinforcing the assertion from Chapter 3 that speculated that a kitchen garden

¹⁴⁷V. V. Harrison, Changing Habits (New York: Doubleday, 1988), 16.

¹⁴⁸*Ibid.*, 16. Date of the establishment of the greenhouses based upon their depiction in the 1910 Ward Atlas.

¹⁴⁹Agnes Repplier, In Our Convent Days, 2nd edition (New York: AMS Press, 1905), 164.

¹⁵⁰Callan, 382.

was located behind the mansion house. Then, before reaching the woods, there was a meadow.

The existing allée leading from the front door of the mansion towards the river was planted at some point in the late nineteenth century. The 1877 Ward Atlas does not indicate this path as existing but it is found on the 1910 map. The pre-1863 lithograph of Eden Hall shows a path leading from the front door but it is not planted. Obviously, this front walk was formalized and extended and became important enough to add to the Ward Atlases. The c. 1890 lithograph of Eden Hall illustrates the beginning of a planting plan around this road.

Also leading from the front door was a promenade leading to the train station. The 1877 Ward Atlas provides an early representation of this walk. As this path crossed the fields and groves of Eden Hall it, no doubt, provided a gorgeous view of the countryside and the Delaware River. This walk was later nick-named 'Mac Walk' because by 1956, at the date of publication of one source, it was lined with macadam.¹⁵¹ This path was certainly lined with trees to provide a comfortable shady walk to the train station.

The existing side allée or the driveway running west to east across the property was established at an early date. This 10 foot wide drive bisected the property from Convent Lane on the west side of the property to Torresdale Avenue on the east side running past the mansion house. At this time, however, the eastern portion of the drive just beyond the mansion was outside of the borders of the property. This drive was eventually pared down when Grant Avenue was legalized between 1895 and 1901. The allée, most likely, was planted between an early date of this time period to a late date of the 1920s (Illus. 35). The trees along this drive are mature Norway spruces, pin oaks, and Norway maples.¹⁵²

¹⁵¹Harrison, 17. Also reflected by Dora Horchler, a former French teacher at Eden Hall in an unpublished MS in Eden Hall History File, Fairmount Park Historic Preservation Office.

¹⁵²Eden Hall Master Plan, 1981 developed for Fairmount Park Commission City of Philadelphia by Asplundh Environmental Services, Fairmount Park Commission Archives, Eden Hall History File, 11.

Portions of the eastern land between Grant Avenue and Eden Hall became Eden Hall property between 1901 and 1922 and their ownership of the drive became complete. Still associated with this allée is a stone wall and entrance gate (Illus. 36). The brownstone pillars bear the name Eden Hall and mark what was the main entrance to the campus.

The back road to the Bristol Pike, as was mentioned in Chapter 3, continued to be used. This path led through the wood lot over a creek, past the lake, and up to the road. An allée of trees of an unknown date currently marks the path leading to the wood lot. Starting near the school, the allée leads up to the wood's edge and on to a rough dirt trail.

Very quickly, as one enters the woods, a large stone grotto type shrine comes into view. As the dirt path crosses a nearly dry creek, it slowly opens into a clearing with the structure in the center (Illus. 37). The 10 foot wide, 7 foot deep, random coursed, rubble stone shrine rises about 15 feet above the ground. The abandoned shrine is a concave semi-circle with three niches for statues, one centered near the peak, the other two spaced below. At the base of the grotto is a stone marked with the date 1916. The shrine appears to have been hand made with local stone and a cement mortar. This structure represents a remaining aspect of the landscaping done by the Ladies of the Sacred Heart. A shrine located in this natural scene, in the woods with a small creek gurgling past, represents an attempt to integrate the reflectiveness of religion with nature.

Previous to entering the woods, just off the path was a cemetery. Based upon primary sources, this cemetery was installed after 1877 and before 1893.¹⁵³ "I add to this communication, that, in walking through the grounds of Eden Hall, I noticed a sweet and quiet cemetery, where the sisters who had patiently borne Christ's Cross in life rested with its blessed mark over their graves to throw the sacred shadow of benediction with every

¹⁵³The 1877 Ward Atlas does not indicate the location of the cemetery but the 1910 map does. The 1893 date is based upon Hotchkin, The Bristol Pike, 1893.

rising and setting sun."¹⁵⁴ Now overgrown, the bodies having long been exhumed, the cemetery outline can be traced by the hedges which once marked the fence line and the low level plants growing in the area. Under the dirt and underbrush, a cement walk is evident. Entry to the cemetery was gained through gates at the four axes. Once surrounded by an iron fence, an occasional fence post can be found mixed in the forest growth.

Walking on an overgrown path that bisects the cemetery and leads into the wood lot soon becomes difficult. The path is quite overgrown and difficult to discern. The existence of the path is identified by an ivy and moss covered stone bridge crossing the small stream. The date of this bridge's construction is unknown, the bridge itself is hard to find it is so covered with vegetation. Presumably, this was built in the late nineteenth century at the same time as the cemetery was laid out to allow for an easy promenade through the woods.

The maps of the site indicate a small lake in the wood lot behind the property. This lake was "a tiny sheet of water with a Lilliputian island."¹⁵⁵ Boats were available so that the students could go for a row if they so desired. A major alteration to the natural landscape occurred sometime after 1910 when this lake was filled in and a new man-made lake was positioned in front of the school.

Continuing on the path beyond the lake was an area of marshland. This area is evident on the 1860 map. Young students could go on "a private search for the white violets that grew in the marshy ground beyond the lake."¹⁵⁶ The marsh was a source of additional fun. "We hardly needed the additional excitement provided by Eloise Didier's slipping into the marsh, and being fished out, a compact cake of mud."¹⁵⁷

¹⁵⁴Hotchkin, 240.

¹⁵⁵Replier, 119.

¹⁵⁶*Ibid.*, 105.

¹⁵⁷*Ibid.*, 135.

A description of the grounds can be found in Agnes Repplier's In Our Convent Days, a fictionalized account of her days at Eden Hall in between 1867 and 1869. The following is an excerpt describing a game the girls played on occasion:

Given an area of over a hundred acres, with woods and orchards, with a deep ravine choked with tangled underbrush for concealment, and with wide lawns for an open run, -- and cache cache becomes, or at least it became for us, a glorious and satisfying sport. To crouch breathless in the "poisonous valley" (there was a touch of poetry in all our nomenclature), to skirt cautiously the marshy ground of La Salette (named after the miraculous spring of Dauphine), to crawl on one's stomach behind half a mile of inadequate hedge, to make a wild dash for goal within full view of the pursuing party, -- these things supplied all the trepidation and fatigue, all the opportunities for generalship, and all the openings for dispute, that reasonable children could demand.¹⁵⁸

These features of the landscape have been commented on in the course of the report. However, written from a student's perspective, the grounds come alive with meaning. The marsh and the valley, the valley being an unidentified location at this point, had both been named by the children in romantic terms they understood. The hedges of the grounds, though they may have been beautiful and well cared for, were inadequate for hiding from the opposing team. The grounds, on the rarest of occasions in the nineteenth century, were not for pleasant walks but for a game of hide-and-seek.

The shrine in the woods mentioned earlier represents an aspect of a planned landscape. Shrines were situated throughout the campus, not just in the woods. The pre-1863 lithograph shows one such building in the foreground. This structure appears to have been a small octagonal structure with a steeple and a cross at the top. As one would expect this structure was religious in nature. In a school pamphlet an overhead photograph shows an additional pavilion farther in front of the main building. Located down the central allée was this open pavilion with classical columns. These pavilions and/or shrines not only appeared to decorate the landscape but they represented a need to provide areas of seclusion

¹⁵⁸*Ibid.*, 134-135.

and reflection where one is close to God and nature.¹⁵⁹ Possibly other statues, like the St. Joseph statue in front of the chapel, were located throughout the grounds.

The many fields and meadows of Eden Hall were transformed, over time, into sporting fields. This was a slow process because athletics were not emphasized until well into the twentieth century and not many sporting fields were actually required for the number of students at Eden Hall. As the twentieth century progressed, it was no longer sufficient to think that the girls would be pleased walking the grounds for pleasure and athletics soon took over the meadows and the farmland.

On the whole, much of Eden Hall was altered in the twentieth century to make way for the new generations of children. These changes to the landscape were noted by a student returning to Eden Hall in the early twentieth century.

In the old days the woods, where great groves of oak and chestnut sheltered winding paths, and where there was a lake with a little central island and a boat, called the children to play enchanting games. Wild flowers grew in the marshy spots beyond the lake, especially white violets, and the meadows were white with daisies, and delicate anemones grew in the glades.

Today a change has come. The old lake is gone, but another has taken its place in front of the house, and it looks like a silver mirror set in a frame of green. Other generations laugh on its banks, or row in season, or skate over its shining surface. Modern games, hockey and basketball, tennis, volley ball and badminton, keep the young students of today alert, content and eager to win trophies contested for by rival convent schools. How interested we of the former generation have been to watch the little red-clad figures of today running over the grounds where we walked in even lines or bands of three and four, or played our rondes, or maybe *Pussy Wants a Corner*.¹⁶⁰

Eden Hall was transformed from a farming, country estate of the nineteenth century to a school campus of the twentieth century. The emphasis had changed from utilizing the grounds as delightful promenades to athletic competition.

¹⁵⁹During the late nineteenth century, Elizabeth Drexel sent the Torresdale raised architect, Adrian Worthington Smith to Europe to "study and absorb the style and spirit of beautiful wayside and other shrines which only countries steeped in centuries of Catholicity can produce." Though it is not specified that Smith studied these shrines for placement at Eden Hall, Elizabeth Drexel was, of course, associated with the institution. The possibility that some shrines were designed by Smith is very high. Sister M. Dolores, *The Francis A. Drexel Family* (Cornwells Heights, PA: Sisters of the Blessed Sacrament, 1939), 313.

¹⁶⁰Callan, 382-383.

Chapter 5: City Leased then Owned, 1969-1998

The Ladies of the Sacred Heart left Eden Hall in 1969, and it was inhabited immediately. The City of Philadelphia leased the complex for use by the Board of Education. They needed a building with a large amount of office space, storage space, and meeting rooms, and Eden Hall provided all of these. Maintenance of such a huge site was always a problematic issue, the Ladies of the Sacred Heart, when they left, hired a maintenance/handyman named Charles Buford to care for the site.¹⁶¹

Torresdale, during the early 1970s was being developed into a true suburb of Philadelphia. With the improvements to the transportation system and the construction of Interstate 95, most of the land surrounding Eden Hall had been built up leaving this site as the last vestige of vacant land in the region. In 1971, plans were unveiled for an 1800 unit complex of condominiums and garden apartments. Joseph C. Fluehr organized the community and convinced the City of Philadelphia to take control of the site. In 1976, the City of Philadelphia purchased the site for \$1,800,000. The funding was received because "acquiring this land also is a protection for Poquessing Creek and protects the water shed area. Mr. McConnell [Director of the Fairmount Park Commission] said because of the Mayor's great interest in open space as an addition to the park we were able [to] obtain this land."¹⁶² In 1976, the Fairmount Park Commission began administering this 62 acre plot of prime real estate. On October 12, 1985, a ceremony marked the renaming of Eden Hall

¹⁶¹Charles Buford caused many problems for the Fairmount Park Commission. After the city purchased Eden Hall in 1976, the Commission tried to evict the Buford family and received a lot of bad press. A newspaper article incorrectly noted that "Park employee finds house is not his own, in 1969 a disabled veteran named Charles Buford took a maintenance-handyman job at Eden Hall in the northeast. Last month the Commission told the Buford's to get out of the house." (Fairmount Park Commission Minutes, October 13, 1976). All efforts failed to remove the Bufords from the property, *Licenses and Inspections* was supposed to deem the building they lived in as uninhabitable but each year, in the minutes, there is a continuing saga of the Bufords living on the site.

¹⁶²Minutes, June 9, 1976.

to Joseph C. Fluehr Memorial Park at the request of the community in honor of Joseph Fluehr who had lobbied so diligently for the park space.¹⁶³

With the grounds and complex saved from developers, the buildings suffered from new problems. "There is a vacant cottage on the newly acquired Eden Hall property and it has already been vandalized."¹⁶⁴ Vandals and arson ravaged the many buildings and costs escalated too quickly for the Fairmount Park Commission and the Board of Education to overcome. The Board of Education remained on the site throughout the 1970s but, in 1979, they left the complex.

On January 31, 1979, a major fire destroyed much of the complex. Park Historian, John McIlhenny, reported that "the interior and roof have been extensively damaged or destroyed by the fire and outside of minor items such as tools, nothing is salvageable. I am certain the intense heat caused structural damage to the stone walls making it impossible to reconstruct the building even if the Park wanted to."¹⁶⁵ This fire destroyed much of the interior of the complex and many of the outbuildings suffered from damage as well. In 1981, after a master planning study for the park was finished, the decision was made to tear down the complex.¹⁶⁶ "That the main building except the chapel together with the adjacent outbuildings be razed."¹⁶⁷

¹⁶³There was some opposition to the name of the park being changed however Bill 452 to create Joseph C. Fluehr Memorial Park was passed unanimously by the City Council. Tom Infield, "Petition opposes plan to rename Eden Hall park," *Philadelphia Inquirer*, Friday, April 5, 1985, 6-B S.

¹⁶⁴Minutes, October 13, 1976.

¹⁶⁵Memorandum, John C. McIlhenny, Park Historian to Thomas L. Kline, Park Engineer, Report of Fire Damage - Eden Hall Building, February 2, 1979, Fairmount Park Commission Archives, Eden Hall Maintenance File.

¹⁶⁶Eden Hall Master Plan, 1981 developed for Fairmount Park Commission City of Philadelphia by Asplundh Environmental Services, Fairmount Park Commission Archives, Eden Hall History File. The suggestion was made that "the main building be demolished, since it would be financially prohibitive to restore and expensive to operate, and it has no significant historical or future functional use." (17)

Park Historian John McIlhenny, in his "Eden Hall Complex - Historical Preservation Analysis," July 9, 1980 (Fairmount Park Commission Archives, Eden Hall History File), concluded that the Eden Hall complex would not receive federal recognition because it was a religious property that does not have any architectural or artistic distinction or historical importance. McIlhenny then acknowledged that though the main complex could not be saved, there were aspects of architectural details "that make them somewhat unique and deserving of preservation." McIlhenny proposed a scenario of restoration for the mansion house, the chapel and the connecting wing between the two. Unfortunately, all that was saved of the main

The Fairmount Park Commission realized that, in order to maintain the remaining structures, they needed to find an organization to lease the chapel. A discussion was begun over the legalities of leasing the chapel to a religious organization; would this be too much of an intermingling of Church and State? The City Solicitor's office mulled over the issue and decided that "the Commission may lease the chapel to a religious organization on the condition that the city refrain in any way from contributing public funds or any maintenance, repair or utility costs of any kind while a religious organization is leasing the chapel."¹⁶⁸

On March 10, 1982, the Fairmount Park Commission approved the request to lease the chapel to the St. Mena Coptic Orthodox Church. Unfortunately, their tenancy was noted mostly by their inability to properly maintain the building. An evaluation was carried out by the Philadelphia Historic Preservation Corporation in August of 1990 which stated that "the Chapel is suffering from progressive deterioration primarily caused by lack of maintenance. The present tenant, St. Mena Coptic Orthodox Church, is clearly not capable of maintaining or repairing the building."¹⁶⁹ In their defense, Dora Horchler, a former Eden Hall French Teacher noted that "they are good, devoted people who work and sacrifice to keep the chapel in good repair."¹⁷⁰ Unfortunately, the job of maintenance was too much for the congregation especially without aid coming from the city. The lease was not renewed and the chapel was again vacant.

complex was the chapel.

A photographic survey of the buildings and structures of Eden Hall was done in the late 1970s which is a very good source of documentation. These photos are available at the Fairmount Park Commission Archives, Eden Hall Photo File.

¹⁶⁷Minutes, May 13, 1981.

¹⁶⁸Minutes, June 3, 1981.

¹⁶⁹J. Randall Cotton, Director, Historic Religious Properties Program, Philadelphia Historic Preservation Corporation to Larry Snyder, Director, The Park Houses Project, Dated August 20, 1990.

¹⁷⁰Dora Horchler, Eden Hall, May, 1987, Fairmount Park Commission Archives, Eden Hall History File.

In 1990, a group named the *Friends of Fluehr Park at Eden Hall* was formed.

Their mission statement is as follows:

to restore, maintain and preserve the natural and physical properties of Fluehr Park, especially the Chapel and outbuildings; to provide a clean, safe environment in which the residents of the surrounding communities can enjoy the beauty of the park; and to publicize the historical background of the grounds and buildings.¹⁷¹

The Friends group, who in their mission statement proclaim the need for and take responsibility for the maintenance and preservation of the park and structures, signed the lease for the chapel in 1991. This was a good sign for the park because concerned individuals were getting involved. The Friends group could raise money and they could petition for financial assistance for maintenance from the city and the Fairmount Park Commission because they were not a religious organization. In 1997, the Friends boasted a membership of over 250 families and this group has diligently worked to maintain the grounds, the chapel, and outbuildings by picking up trash, repairing gutters, fixing doors, and trying to increase security to prevent vandalism. The success of their work and fundraising indicates a level of community support for the park and makes future grants and city funds easier to acquire. Unfortunately, it has been an uphill battle for the group and the Fairmount Park Commission; the chapel has been neglected for too many years, too many new problems keep appearing, and the money is difficult to come by.

¹⁷¹Friends of Fluehr Park at Eden Hall, 1997, Annual Festival in the Park advertisement book.

BUILT ENVIRONMENT

As noted earlier in the chapter, the majority of the buildings were removed from the property beginning in 1981. Still located on the site are the chapel, the icehouse, the stone grotto/shrine in the woods, the entrance gates, and a new building for the storage of park maintenance equipment.

Many of the meadows have been converted into athletic fields and baseball diamonds, not a far cry from the athletic use they were subjected to during the later years of the Sacred Heart ownership. This conversion took a little bit of time because, at first, the Fairmount Park Commission did "not have the capital funds for improvements in the way of ballfields, picnic areas and other forms of recreational facilities."¹⁷² Slowly, fields have been converted on the site until the present time which sees it heavily utilized as athletic fields.

The four allées that marked the main pathways of Eden Hall still exist. Though not as cared for as they were in the past, these allées represent the planned landscape of Eden Hall. Looking around the grounds, hints of the hedges and plantings still exist. Most of these plantings are noticeable, but, with the absence of the structures and paths that once accompanied them, the plantings seem out of place. The lake is still located at the front of the property.

The chapel is in a state of deterioration. Water penetration has been a major issue. The plaster on the interior walls is failing, spalling has occurred. Because of moisture penetration, wood pieces such as the wood sills and framework are suffering from rot. Leaks in the roof have been an ongoing problem with continual failures in that system.

¹⁷²Minutes of the FPC, June 9, 1976.

Vandalism has also contributed to the deterioration of the building. "For neighborhood vandals, it's like a huge, challenging jungle gym. They have shimmied up the walls, climbed the rain spouts, knocked down the doors, broken locks and destroyed rare stained glass windows."¹⁷³ This provides a description of just a portion of the damage that has been caused by vandals. To combat this a number of measures were undertaken, all attempting to make access more difficult. Unfortunately the damage has been done; many of the stained glass windows have been destroyed or are unrepairable and some of the interior has been irreparably damaged.

To stop the damage to the windows, a grant from the Connolly Foundation was used during the summer of 1997 to remove and store the stained glass windows. With this completed, the windows now await future restoration. By the time the windows are ready to be reinstalled, there are plans to have a caretaker on the site. A caretaker would be a night-time presence on the site providing a watchful eye on the chapel.

Another problem with the chapel is above and beyond any damage due to vandalism. During the removal of the stained glass windows, a stone voussoir for a stained glass window in the vestry was discovered to be quite unstable. The chapel has been closed since June of 1997 for safety reasons until such a time that funds can be raised for its repair. In the meantime, fundraising and grants are being collected in order to pay for the stabilization of the arch, the restoration of the windows, and for the repair of many of the maintenance issues.

The other structures are all in apparently good condition. The icehouse, though there have been issues involving a leaky roof, has been maintained and the structure remains in stable condition. The stone grotto/shrine also appears to have no structural issues.

¹⁷³Ron Avery, "Saving a trashed treasure," *Philadelphia Daily News*, Tuesday, Dec. 2, 1997.

These buildings and features represent the historic past of the site and should be protected from future abuse.

Conclusion

The Fairmount Park Commission and the Friends group would like to see Fluehr Park continued to be used in all its different aspects. New picnic areas and sporting fields are being planned for the site. The Fairmount Park Commission has recognized that Fluehr Park is actively used and has plans for the manner in which the park can be utilized to best serve the community.

In regards to the chapel, the Fairmount Park Commission and the Friends group would like for it to continue to function. A caretaker is planned to be moved into the rectory which should help stop the vandalism problem. An important component for the continued existence and maintenance of the chapel is for the chapel to become an income generator, and to be able to provide money for its own maintenance. It is not possible for the Fairmount Park Commission to pay for the total maintenance of the buildings and, in order for them to survive, the money needs to come from the site.

One such possibility that is being explored is a partnership with Glen Foerd on the Delaware. The historic Torresdale house, which is located just down the street, holds many wedding receptions on their grounds as a means to generate income. The idea would be to package the two buildings together as a wedding day plan. The service would be held in the then restored chapel in the center of a large green space with the reception then being at Glen Foerd. Both sites are scenic and beautiful so the pairing has a chance at success.

The chapel could easily be used for a number of functions. Renting the building out for concerts has been at the forefront of the ideas. At the present time, plans are also being looked into for a possible concert shell near to or possibly attached to the chapel for outdoor concerts.

Any future changes to be made to Fluehr Park should only be done if they are sensitive to the historic fabric of the site. For example, altering or removing one of the allées would be a tragic loss to the historic nature of the promenades. The allées were part of a planned landscape for the school and without the proper documentation the loss would be a tragedy. A landscape historian/preservationist should be brought in to inventory not only the allées but also the plantings around the site. The locations of the plantings as well as the approximate ages of the trees and plantings would provide a better indication as to whether the trees or plantings were original to the nineteenth century or are more recent twentieth century plantings.

Utilizing the chapel for various functions is an acceptable use for the building and, though it may be harmful to the fabric of the chapel, it is necessary in order to acquire funds for the building. However, building additions to the chapel, such as the concert shell that is currently being considered, should be seriously examined. The chapel and its surroundings are all part of a historic backdrop so all plans should be considered at great length to decide whether the band shell or any other addition infringes upon the historic nature of the chapel and the site.

The educational possibilities using Fluehr Park are many: from mathematics to archaeology, grade school to graduate school. One example of this is the *Foundation for Architecture* which runs a program where young students are introduced to different subjects through the use of their local architecture. A program could be set up for discussions about math or science using the chapel, its method of construction, and the manner in which it stands. There are many possibilities and the program can be tailor made to fit the site with the assistance of the staff at the foundation.

Another option would be to open the site as a local archeological dig. Students could open up the foundations of the old school complex and learn about how professional archaeologists uncover clues about past civilizations. Professionally, an archaeological dig

could be very informative for the site. Possible sites would include the old stone barn and the backyard of the country estate of the early nineteenth century. The barn would be a good interpretive site to further explain the use of Eden Hall as a farm. Though the backyard had, no doubt, been filled in with the construction of the rear portions of the school complex, evidence as to the locations of the other outbuildings and perhaps the privies, gardens, and trash pits could be found.

From a purely interpretive standpoint, an outdoor placard system could be set up at various locations to provide short descriptions or explanations of the land or the buildings that once were on the land. For example, a placard located on the empty field next to the chapel could have a short description of the school and the lithograph of Eden Hall on it. Circling the chapel on the lithograph would allow the viewer to make some sense as to the nature of the field and why it is there. Placards could be set up at the icehouse, the chapel, the grotto/shrine, the lake, the location of the old barn and then the greenhouses, where the farm fields were located, the cemetery and many other sites to further explain how the grounds functioned as a country estate and how they functioned as a religious school campus.

As was noted, there are a number of options available for the site. For this reason, I would like this report to make the history and evolution of the park available for the process of decision making by the Fairmount Park Commission as well as the Friends of Fluehr Park, and for the use of and the education of the public as to the rich history locked into their park. If any changes are to be made to Fluehr Park, they now can be seriously considered, keeping the historic nature of the site in mind. Fluehr Park provides an interesting site where the grounds have evolved over time but many of the old buildings have been lost. However, because the walks and promenades and some of the plantings still survive, even though the majority of the structures are gone, the site and the remaining structures can still be used to learn about and to explain the story of the old Delaware

riverscape, the country estate and farm, the religious school, and the evolution of a Fairmount Park site.

APPENDIX A

1798 Direct Tax for Lower Dublin Township
Hand copied notes pertaining to the Peterson family.
Entries for the future John Barry Estate are highlighted.

#	1798 #	Name of occupant	Name of owner	Situation	Dwng. since #	ing. #	Rate	Chain of Exemp	Exemption	Subs. indicated	Value	Value
327	1077	Henr. Peterson	Same	On Delawar Barry Lane by the name of the name of John Peterson John Peterson	40x36 16x40 8x10 10x18	2 1 1 1	100 100 100 100	Time 100 100 100	1 1 1 1	1 1 1 1	3000 2000	3000
328	1651	Amos Shaw	D. Peterson	On Delawar Young Van Ball	32x17	1	100	Time	1	30	400	400
330	2165	Derick Peterson	Same	On Bristol Pena Janney The Newland Cherry Hill of this	A 2 story front 50x36 with with a A stone front	1	100	Time Time Time Time	1	30	4000 60 100	4160
341	2168	Henry Peterson	Same	On Delawar know of the name take house John J. Galpin	Same 50x36 with front	1	100	Time Time Time Time	1	30	40 4230	4270
341	1771	Amos Shaw	D. Peterson	On Delawar Young Van Ball	32x17	1	100	Time	1	30	50 4160	4210
416	16	Amos Shaw	Derick Peterson	On Delawar Young Van Ball	32x17	1	100	Time	1	30	1000 1000 1000	1000

# on file	# of file	Name of occupant	Name of owner	Situation	Dimes	#	Windows	# of light	# of stairs	Light	# of stairs	Class of escape	Exemption			Substantiated			Value
													Out time	ACRS	Ref	Sp. Fee	Cost	ACRS	
358	10	Henry Peterson	same	on Del. River near bridge near old Baker house J. G. Simpson	40x36 16x40 8x10 10x18	2	12	159	4	Stone	Sub Lands	1						In good repair 2,000 Dollars	
365	17	Amos Shaw	D. Peterson	on Del. joining Van Ball	12x12	2	Parrack	Stalls					1						
373	21	Derrick Peterson	same	on Del. River Delaware river Van Ball Church G. G. Simpson	50x36 Octagon	2	houses	finished 1 Oct 1918										Among great houses Baker Fire Oct 1919, cost at least 6,000 dollars and also a new stone barn and 1200 house - Milk house + 5 other house	
375	26	Henry Peterson	same	on Del. River near bridge of the Baker house Henry Simpson J. G. Simpson	38x18	2	Stalls												

APPENDIX B

Insurance Surveys:

1799 Derrick Peterson Dwelling House

1834 John Myers Dwelling House

1834 John Myers Horse Barn

1799 Derrick Peterson Dwelling House

A Survey of a new two story Dwelling house situate in the Township of Lower Dublin and near what is called the Bake House near ten miles from this City belonging to Derrick Peterson Dimensions 52 by 36 with a small Octagon of about 6 feet. The Lower story, Mantles, Closets, washboards, [surbase] and windows cased two Rooms and the Hall hath single cornice and one room wainscoted in the recipes under the windows, second story mantles surbase, washboards, and windows cased Garrets plastered, and Trap doors two flights of Open newel stairs with a Mahogany Ramp't handrail and a twist below Kitchen in the cellar with a large hearth, one other room below finished, with Mantle, surbase, washboards, and windows Cased, a Piazza, extending 10 feet to the south of the house Large Glass

£1000---

March 1799

An extra charge for surveying 11/3

67/6 to be divided by two imaginary lines so as to make three equal parts of the front

{Convent Lane, Torresdale later Eden Hall

Ma 2058, 940-94?}

1834 John Myers Dwelling House

Top line is unreadable -poor xerox

[survey of John Myers ? story ? ? ? ?]

situates in his farm in Lower Dublin Township Phila County about ten miles from the city between the Frankford & Bristol turnpike road and the River Delaware. Dimensions 36 feet by 52 feet with a bow of about 6 feet to one room at the southerly end. First story in 4 rooms. neat mantles, surbase, washbds & windows cased, window jambs pannelled marble to 3 Chimnies. Stucco Cornice in 2 rooms, across the bow is a neat elliptic arch. Reeded pilasters. Hall or Entry. 1 neat arcade with Reeded pilasters, surbases, washbds, & Stucco Cornice, and square head front doors. pannel'd Jambs, neat flat top pediments, open pilasters, fancy transom sashes over the doors. Second Story, in 5 Rooms. 4 neat mantles, surbase, washbds, closets & windows cased, window Jambs pannel'd. In one Room is a small flight of strait stairs, connecting with the main stairs. Garret in 5 Rooms, washbds, Closets, windows Cased & plaister'd. Trap door, 2 Electric Conductors, 6 squarehead dormer windows, 12 lights each, glass 10x12 inches. Copper gutters & conductors, wood cornice. In the Southwesterly corner are two flights open newel Mahogany Manipt handrail stairs, with a scroll, neat fancy brackets, turnd ballusters, painted half rails & pilasters. Basement story in 5 parts, one a kitchen, plain mantle, dresser, washbds, Closet & windows Cased. One with neat mantle, washbd's, Closets & window Cased. 2 As pantry & Store Rooms, shelv'd washbd's & windows cased. All plaister'd, floors 5/4 narrow heart pine bd. Other part a Cellar as Common Earth floor, Common winding stairs. 2 Floors 5/4 narrow heart, other floor heart pine bds. Glass 156

lights 12x18, 180 do 12x16 & 176 do 9x11 inches, stone, Brick, stud & board partitions. All the windows in the basement story have 5/4 paneled shutters lined. All the windows in the first & second stories & gable ends of garret have plank venetian shutters. Along the whole Eastern front is a neat open piazza on 6 turned columns, Shingled Roof, Tin gutter, plaster'd ceiling, floor 5/4 narrow hrt pine bd, And over the Western door, is a neat open portico or piazza, on 2 turn'd Columns Shingled Roof. hipped 2 Corners, plaistrd Ceiling floor 5/4 narrow heart pine bd. a flight of steps to eastern piazza, On the first floor in the entry is a coal stove. (Motts) the pipes passing through double Tin Cylinders. Rims perforated. Through the floors & ceilings into the garret & thence into Chimnies. All secure. No buildings near.

\$ 1834

Philip Sutter

{Eden Hall Convent Lane, Torresdale Ma 5280}

1834 John Myers Horse Barn

Survey of John Myers's Horse Barn, [Situates] on his Farm, in Lower Dublin Township, Phila County about 10 miles from the city between the Frankford & Bristol turnpike Road & the River Delaware about 200 feet southwesterly of the mansion house Eden Hall. Dimensions 35 feet by 55 feet, and about 25 feet high in two stories - First Story, in 3 parts, One a carriage Room, plaister'd, floor tough heart pine plank. Other 2 parts as stabling with 13 plain strong stalls with [?] & large hay mangers, no racks. Not plaisterd, Earth Floor, an Entry or fodder gang between. 1 flight rough strait stairs. Second or upper story, in 3 parts, one a threshing floor, 2 inch Oak plank other 2 parts are Mows for hay, Grain straw & floors tough white pine groov'd, strong internal framing across as is usual in barns for support of roof. Electric conductors strong stud partitions in first story. At the Southerly end is a frame Overshoot of 10 feet 6 in by 55 feet about 10 feet high connected with the roof of the barn & communicating with the threshing floor and used as Granary, strawhouse [&] boarding planed & groov'd, Lower part opens front rests on Brick piers. At the Northerly end on each side of Barn door are 2 frame corn cribs each 4 feet by 20 feet finished as corn cribs usually are, roofs connected with barn Roof. Northeasterly 15 feet off a rough open wagon shed. No other Buildings near \$1000.

1834

Philip Lusters

{Eden Hall, Lower Dublin Township MA 5281}

APPENDIX C
1833 Orphan's Court of Philadelphia
Notice of Sale

Pursuant to an Order of the Orphan's Court, in the County of Philadelphia.

Will be Sold at Public Sale, On Saturday, the 1st of June, 1833, AT 2 O'CLOCK, P. M. To the highest bidder, without reserve, on the premises, all that Valuable and highly Improved **Farm, or Country Seat**, Called **Eden Hill**, the late Residence of **JOHN BARRY**, Deceased; Containing 106 Acres, be the same more or less, bounded on part by the River Delaware, and on the Bristol Road, about one mile and a half above Holmesburgh. The situation is high and healthy, and commands an extensive and beautiful view of the River. There is on the premises an elegant large Stone Mansion House, with Piazza in front and rear, and a Pump of good Water near the door; an elegant Stone Barn, having Coach and Wagon House, and Granaries under the same roof, together with a Milk house, Smoke and Ice house, and a pump of good Water near the Barn. There is in front of the Mansion, a small tenement on the Banks of the Delaware. The Orchard consists of different kinds of Grafted Fruit Trees. There are about 15 Acres of good Woodland, the whole of the remainder is in a high state of cultivation. Terms of Payment will be made known at the time of Sale.

Rob't. Andrew, C.O.C.

Louisa Barry, Guardian

C.A. Elliott, Printer, Corner Of Third & Chestnut Street Philadelphia

APPENDIX D

Insurance Surveys for Eden Hall:

October 1, 1884; April 30 1888;
March 23, 1892; June 25, 1894

Survey of the property situated on a farm known as Eden Hall in Lower Dublin Township, Philadelphia County near Torresdale Station, Pennsylvania Rail Road.

Bring four, three, two & one story stone buildings occupied as a Convent and school. See Plan. No. 1 A four story stone & brick rough cast building with Mansard roof, slate sides, Tin top & gutter, large wood cornice with octagon cornices. Niche in wall with statue in front. Open Porch in front, tin roof, large wood cornice & brackets, eight wood posts 2 ft in diameter, moulded cap, stone base, ceiling plastered, floor yellow pine, steps to yards, large cased wall plate, iron railing on top. Open Porch in recess on rear, finished same as in front with two posts, Under part of porches, enclosed with sash and lattice work, brick floor.

Basement. Divided into Four rooms & Cellar. Entries. Large cooking range, circulating boilers, three iron sinks, hot & cold water, large dresser with drawers and closets, sash doors to yard with 9 lights of glass 10 by 15 wire guards, three 12 light windows glass 10 by 12, three light ditto 12 by 16 double hung & panel shutters, walls in one room lined with planed & grooved boards 3 f high, moulded cap, seven closets with shelves, Pantry finished with shelves and drawers, plain winding stairs to first story, turned balustrade, rail & newel, two brick & one galvanized iron heaters, two wood mantles, Large brick bake oven and one room finished as Bakery. Cellar, with brick pavement, sash frames with wire to windows. Walls & ceilings all plastered. Doors finished with mouldings windows with Beads, moulded skirting, 6/4 panel doors mortice lock,

First story. divided into Six rooms, Large hall & stairway, six marble mantle, stucco cornice, [plane backs], surbase and skirting. Doors and Windows finished with Large pilasters & Pediment heads, thirteen 12 light windows glass 12 by 18, three 8 light ditto 12 by 18, double hung & panel shutters, four large bookcases with folding sash doors at top and panel doors at bottom, nine closets, 2 1/2 four panel doors, mortice locks, 2 1/2 panel folding outside doors and one set of ditto across hall with side lights and transom sash, wash stand mantle [---], two china bowls & water. Pantry finished with shelves, plain winding stairs to third story, two doorways with folding sash doors, Each with 2 lights of glass 16 by 28. Continued rail stairs to fourth story, yellow pine steps, turned balustrade, mahogany rail, two twin windows each folding 2 light sash glass 10 by 14 hung on hinges, inside shutters.

Second Story, divided into Six rooms, Hall & entry, panel backs, surbase and skirting. Doors & Windows finished with pilasters & pedimented heads, stucco cornice, seventeen 12 light windows glass 12 by 16, two 8 light windows glass 12 by 16, double hung and shutters, six closets with shelves, seven small rooms divided off by planed & grooved board partitions 7 f 6' high, each containing wood wash tub, lined with zinc, hot & cold water, three wood mantles, one large closet finished with shelves.

Third Story. divided into six rooms, Hall & entry, three 2 light windows glass 24 by 32, top sash gothic, seventeen 4 light windows glass 18 by 32, double hung, upper sash gothic. One room finished in all sides with closets shelves and drawers with 5/4 panel doors, two wood mantles, moulded skirting. Doors and windows finished with mouldings. 8/4 panel doors, mortice locks. Large [-----] tank with connecting pipes &c. to basement story, Lead lining under Ventilating sash in walls of four large closets. Folding doors from one room & entry. Four small rooms divided off by planed & grooved board partitions 7 f high, each containing wood wash tub lined with zinc hot & cold water, shutters inside to windows.

Fourth Story, divided into Six rooms Hall & entry. Fourteen 4 light fancy dormer windows glass 16 by 22 upper sash gothic, double hung &c inside shutters, moulded skirting. Doors finished with mouldings, windows with Beads. Two rooms finished on each side with closets drawers and shelves, paneled doors, ten closets, tank and pipe as in third story. 7/4 panel doors, mortice locks, Elevator enclosed and finished as usual extending to Basement story. Iron fire escape on the outside extending to yard. Outside of walls rough cash, hoods covered with slate at fourth story windows, trapdoor [slate leading to ditto]

No. 2. A three story brown stone painted [with] Mansard roof, slate sides. Tin top & gutter, large wood cornice and brackets. Ventilating galvanized iron pipes extending above roof.

Basement Story. Divided into One Large & Two small rooms, walls lined with planed and grooved boards 4f high, moulded cap, 8/4 sash glass 10 by 12. Large dresser with closets and drawers large iron sink divided into three parts, 12 light twin windows glass 15 by 18, double hung. Doors & Windows finished with Pilasters & Sands, five closets, straight stairs to first story, ash steps, [] walnut rail one side and wall, 7/4 panel door, mortice locks.

No. 2 First story, divided into One room, stairwell and Entry. five closets with panel doors. Ten 8 light windows glass 15 by 22, double hung and inside shutters, stucco cornice. Doors & Windows finished with Pilasters & Sands moulded skirting, 8/[4?] folding and single panel doors, mortice locks, continued rail stair to third story, ash steps turned walnut balustrade, rail & newel.

Second story, divided into One room, Entry & stairway. Ten 8 light Twin windows glass 15 by 17 double hung & inside shutters, walls lined with planed & grooved boards 4f high, moulded cap two closets 8/4 sash & panel doors, mortice locks, moulded skirting in Entry stucco cornice. Doors & Windows finished with Pilasters & Sands. Room divided into two rooms by planed & grooved board partitions.

Third Story, divided into One room, Entry and Stairway. Twelve Twin gothic fancy dormer windows 4 lights of glass 11 by 17 double hung and inside shutters. Two large closets with folding door moulded skirting. Doors finished with Architraves. Windows with beads, iron registers in ceiling for ventilation.

No. 3 A Two story brown stone pointed wing [?] roof covered with slate in a fancy manner tin gutter ends of rafters oge, fancy octagon V[?] on top of roof in center. Eight small 2 light sash at base and gothic head openings at top fancy pinnacles at each corner with fancy scroll work oge shaped roof covered with tin, fancy octagon peak at top iron cresting at top of roof.

Basement story. Eight small class rooms divided off by planed & grooved board partitions, pine doors, each with 2 light sash glass 10 by 34 transom sash hung on pivots, seven closets, Twelve Twin windows, each with two 2 light sash glass 12 by 14 hung on hinges. 1 3/8 four panel doors, mortice locks, moulded skirting. Doors finished with Architraves. Windows with beads, girded in center under first story force, iron posts.

First Story, divided into six rooms Entry & Stair Hall in center, six Windows Each with 2 light sash glass 12 by 18, five windows Each with 2 light sash glass 12 by 16, hung on hinges inside shutters moulded skirting. Doors & Windows finished with Pilasters. Large Gothic head [cross] lined outside doors. Two large bookcases with folding sash doors at top and panel doors at bottom.

Second Story, divided into One large room & hall, fourteen gothic head windows, Each with 2 light folding sash glass 12 by 18 hung on hinges, inside shutters. Eight principle rafters, planed beaded & chamfered edges all framed & bolted together gothic inside with center post and scrolls at each side of wall [?] ceiling planed & grooved boards to jack rafters with moulded pieces with dentils at top of walls. Two gothic head doorways into Chapel, two large closets, five wall closets, 8/4 four panel doors mortice locks iron registers for ventilating.

No. 4 A one story brown stone pointed Chapel peaked roof covered with slate arranged in a fancy manner, iron cresting at top, Large [?] at one end, stone belfry at one end, with [?] fancy scroll work under eave on each side, tin gutter

Basement story. Eight twin windows, Each with two 2 light folding sash glass 12 by 14, hung on hinges, inside shutters, walls lined with planed & grooved boards 4 f high moulded cap seat [?] each side of wall, six closets with folding door Entry & stairway divided off, continued rail stair to first story yellow pine steps, square balustrade moulded rail & newel, & plain winding stairs to the first story, yellow pine steps. Doors and Windows finished with Architraves.

First Story. Ten windows, gothic heads, all with fancy stained glass, lead muntons, part of the sash hung in [pivot?], six principal rafters, framed & bolted together, planed, chamfered & beaded with scroll work & [dentils] roof boards planed & grooved, moulded pieces on face forming panels, cross panels, cross pieces at top and all finished in a very fancy manner. Two large gothic head windows at each end with stained glass, lead muntons, wood posts & fancy scroll gothic frame. Large platforms with steps extending across building with fancy gothic railing in front. Three platforms with steps, walls rough hard plastered twenty four pews 7 f long, ash seats, backs & ends fancy gothic carved with ornament on top, circular [slats] with seats in each of ditto, hung on hinges with scroll ends on sides of wall. Gallery at one end,

gothic front, under path enclosed by gothic sash, hung on hinges with panel work at the bottom. Large cross lined gothic head doors to the yard and wing, platform 4 F wide at each side of wall, walls lined with planed & grooved board to window sills, inside shutters, fancy tile floor. All of building finished in gothic manner.

No. 5 A two & half story brown stone pointed dwelling. peaked roof covered with slate in a fancy manner, tin gutters, iron cresting.

Basement, two windows, three lights folding sash glass 12 by 16. hung on hinges, iron bars, two closets, walls lined with planed & grooved boards ceiling plastered, straight stairs to first story, cap pine steps Doors finished with Moulding.

First Story divided into One room & Entry four 3 light gothic head windows glass 26 by 21 And one 3 light ditto 20 by 21 double hung & inside shutters. Doors & Windows finished with Architraves, moulded skirting Continued rail stairs, yellow pine steps, turned balustrade & walnut rail to second story.

Second Story, divided into three rooms & Entry, two 3 light gothic head windows glass 21 by 18 four 2 light gothic head windows glass 26 by 18 double hung & inside shutters wood bath tub lined with polished copper, hot & cold water, one closet. Doors & Windows finished with Architraves [plain?] winding stairs to garret moulded skirting.

Garret in half story. Two windows in End of Each with two 6 light folding sash glass 8 by 12 hung in hinges fancy wood scroll work outside Windows finished with Architraves moulded skirting Large stone cross at peak. A brownstone passageway connecting this building with the Chapel with Twin windows in sides of ditto stained & figured glass double hung peaked roof covered with slate and finished as Chapel (this part not finished Oct. 1, 1884)

All of the buildings are in good repair and heated by steam. (L.V. Woods steam heater) with all the necessary pipes radiators &c. Ventilating flues pipes and registers, yellow pine floors, inside of walls stripped. Coal bins, Water closets finished in the best manner. Confession boxes in chapel as usual.

Alfred Ogden
Surveyor
Oct. 1, 1884

The following Allevations have been made April 3, 1888

A three story and Basement brown dressed and pointed stone building erected, see plan, communicating with No. 2 in each story. Hipped and Angled roof covered with slate, tin gutter, galvanized iron cornice, yellow pine floors, Gas, water and steam pipes when required, walls stripped, lighting rod, stone pediment at each peak, large cross on top ditto stone sills, head cases and ornamental gothic work at third story.

Basement story, divided into two rooms and Entry, nine 4 light windows glass 14 by 18 double hung inside shutters and straight iron gates outside, a girder under center of first story face with iron posts extending depth of building, four large closets and four small ditto with folding doors and two large with single doors and two small closets with single doors all with shelves, pin rails and hooks, panel doors, two water closets, two bath tubs with polished copper hot & cold water reservoirs &c. divided off by planed and grooved board partition 7 f 6' high, panel doors, galvanized iron stop sink. Doors & Windows finished with [5/?] Pilasters moulded skirting two 2 light windows glass 18 by 20 double hung & inside shutters. One room with cement floor. L.V. Wood Patent steam heater with all the necessary pipes for heating each story, large galvanized iron boiler and stove for heating water for bath tubs, walls & ceilings plastered.

First story. divided into Eight rooms & Entry, wash stand two water closets with reservoir &c. divided off by planed & grooved board partitions with panel door, twelve twin windows lower sash glass 30 by 45 top sash glass 14 by 45 top of each glass gothic with glass in center between double hung and inside shutters. 7/4 folding and single panel doors, mortice locks transom sash hung on pivots. Doors & Windows finished with 5 Pilasters & Blocks in corners, picture frame and chair board mouldings at wall, two 2 light windows glass 18 by 30 double hung. Second Story, divided into three rooms and Entry, wash stand & water closet as in first story, two 2 light windows glass 18 by 50, twelve windows lower

sash [] light of glass 28 by 32, top sash center glass 14 by 21 and 6 side lights two twin windows, lower sash glass 21 by 32, top sash 2 lights 10 by 21 & four by 10 all double hung and inside shutters. Doors & Windows finished with 5 Pilasters & Blocks, cut & moulded skirting, picture frame and chair board mouldings at wall, 7/4 flowing and single panel doors mortice lock transom sash hung on pivots.

Third Story, four principal rafters as plan all 6 by 10 white pine framed and bolted together in the best manner planed chamfered and beaded below the plaster, purloins and cap over wall plate finished to correspond with beads, chamfers and mouldings, principal rafters at each angled hip at each end, framed and bolted as usual and forming angles to the rafters, two small rooms divided off by planed & grooved board partition and stud partition plastered on outside, Each containing iron bath tub, hot & cold water, water closet, reservoir, &c. stop sink & water, panel doors, cap of white pine. Doors & Windows finished with 5 Pilasters, moulded skirting, 7/4 single and folding panel doors, mortice locks, two 4 light Twin dormer windows glass 9 by 17, four 4 light gothic sash dormer windows glass 10 by 38, double hung & inside shutters, four windows as plan in slant roof, two bottom sash hung in pivots, Hood at each window, side and top covered with slate, gothic work with brackets and parts in front, walls and ceiling plastered to the rafters, flat in center at top, two large ventilating iron registers in top with flues and ventilating pipe. All of building finished in the best manner [] as to materials and work.

An Porch at side of No. 2 as plan, ceiling and side to window sills planed & grooved boards, double Eighteen 2 light windows glass 22 by 38, one 2 light ditto 7 by 38, five windows bottom sash 2 lights of glass 24 by 50 top sash glass same size with gothic head to each double hung, yellow pine floor, 8/4 folding panel doors with large gothic head transom sash, steps to yard with square balustrade rail & posts each side, Slanting roof covered with slate, tin gutters, projecting cornice, ends of rafters oge, hoods at folding doors and gothic head windows with slate sides, top &c. fancy moulded brackets each side, galvanized iron conductors, all finished in fancy manner outside.

A stone Chancel erected as plan, iron Tomb of Drexels, slate roof, galvanized iron ribs & cresting.

Inside all of stone, walls, ceiling, floor, [], Chancel &c. carved, moulded, and finished with stone frame gothic head, iron sash with stained & figured glass lead mullions.

Alfred Ogden
"Survey of
April 30, 1888

The first story of building described in the survey made 1888 now as follows., divided into Eleven Music rooms, Library, Water Closets & Entry, thirteen windows lower sash one light of glass 30 by 46', top sash 14 by 45, two lights with gothic head & scrolls. Two Trim ditto glass same size & finish, two sash top & bottom, all double hung and inside shutters. One large closet at one end of entry. 7/4 folding & single panel doors, Each with [5?] lights & glass 4 by 24 mortice locks transom sash hung on pivots with rod. Doors & Windows finished with Pilasters & Blocks in corners, picture rod mouldings sash & moulded skirting, moulded chair board, one window between two rooms in partition same as outside windows, no shutters, walls in Entry lined with planed & grooved boards 4 f 8' high, moulded cap, folding doors to two rooms & from two rooms to entry, two 2 light windows glass 18 by 50 double hung, Toilet room finished as before described.

A brown stone dressed & pointed addition as plan erected in front of chapel to be included in ditto, finished in a very fancy manner with stucco mouldings, brackets, arches & circles for chancel, sides ceiling, etc. all elaborate finished. [?] etc. all as usual, Eleven Gothic head windows all finished. in a very Elaborate manner with stained & figured glass lead mouldings, slate roof octagon & square end, fancy copper cornice & brownstone scroll work, fancy cross on top of peak & ornament.

Basement walls & ceiling plastered, floors and finishes with windows etc. as before described.

Alfred Ogden
"Surveyor.
March 23, 1892

The following Alterations have been made.

Building marked No. 3 in plan now as follows. A three story brown story pointed building. Hipped and Angled roof covered with slate. Galvanized iron corners, cone and moulded cornice. Two stone pediments with stone raking cornice and ornament at top, window in each with fancy leaded glass. Two hipped & angled pediments at other side, sides covered with slate, two windows (one in Each) with venetian slats, these opening into Loft, yellow pine floors, walls stripped. First story & Basement rough hard finished in best manner with girders, trimmers, iron posts, roof framed & bolted together.

First story divided into One Large room, two small rooms and 14 f wide Hall at one side. Walls lined with planed & grooved boards 4 f high, moulded cap, five windows lower sash one light of glass 2 f 8 by 3 f 6 top sash two gothic head glass 15 by 3 f 5, Eleven 2 light gothic head gothic head windows glass 2 f 10 by 2 f 8 double hung, inside shutters fixed to slide in three parts. 8/4 panel doors to porch, two set of 8/4 folding outside doors, each with 2 lights of ground glass 16 by 28 to No. 1. One small room divided off Large room at one end by four 2 3/4 panel doors fixed to slide. 6/4 panel doors from rooms to Hall. Two rows of closets 22' deep 2 f wide, 7 f high, each with five closets at top & bottom. Open newel stairs in Hall to third story, 4 f going oak steps, risers, fancy balustrade, heavy moulded rail & fancy posts side of wall lined with planed & grooved boards 3 f high above base moulded cap, straight stairs to basement, oak steps, risers, & moulded rail one side, sides lined with planed & grooved boards, 3 f high. 8/4 sash door to yard, one light of glass 2 f by 2 f 4'. Doors & Windows finished with 5' Plasters. Doors & windows jambs & head paneled & moulded. Doors finish sash shutters &c. all of oak.

Basement divided into Two Large rooms, Two small rooms and 14 f Hall half way through, four 4 light windows glass 11 by 16, five ditto 17 by 16 three ditto 17 by 28, three ditto 17 by 22 double hung & inside shutters. 8/4 sash door to yard one light of glass 24 by 28. 7/4 panel doors, mortice locks, One Large [] with drawers & closets, five large galvanized iron sinks, hot & cold water, dish drain & shelf, girder cased under first story joice, iron posts, walls lined with planed and grooved boards 4 f high, moulded cap. Doors & Windows finished with 5' Plasters, moulded skirting, one 12 light window glass 11 by 15 double hung in partitions from Kitchen to Hall, wide counter shelf, brackets, covered with zinc. Entry divided off of Kitchen, six light windows glass 17 by 56 double hung, 7/4 folding doors in center Each one light of glass 16 by 4 f 4'. Closet 2 f deep 12 f long extending from floor to ceiling, small closets at top with [] doors. V. Clad large cooking range, with hood oven, 8/4 outside panel doors. Doors & Windows finished with 5' Plasters.

Second story divided into Ten Small rooms, one Large room & Entry in center, sash door to iron stairs, one light of glass 22 by 35. Eleven 2 light gothic head windows glass 2 f 10 by 3 f 4, Eight ditto 2 f 8' by 3 f 4' double hung, inside shutters, fixed to slide in three parts, two large closets with shelves. Doors & Windows finished with 5' Plasters, [sut] & moulded skirting. Windows & doors jambs & head paneled & moulded. 13/8 panel doors mortice locks, transom sash, hung on pivots & rod. One 2 light gothic head window glass 2 f 8' by 2 f 8' double hung, inside shutters fixed to slide in three parts on stairway. Wooden doors lined with iron into building No. 1.

Third Story divided into One Large room at one side Entry in center and seven small rooms at other side. Eight 2 light gothic head windows glass 2 f 8' by 2 f 8', fourteen ditto 22 by 2 f 8' double hung, inside shutters fixed to slide in three parts, [sub] & moulded skirting. Doors & Windows finished with 5' Plasters. Wooden doors lined with iron from Entry to stairway. Windows & door jambs & heads paneled and moulded. Ceiling & Large room plastered to rafters. Bronze & Brass hinges & furniture with knobs, flashing & [ifts] to sash & shutters. Electric lighting introduced.

No 4. This building has been extended 14 f further in depth, finished as before described except an extra window in Basement & first story.

Open Porch as plan in front of No. 1, starting [?] covered with slate projecting [?] gutter with oge brackets [?] pine floor and roof boards planed & grooved, yellow pine [?] rafters. Windows in all the front and in one end 3 light sash glass 22 by 38 double hung, two set of 8/4 folding sash doors each with one light of glass 19 by 38' transom sash.

Alfred Ogden
Surveyor
June 25th 1894

APPENDIX E

CHAIN OF TITLE

Nov. 11, 1679

Upland Court
TO
Richard Noble

Dec. 8, 1680

Richard Noble
TO
Laers Laerson & Olle Coeckoe

Whereas by order of Upland Court (Nov. 25, 1679) directed to Richard Noble (surveyor) for Laers Laerson & Olle Coeckol - a tract of land called Pleasant Hill situated on the West side of Delaware River between Pelle Rambos Sons land called Rambos Dorp & Poetquisink Creek containing 670 acres of fast land, swamp & marsh.

April 13, 1683

Deed Book E, vol. 5 pg. 37

Olle Coeckoe (Wollo Wollson)
TO
Benjamin Accrod

At the consent of Catherine (wife of Wollo Wollson) for me and my heirs & assigns grant my just & equal half part of 640 acres of land with all its appurtenances & which whole 640 acres of land was beyond surveyed fine & fassby fasson Equallie _____ & is in the prorated figure of said land called Pleasant Hill in copy of survey of Richard Noble at more appears. Lying in the county aforesaid now the River Delaware having the lands of Peter Rambo up in the SW, the creek called Poyquessing on the NE & SE in the woods.

(Jan. 12, 1682)

Benjamin Accrod
TO
Capt. Richard White

Will dated Jan. 12, 1682 leaves all of Accrod's land to Richard White (Eldest son and heir of Thomas White of St. Giles Cripplegate - Middlesex County, England) who is also the nephew of Benjamin Accrod. Richard White is co-executor along with John Acrod, Merchant Taylor of London, only brother and heir of Benjamin Accrod.

Feb. 2, 1728

Robert Charles agent of Elizabeth & Mary White takes possession

Capt. Richard White died intestate. Elizabeth and Mary White are both daughters of Richard White.

Aug. 5, 1730, recorded July 13, 1769 Deed Book I, no. 5 pg. 411

Elizabeth White (Suffolk, Great Britain) & Mary White by their attorney Robert Charles (Phila., Esquire)

TO

John Vanboskerk (Mooreland, Philadelphia County) et ux.

1) Benjamin Accrod bequeathed 5000 acres & £250 to Richard White (nephew)
2) Meets & bounds - 320 acres - begin at a stone by the Delaware River thence extending by the lands of George Foster & Lassy Boone NW by North 320 perches to a small hickory marked for the corner in the line of Mary Colletts land thence along the said line NE by East 168 perches to a dead Spanish Oak thence by John Swifts Land SE by South 320 perches to the said Delaware thence down the side of several courses thereof to the place of beginning containing 320 acres besides allowances for roads be the same more or less together with all and singular the ways, woods, waters, water courses, Fishing, Fouling, Hawkings, Rights and Liberties Privileges improvements hereditament and Appurtenances whatsoever into the said tract of land.

Nov. 19, 1734

Deed Book I, no 5 pg. 415

John Vanboskerk (Mooreland, Phila Co., Yeoman) & Mary

TO

Evan Thomas {1} (Byberry Co., Miller)

£200

1) whereas by order of Upland Court (Nov. 25, 1679) directed to Richard Noble (surveyor) for Laers Laerson & Olle Coeckol - a tract of land called Pleasant Hill situated on the West side of Delaware River between Pelle Rambos Sons land called Rambos Dorp & Poetquisink Creek containing 670 acres of fast land, swamp & marsh.
2) whereas Olle Coeckoe by name of Wollo Wollson by deed (13.4.1683) granted his part in the premises & Benjamin Accrod, Merchant (E 5, pg. 37). Benjamin Accrod became seized of the piece or tract of Land herein after mentioned & died so thereof seized having before his purchase made his last will & Testament (Jan. 12, 1682) whereby he did [ental] bequeath £225 & all his personal estate lying & being in PA unto Richard White (nephew) & by his Will made by his brother John Accrod & Richard White Executors. Benjamin Accrod did not alter nor revoke his Will.
3) whereas by Indenture (Feb. 15, 1685) John Accrod (London Taylor) to Thomas White (father of Richard) which he gave to Richard White according to the Will of Benjamin Accrod.
4) Richard White became in his lifetime seized in his demesne of & in the piece of tract of land hereafter mentioned died intestate.
5) whereas Elizabeth White (Suffolk, Great Britain) (widow & relict & administratrix of Richard White) & Mary White (Daughter & Spinster) by Letter of Attorney (Feb. 20, 1728) (D 2 vol. 2 pg. 362)
6) whereas by another Indenture (Aug. 1, 1730) (Elizabeth & Mary White & Robert Charles (attorney) John Vanboskerk confirmed unto Vanboskerk) all that the said Piece or tract of land set

off for the part of him (Benjamin Accrod) in the premises of Lower Dublin Township containing 330 acres. Besides allowance for roads were the same more or less With the appurtenances.
7) Vanboskerk - Thomas- A certain piece or tract of land being part of the said last recited tract - Beg at the stone on the bank of the Delaware thence extending NW by North by the lands of George Foster & Lawrence Boone 320 perches to a corner marked Hickory thence NE by East by lands late of Mary Collett 84 perches to a post thence SE by South by Evan Thomas other land lately granted him by Vanboskerk 320 perches to a White Oak on the River Bank & thence down the River to the place of Beginning containing 160 acres (be the same more or less) besides the usual allowance for roads, together also with all & singular ways, Woods, Waters, Water Courses, Rights, Liberties, Privileges, Hereditainments and appurtenances whatsoever unto the said last described piece of land.

May 18, 1746

Will 1746, 88

Evan Thomas{1}

To

Jonathan Thomas (son) and Evan Thomas{2} (son)

Evan Thomas{1} by his last will (18.5.1746) did devise

(a) Jonathan (son) - the House & Plantation wherein he now dwells with the appurtenances containing about half of my tract of land there fronting the river his corner to begin at the S side of the Bake House on the River in the middle of the road leading to the causeway & from thence to a white oak intended for a corner thence to the division line between my sons Jonathan & Evan

(b) and whereas since the running an intended division line I have built a bake house & Dwelling house on a corner of Jonathan's intended lot & thereby have taken several acres from his land my will therefor is that as many acres are taken from my son Evan intended lot at that corner next to the Burlington Road in order that it may be made equal & afterwards in the will did devise

(a) Evan Thomas{2} - 1) my dwelling house & Bake house near the river with the appurtenances. Together with the other part of my tract of land adjoining the river & my son Jonathan's land last willed & subject to the division there described. But as the limits & bounds of the interchangeable parcels of land & quantity of acres were not mentioned and fully specified there were deeds of release (July 23, 1748). Whereas Evan Thomas{2} hath agreed to sell unto Peter Peterson the remaining part of the land willed to him & also that released and confirmed unto his brother Jonathan which by a late survey thereof made found to contain together 212 acres 80 perches within the bank.

July 3, 1748

Deed Book EF, no 7 pg. 422

Jonathan Thomas

TO

Evan Thomas (brothers)

Sept. 15, 1796

Deed Book EF, no 7 pg. 422

Evan Thomas{2}(son of Evan, Lower Dublin Township, Yeoman)
TO
Peter Peterson (Somerset County, MD, Esquire)
£4,150

1)whereas Evan Thomas{1} in his lifetime & at the time of his decease stood lawfully seized. Two tracts of land in Lower Dublin Township each containing 160 acres more or less lying contiguous to each other which he purchased of John Vanboskerk at two separate times & which were confirmed to him by 2 separate deeds both which tracts were of equal length & breadth. Bounded on the E end by the Delaware River.

2)and Evan Thomas{1} by his last will(18.5.1746) did devise

(a) Jonathan (son) - the House & Plantation wherein he now dwells with the appurtenances containing about half of my tract of land there fronting the river his corner to begin at the S side of the Bake House on the River in the middle of the road leading to the causeway & from thence to a white oak intended for a corner thence to the division line between my sons Jonathan & Evan

(b) and whereas since the running an intended division line I have built a bake house & Dwelling house on a corner of Jonathan's intended lot & thereby have taken several acres from his land my will therefor is that as many acres are taken from my son Evan intended lot at that corner next to the Burlington Road in order that it may be made equal & afterwards in the will did devise

(a) Evan Thomas{2} - 1) my dwelling house & Bake house near the river with the appurtenances. Together with the other part of my tract of land adjoining the river & my son Jonathan's land last willed & subject to the division there described. But as the limits & bounds of the interchangeable parcels of land & quantity of acres were not mentioned and fully specified there were deeds of release (July 23, 1748). Whereas Evan Thomas{2} hath agreed to sell unto Peter Peterson the remaining part of the land willed to him & also that released and confirmed unto his brother Jonathan which by a late survey thereof made found to contain together 212 acres 80 perches within the bank.

3)Thomas - Peterson - 212 acres 80 perches. Composed of the said two tracts last above mentioned. (See Henry Peterson to Derrick Peterson - July 1, 1797)

Oct. 17, 1796

Peter Peterson dies and leaves the land to his widow, Mary

Dec. 1, 1796

Mary Peterson
TO
Derrick Peterson, Lumber merchant of Philadelphia (brother of Peter Peterson)

May 10, 1797

Deed Book EF, no 9 pg. 638

Caleb & Margaret Luff (Kent Cty. Mispillon Hundred, Del. Yeoman)
TO
Derrick Peterson

- 1) all his Caleb Luff & Margaret's one full equal undivided 1/4 part of & in all that certain tract or piece of land composed of two tracts situate in Lower Dublin Township - 212 acres 80 perches. Premises which Evan Thomas by Indenture (Sept. 15, 1796) granted unto Peter Peterson.
- 2) Peter Peterson died intestate leaving his land to his two brothers and sister and nephew (Caleb Luff)

July 1, 1797

Deed Book EF, no 9 pg. 646

Henry & Margaret Peterson (Phila. Farmer) & Lydia McCalla (Phila Widow)
TO
Derrick Peterson (Phila. Merchant)

- 1) whereas Evan Thomas{2} by Indenture (Sept. 15, 1796) did confirm unto Peter Peterson, dec'd
(a) a certain Messuage or tenement Plantation situate lying & being on the Delaware River in Lower Dublin Township - Begin at a low water mark of the River near to a stone set for a corner on the bank of the river on the S side of the Bake House thence extending by land late of Jonathan Thomas now of Bernard Gilpin N 34 1/2° W 100.5 perches from the said stone to a white oak marked for a corner thence by the same land N 39 1/2° E 28 perches to a stone set for a corner thence by the same land N 38 1/2° W 15.5 perches to the road thence by the same land N 38 1/2° W 232 perches to a stone set for a corner thence by the same land N 51 1/2° E 40 perches to the road leading to Bristol thence along the said road N 74° E 53.8 perches to a corner thence leaving the said road & extending by land formerly Septimus Robeson now belonging to the heirs of Christian Minick & William Bell S 38 1/2° E 333 perches to the river to a marked White Oak thence down the river S 51 1/2° W 91.6 perches to a corner & S 58° W 33.3 perches to the beginning containing 212 acres 80 perches of land within - the bank besides that part between the bank & low water mark of the river which though not included in the above mentioned quantity is nevertheless by the said deed understood to be conveyed. Together with all & every appurtenances thereunto belonging.
- 2) mentions the division of the 106 acres 40 perches

March 30, 1800

Henry Peterson
TO
Derrick Peterson

April 22, 1809

Deed Book IC, no. 3 pg. 104

Derrick & Mary Peterson (Lower Dublin Township, Esquire)
TO
John Barry (Phila., Merchant)
\$18,000

1)whereas Evan Thomas (son & devisee of Evan Thomas, dec'd) by Indenture (Sept. 15, 1796) (EF no. 7 pg. 422) did grant unto Peter Peterson a certain Message or tenement Plantation & tract of land situate lying and being on Delaware River in Lower Dublin Township containing 212 acres 80 perches of land within the bank besides that part between the bank & the low water mark of the river tho' not included in the above mentioned quantity is nevertheless by the said deed understood to be conveyed. Together with the appurtenances.

2)whereas Peter Peterson being legally seized in his demesne of & in the Message or tenements plantation tract of land & premises aforesaid (D. ca. Oct. 17, 1796) intestate & without issue having his widow Mary, Derrick, Henry Peterson & Lydia McCalla(Peterson) {brothers & sisters of Peter} & Caleb Luff, dec'd formerly Mary Peterson(sister of Peter). Whereupon the same premises descended & became legally vested in derrick & Henry Peterson & Lydia McCalla & Caleb Luff in equal shares as heirs at law subject to the estate & interest of Mary Peterson (Widow of Peter) by Indenture (Dec. 1, 1796) did grant, demise, & to form let unto Derrick Peterson all her estate right . . . of the premises aforesaid with the appurtenances for her during her natural life paying unto Mary the yearly rent of \$300 in half yearly payments (June 1 and Dec. 1)

3) Whereas Caleb Luff by indenture (May 10, 1797) (DB: EF no. 9 pg. 638) did grant unto Derrick Peterson one full equal undivided fourth part of the tract of land & premises aforesaid with the appurtenances,

4) whereas Derrick & Henry Peterson & Lydia McCalla made an amicable partition & division among them of the premises with the appurtenances. And Henry & Margaret Peterson & Lydia McCalla by Indenture (July 1, 1797) (DB: EF no. 9 pg. 646) did grant unto Derrick Peterson in severally the tract piece or parcel of land herein after described & granted with the appurtenances part of the large tract aforesaid

5) whereas henry Peterson by Indenture (march 30, 1800) did grant unto Derrick Peterson One annuity or yearly rent charge (\$150) to be received taken had & to be issuing out of a tract of 53 acres 20 perches which in the partition of the ;large tract above mentioned was allotted to Henry Peterson to be paid June 1 & Dec. 1

6) Peterson - Barry - 106 acres 40 perches - See deed Dunlap - Boilvin (April 1, 1847) no. 1a

May 6, 1824

John Barry dies intestate
TO

Louisa Barry, his widow & 6 children: Louisa Barry Jacoby, Thomas Barry, Mary Ann Barry Reese, Susan, Lucy, Caroline (Susan, Lucy, and Caroline are minors)

Jan. 20, 1834

Deed Book AM, no. 48, pg. 350

Michael Jacoby & Louisa (Barry, widow), Thomas Barry & Eliza (wife), William Reese & Mary Ann (Barry, wife) {Lower Dublin Township}

TO

John Myers (Lower Dublin Township, Gentleman)

Cost: \$4,750

1) 106 acres 40 perches - see Deed Dunlap - Boilvin (April 1, 1847) no. 1a And deed Myers-Dunlap (Feb. 27, 1839) nos. 1a & 2
Being the same premises which Derrick Peterson by Indenture (April 22, 1809) (DB: IC, no. 3, pg. 104) conveyed inter alia unto John Barry subject to the payment of a certain yearly rent of \$300

Jan. 20, 1834

Deed Book AM, no. 48, pg. 353

Louisa Barry (widow and relic of John Barry, dec'd)

TO

John Myers

Cost: \$1.00

1) All the within described Messuage or tenement or tract of land situate in Lower Dublin Township - 106 acres 40 perches - see deed Dunlap - Boilvin (April 1, 1847)

Feb. 27, 1839

Deed Book SHF, no. 29, pg. 656

John & Catherine Myers (Lower Dublin Township, Esquire)

TO

Thomas Dunlap & Joseph Cabot (Phila. Trustees) in trust for Rebecca Cowperthwaite (wife of Joseph)

Cost: \$30,000

1) see deed - Thomas Dunlap et. al. to Julia Boilvin (April 1, 1847)
a) 106 acres, 40 perches
b) 5 acres 43 perches
c) 53 acres 20 perches
2) three full equal and undivided sixth parts or shares of & in which said Messuage or tenement and tract of land first herein above described. Louisa Barry (Lower Dublin Township Widow and guardian of Susan, Lucy, Caroline Barry, minor children of John Barry, Phila. Merchant, dec'd) by Indenture (Jan. 20, 1834) granted to John Myers. Subject to the payment of a proportionate part of the dower or thirds for life of Louisa Barry (widow) by deed Poll recited on the Jan., 20, 1834 Indenture (DB: AM, No. 48, pg. 353)
3) The second above described tract Wm. James Miller by Indenture (Oct. 3, 1836) (DB: SHF, no. 7, pg. 165) conveyed unto John Myers.
4) The third above described tract. James Hite by Indenture (Jan. 30, 1837) (DB: SHF, no. 17, pg. 305) conveyed unto John Myers and Thomas Morris by Deed Poll (Sept. 11, 1837) recited in the last recited Indenture (DB: SHF, no. 17, pg. 305) granted to John Myers,

Thomas Dunlap & Joseph Cabot (Phila., trustees) And Rebecca Cowperthwaite
(wife of Joseph)

TO

Madam Julia Adeline Boilvin (Lower Dublin Township)

Cost: \$29,500

1) whereas John Myers by Indenture (Feb. 27, 1839) did grant unto Thomas Dunlap And Joseph Cabot

(a)all those certain Message or tenements and tracts or parcels of land situate in Lower Dublin Township. Beginning at a stone at low water mark in the Delaware River near to a marked White Oak being a corner between this tract and Lands formerly Septimus Robinson now or late belonging to Christian Merrick and William Bell thence down the said river S 51 1/2° W 49.8 perches to a stone set for a corner between the hereby granted premises and a certain tract allotted to and late in the possession of Henry Peterson thence N 38 1/2° W 350 perches to the road leading to Bristol thence along the said Road N 74° E 53.8 perches to a corner thence leaving the said road And extending by land formerly Septimus Robinson now or late belonging to the heirs of Christian Merrick and William Bell S 38 1/2° E 333 perches to the place of beginning containing 106 acres and 40 perches together with all and singular the houses, barns, stables, outbuildings, improvements, ways, roads, woods, orchards, waters, water courses, Rights, Liberties, Privileges, hereditainments, and Appurtenances.

(b)also that certain tract or piece of land situate in Lower Dublin Township - Beginning on the E side of the Frankford and Bristol Turnpike Road (adjoining the above described tract of land being a corner of William J. Millers other land thence extending along the Frankford and Bristol Turnpike road N 73° 5' E 43.32 perches to the middle of a certain 22 foot wide lane leading into the said turnpike Rd. thence extending along the middle of the said lane S 37°E 13.58 perches to a point being in the line of John Myers land thence extending along the line of John Myers land S 53° 30' W 40.8 perches to a stone being in he line of the said other land of William J. Miller thence extending along the said line of William J. Miller's other land N 37° 10' W 27.76 perches to the Frankford and Bristol Turnpike Road and the place of beginning containing 5 acres 43 perches.

(c)also all that certain piece of land situate in Lower Dublin Township and adjoining the above described tract of land containing 53 acres 20 perches more or less - beginning at a post for a corner in the line of John Bernard Gilpin's land thence by the said land N 38 1/2° W 212 1/2 perches to a stone for a corner thence by land of the same N 51 1/2° E 40 perches to a stone for a corner thence by land of Derrick Peterson S 38 1/2° E 212 1/2 perches to a stone for another corner and thence by land of Henry Peterson S 51 1/2° W 40 perches to the place of beginning with all and every appurtenances (DB: SHF no. 29, pg. 656)

2)and whereas Dunlap And Cabot by consent of Rebecca's Cowperthwaite have sold and disposed of all the hereinafter described and granted premises being parts and parcel of the first and last above described tracts and the whole of the second above described tract with the improvements and appurtenances unto Julia Adeline Boilvin (\$29,500)

(a) all that certain tract or piece of land situate in Lower Dublin Township (being all the part and parcel of the first herein above described tract which is situate lying and being between Frankford and Bristol Turnpike Road and the center of Philadelphia and Trenton Railroad as the same is now laid out and opened) with the mansion house and other buildings and improvements thereon erected - beginning at a corner in the center of the Philadelphia And Trenton Railroad and also in the center of a certain lane about 2 perches wide which crosses the railroad and extends from the Delaware River to the Turnpike Road being also a corner of the remaining part of the first herein above described tract recently conveyed to Thomas Morgan and a corner of the last herein after described tract thence extending along the middle of the aforesaid lane by the line of the next herein after described and granted two several tracts. N 38 1/2° W 222.10 perches more or less to the Turnpike Road thence along the said road N 74° E 53.2 perches to a corner of land belonging to all Saints

Church thence leaving the said road and extending by the said lane and by land formerly Septimus Robinson and afterwards of Christian Merrick and William Bells S 38 1/2° E 205.27 perches more or less to a point in the middle of the Philadelphia and Trenton Railroad and thence along the middle of the railroad the several courses thereof as the same is now laid out and opened and by the line of the said land so as aforesaid conveyed to Thomas A. Morgan to the place of beginning containing 65 acres 23 perches more or less.

(b) also all that the second herein above described tract - beginning at a point on the E side of the Frankford and Bristol Turnpike Road being a corner of William J. Millers land thence extending along the Frankford and Bristol Turnpike Road N 73° 5' E 43.32 perches to the middle of the lane by the line of the above described and granted tract thence by the said tract S 53° 30' W 40.8 perches to a stone being in the line of the said ;and of William Miller thence extending along the said line of William Millers land N 37° 10' W 27.76 [perches to the Frankford and Bristol Turnpike Road and place of beginning containing 5 acres and 43 perches.

(c) also all that certain tract or piece of land situate in Lower Dublin Township (being the N part of the last herein above recited tract) with the buildings and improvements thereon erected - beginning at a point in the center of the Philadelphia and Trenton Railroad and also the center of the aforesaid lane thence extending along the center of the lane by the line of the said first above described and granted tract N 38 1/2° W 208.52 perches more or less to the above mentioned land formerly of John Bernard Gilpin now of John Myers thence by the same. S 38 1/2° E 200.26 perches more or less to the middle of the Railroad and thence extending along the middle of the rail road as the same is now laid out and opened N 65° 50' E 41.88 perches more or less to the place of beginning containing 51 acres 3 perches more or less. Together with the free use of the said lane leading to and from the Delaware River and from and to the Frankford Bristol; Turnpike Road. Also the use of the landing on the Delaware at the E end of the lane.

March 17, 1849

Deed Book GWC, No. 10, pg. 171

Aloysia Hardey (New York), Elizabeth Tucker (Formerly New York now Lower Dublin Township, Phila.), and Mary Frances Peacock (New York)

TO

Institute of Ladies of the Sacred Heart
\$1.00

All these three several tracts or pieces of land just herein after described and granted with the Mansion House and other buildings and Improvements thereon erected together with the privileges herein after etc. . . "all those four several contiguous tracts or pieces of land so as aforesaid situate in Lower Dublin Township in the County of Philadelphia aforesaid with the Mansion House thereon [-----] called and known by the name of 'the Female Seminary of Eden Hall' and other Buildings and Improvements thereon respectively erected.

June 6, 1874

Deed Book FTW, No 132, pg. 419

William Porter, trustee and Fidelity Insurance Trust and Safe Deposit Co.
Executors by Will of Charles Macalester, deceased dated 10/15/1873

TO

Institute of the Female Academy of the Sacred Heart

A lot in Torresdale in the 23rd Ward of the City of Philadelphia starting at the west corner of Grant Street and the Philadelphia Trenton Railroad, 20 acres 58 perches part of a larger lot traceable to the other half of Peter Peterson's 212 acre 80 perch lot divided in 1797.

July 27, 1901

Deed Book JMH, no. 1229, pg. 319

Charles A. Porter

TO

Institute of the Female Academy of the Sacred Heart

March 30, 1922

Deed Book JV, no. 267, pg. 264

Charles A. Porter, Jr. and Florence Diston

TO

Institute of the Female Academy of the Sacred Heart

14 acres at the intersection of the SW side of Grant Avenue with the NW side of Tulip Street.

Feb. 23, 1976

Deed Book DCC, no. 1093

Religious of the Sacred Heart, Washington Province

TO

The City of Philadelphia

\$1,800,000.

August 12, 1977

Deed Book DCC, no. 1448

City of Philadelphia

TO

City of Philadelphia

\$1.00.

SELECTED BIBLIOGRAPHY

PRIMARY SOURCES

- Census Reports, 1790-1860. National Archives, Philadelphia, PA.
- Census of Stained Glass Windows in America, Eden Hall, 1993, by Philadelphia Historic Preservation Corp. Fairmount Park Commission Archives [FPCA], Philadelphia, PA.
- City Directories, 1790-1860. Historical Society of Pennsylvania [HSP], Philadelphia, PA.
- Colles, Christopher. A Survey of the Roads of the United States of America. 1789. edited by Walter W. Ristow. Cambridge, MA: Harvard University Press. 1961.
- Cope, Thomas P. Philadelphia Merchant: The Diary of Thomas P. Cope 1800-1851. edited by Eliza Cope Harrison. South Bend, Indiana: Gateway Editions. 1978.
- Deed Records, Philadelphia City Archives [PCA], Philadelphia, PA.
- Downing, A. J. A Treatise on the Theory and Practice of Landscape Gardening, ninth edition 1875. Rhode Island: Theophaustus Publishers. 1841, 1977 reprint.
- Fairmount Park Commission Minutes. PCA: 1974 through 1984.
- Insurance Policy for Eden Hall: 1884, 1888, 1892, 1894. For John Myers: 1834 House and Barn. For Derrick Peterson: 1799 House. FPCA.
- Lindstrom, Peter. Geographia Americae with and Account of the Delaware Indians Based on Surveys and Notes made in 1654-1656. Translated and Appendix by Amandus Johnson. Philadelphia: Swedish Colonial Society. 1925.
- "Maritime Records: Alphabetical Listing of Masters and Crews 1798-1888." HSP.
- Penn, William. The Papers of William Penn, Volume 2, 1680 - 1684. edited by Richard S. Dunn & Mary Maples Dunn. Philadelphia: University of Pennsylvania Press. 1982.
- "Ledger of a Lumber Merchant, 1790-1797." Unpublished Manuscript of Derrick Peterson. HSP.
- Repplier, Agnes. In Our Convent Days. 2nd edition. New York: AMS Press. 1905.
- Scharf, J. Thomas and Thompson Westcott. History of Philadelphia 1609-1884. 3 Vols. Philadelphia. 1884.

- 1798 Direct Tax for Lower Dublin Township. National Archives, Mid-Atlantic Region, Philadelphia, PA.
- Watson, John F. Annals of Philadelphia and Pennsylvania in the Olden Times. 3 Volumes. Philadelphia. 1855.
- Willits, Samuel. "History of Lower Dublin Academy and Holmesburg Library," dated Feb. 20, 1885. Unpublished Manuscript. HSP.
- Wills and Administration Papers. Registrar of Wills Archives, Philadelphia, PA.
- Wills, Frank. Ancient English Ecclesiastical Architecture and its Principles to the Wants of the Church at the Present Day. New York. 1850.

ARCHIVES

- Fairmount Park Commission Archives [FPCA]. Philadelphia, PA: Eden Hall File and Fluehr Park File.
- Library Company. Philadelphia, PA: Print and Picture Department.
- Philadelphia City Archives [PCA]. Philadelphia, PA.
- Philadelphia Free Library. Philadelphia, PA: Map Collection, Print Collection, Art and Architecture Collection.
- Philadelphia Historic Commission, Philadelphia, PA: 4800 Grant Ave File.
- Preservation Alliance, Philadelphia, PA: Eden Hall File.
- Registrar of Wills Archives. Philadelphia, PA: Wills and Administration Papers.
- Society of the Sacred Heart Archives. St. Louis, MO: Eden Hall Records.

SECONDARY SOURCES

- Acrelius, Israel. A History of New Sweden; or, the Settlements on the River Delaware. Translated from the Swedish with an Introduction and Notes by William M. Reynolds, D. D. Philadelphia: Historical Society of Pennsylvania. 1874.
- Brandt, Francis Burke. The Majestic Delaware: The Nation's Foremost Historic River. Philadelphia: Brandt and Gummere Co. 1929.
- Callan, Louise. The Society of the Sacred Heart in North America. New York: Longmans, Green and Co. 1937.

- Cooperman, Emily Tyson. "The Graperies and Grapes of Nicholas Biddle's Andalusia: A Study in Greek Revival Landscape Pursuits." Historic Preservation Masters Thesis, University of Pennsylvania. 1993.
- Craig, Peter Stebbins. The 1693 Census of the Swedes on the Delaware, Studies in Swedish American Genealogy 3. Winter Park, FL: SAG Publishing. 1993.
- Crowley, Francis and Edward Dunne. Directory of Catholic Colleges and Schools 1926. Washington DC: National Catholic Welfare Conference, Bureau of Education. 1928.
- Dahlgren, Stellan and Hans Norman. The Rise and Fall of New Sweden: Governor Johan Risingh's Journal 1654-1655 in its Historical Context. Translated by Marie Clark Nelson. Sweden: Bohuslaningens Boktryckeri. 1988.
- Dolores, Sister M. The Francis A. Drexel Family. Cornwells Heights, PA: Sisters of the Blessed Sacrament. 1939.
- Faris, John T. Old Churches and Meeting Houses in and Around Philadelphia. Philadelphia: J. B. Lippincott Company. 1926.
- _____. Old Roads Out of Philadelphia. Philadelphia: J.B. Lippincott. 1917.
- Foley, Mary Mix. The American House. New York: Harper and Row, Pub. 1980.
- Freitag, Alicia M. and Harry C. Silcox eds. Historical Northeast Philadelphia: Stories and Memories. Holland, PA: Brighton Press Inc. July 1994 (2nd edition).
- Harrison, V.V. Changing Habits: A Memoir of the Society of the Sacred Heart. New York: Doubleday. 1988.
- Historical Society of Frankford, Papers 2. Vol. 2, no. 5. "History of the Torresdale Mill." J. A. Bonner. Phila: Dispatch Pub. House. 1916.
- Hoffecker, Carol E., Richard Waldron, Lorraine E. Williams, and Barbara E. Benson, eds. New Sweden in America. Newark: University of Delaware Press.
- Hotchkin, Samuel Fitch. The Bristol Pike. Phila. 1893.
- Jensen, Arthur L. The Maritime Commerce of Colonial Philadelphia. Madison, Wisconsin: Edwards Brothers, Inc. 1963.
- Lake, Lillian M. and Harry C. Silcox, editors. Take a Trip Through Time: Northeast Philadelphia Revisited. Holland, PA.: Brighton Press, Inc. 1996.
- Lanier, Gabrielle M. and Bernard L. Herman. Everyday Architecture of the Mid-Atlantic: Looking at Buildings and Landscapes. Baltimore: Johns Hopkins University Press. 1997.

- Leighton, Ann. American Gardens of the Nineteenth Century. Amherst: University of Massachusetts Press. 1987.
- Long, Amos Jr. The Pennsylvania German Family Farm. Breinigsville, PA: The Pennsylvania German Society. 1972.
- Martindale, Joseph. History of the Townships of Byberry and Moreland, in Philadelphia, PA. From their Earliest Settlements by the Whites to the Present Time. 2nd edition edited by Albert W. Dudley. Philadelphia: George W. Jacobs & CO. c.1872.
- O'Leary, M. Education with a Tradition: An Account of the Educational Work of the Society of the Sacred Heart. London: University of London Press, Ltd. 1936.
- Price, Edward T. Dividing the Land; Early American Beginnings of our Private Property Mosaic. Geography Research Paper No. 238. Chicago: University of Chicago Press. 1995.
- Raymond, Eleanor. Early Domestic Architecture of Pennsylvania. Atglen, PA: Schiffer Publishing Ltd. 1977.
- Rivinus, Marion Willis and Katherine Hansell Biddle. Lights Along the Delaware. Phila: Dorrance & Co. 1965.
- Rush, Cary H. All Saints Church; A 225 Year History of a Parish 1772 to 1997. 1996.
- Shurtleff, Harold R. The Log Cabin Myth. Cambridge: Harvard Univ. Press. 1939.
- Smith, Billy G, ed. Life in Early Philadelphia: Documents From the Revolutionary and Early National Periods. University Park, PA: Penn State University Press. 1995.
- Stanton, Phoebe B. The Gothic Revival & American Church Architecture. Baltimore: Johns Hopkins Press. 1968.
- Stilgoe, John R. Common Landscape of America, 1580 to 1845. New Haven: Yale University Press. 1982.
- Stokes, George Stewart. Agnes Repplier. Philadelphia: University of Pennsylvania Press. 1949.
- Stuart, Janet Erskine. The Society of the Sacred Heart. London: Convent of the Sacred Heart. 1923.
- Stutz, Bruce. Natural Lives, Modern Times: People and Places of the Delaware River. New York: Crown Publishers, Inc. 1992.
- Tatman, Sandra and Roger Moss. Biographical Dictionary of Philadelphia Architects. Boston: G. K. Hall and Co. 1985.
- Thornton, Tamara Plakins. Cultivating Gentlemen. New Haven: Yale University Press. 1989.

- Upton, Dell, and John Michael Vlach. Common Places: Readings in American Vernacular Architecture. "Eighteenth-Century Cultural Process in Delaware Valley Folk Building," by Henry Glassie. Georgia: University of Georgia Press. 1986. 394-425.
- Wainwright, Nicholas B. Andalusia: Countryseat of the Craig Family and of Nicholas Biddle and his Descendants. Philadelphia: Historical Society of Pennsylvania. 1976.
- Warner, Sam Bass Jr. The Private City: Philadelphia in Three Periods of Growth. Philadelphia: University of Pennsylvania Press. 1968.
- Williams, Margaret. The Society of the Sacred Heart. London: Darton, Longman and Todd. 1978.

INTERNET SITES

- All Saint's Church. Internet Site. <http://www.libertynet.allsaint/history.html>.
- Glen Foerd on the Delaware. Internet site. <http://www.glenfoer...story/history1.html>.
- Pennsylvania State History. Internet Site. http://www.state.pa.us/PA_History.
- Pennypack History. Internet Site. <http://www.balford.com/fopp>.

PERIODICALS

- Long, Amos Jr. "Smokehouses in the Lebanon Valley." *Pennsylvania Folklife*, 13, no. 1.
- _____. "Bake ovens in the Pennsylvania Folk-Culture," *Pennsylvania Folklife*, 14, no. 2.
- Patrick, James. "Ecclesiological Gothic in the Ante-bellum South." *Winterthur Portfolio*. 15, no. 2 (Summer 1980): 117-138.
- Records of the American Catholic Historical Society of Philadelphia*. "Centenary of Eden Hall, 1847-1947." September 1946, vol. LVII, no. 3, pg. 145-159.
- Philadelphia Daily News*, Tuesday, Dec. 2, 1997. "Saving a trashed treasure." Ron Avery.
- Philadelphia Inquirer*, Friday, April 5, 1985. "Petition opposes plan to rename Eden Hall park." Tom Infield.
- Philadelphia Inquirer*, June 28, 1991. "Old Chapel at center of much attention." Daniel Rubin.

INDEX

- 1798 Direct Tax, 21, 26, 31, 32
Accrod, Benjamin, 7, 8
All Saint's Church, 58
Andalusia, 23-24, 37
Bake House Estate, 2, 17, 18, 19, 20, 43
Baptist, 14
Barry, John, 18, 22, 23, 24, 25, 26, 27
Board of Education, 67, 68
Byberry, 13, 14, 15, 17, 42
Chapel at Eden Hall, 1, 2, 50, 51, 52, 53-58, 61, 66, 68, 69, 70, 71, 72, 73, 74, 75
Christ Episcopal Church, 58
Circulation and Networks
 Allées, 62-63, 65, 71, 74
 Convent Lane, 20, 31, 46, 62
 Delaware River, 1, 3, 5, 6, 8, 9, 11, 12, 13, 14, 16, 17, 18, 22, 23, 24, 27, 31, 32, 33, 35, 36, 38, 40, 44, 46, 47, 59, 62, 75
 Grant Avenue, 46, 62, 63
 King's Highway/ Bristol Turnpike/Frankford Avenue, 11, 12, 14, 16, 19, 20, 21, 22, 24, 29, 31, 40, 42, 43, 46, 63
 Pennypack Creek, 5, 6, 8, 14
 Poquessing Creek, 1, 3, 5, 6, 8, 9, 11, 13, 15, 16, 18, 23, 33, 38, 43, 67
 Promenades, 39, 40, 59, 61, 62, 64, 66, 74, 75
 Railroad, 27, 42, 44, 46
 Roads, 20, 22, 31, 40, 58, 62, 63
 Steamboats, 44-45
Cope, Thomas Pym, 26
Country Estates, 2, 22, 24, 26, 27, 28, 30, 31, 37, 38, 41, 42, 43, 44, 45, 59, 61, 66, 75, 76
Cowperthwaite, 22, 27-28, 39, 46
Cowperthwaite, Joseph, 27, 28
Cowperthwaite, Rebecca, 22, 27, 28
Crops, 9, 20, 37, 49, 58, 59
Dwelling House, 16, 17, 18, 19, 20, 29, 48, 51, 60
Drexel, Francis A., 50, 55, 56
Eden Hall, 2, 29, 46, 48, 49, 50, 51, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 65, 66, 66, 67, 68, 69, 70, 71, 75
Edwards, George, 50, 54-55
Episcopalians, 14, 53
Eton Hill, 24
Fairmount Park Commission, 1, 2, 67, 68, 69, 70, 71, 73, 75, 76
Farming, 3, 9, 14, 22, 24
Fluehr Park, 1, 2, 18, 42, 46, 68, 70, 73, 74, 75
Fluehr, Joseph C., 67, 68
Friends of Fluehr Park at Eden Hall, 70, 73, 75
Glen Foerd, 43, 73
Larsson, Lars , 5-6, 7, 10
Log Cabin, 10
Macalester, Charles, 43
Manufacturing, 11, 20, 24, 42
McSherrytown, PA, 47, 48, 49
Mills, 9, 11, 14-15, 16, 17, 24, 42
Myers, John, 22, 27
Land Uses and Activities
 Athletic Fields, 1, 51, 66, 71
 Cemetery, 63-64, 75
 Farm land, 1, 3, 9, 10, 20, 35, 39, 40, 46, 51, 58, 59, 60, 68, 75
 Gardens, 40, 60, 61, 75
 Lake, 40, 58, 63, 64, 66, 71, 75
 Meadows, 1, 2, 8, 10, 38, 51, 58, 61, 62, 66, 71
 Orchards, 36, 37, 65
 Swampland, 8, 10, 64
 Vineyards, 36, 37, 59, 60
 Woods, 1, 8, 9, 10, 17, 37, 45, 58, 59, 62, 64, 65, 71
New Sweden, 4, 5, 7, 8
New York Ecclesiological Society, 53
Noble, Richard, 5, 7
Olleson, Olle, 5, 6, 7, 8, 9, 15

Outbuildings;

- Bake House, 16, 17, 18, 19, 20
- Barn, 31, 32, 33, 34, 35, 37, 60, 75
- Chair House, 19
- Granary, 31, 34, 36, 37
- Greenhouse, 61, 75
- Icehouse, 1, 31, 33, 70, 72, 75
- Milk House, 31, 32-33, 36, 60
- Shrines, 65-67
- Shrine or grotto, 1, 63, 71, 72, 75
- Smokehouse, 31, 32, 40, 60
- Summerhouse, 32, 36
- Tenant House, 32, 38
- Wagon House, 31
- Wharf, 16, 17, 20, 44, 45
- Peterson, Derrick, 17-18, 21, 24, 25, 29, 30
- Pleasant Hill, 5, 6, 7, 8, 10, 11, 12, 13, 14, 15, 18, 24
- Quakers, 3, 7, 8, 13, 14, 15, 17
- Revolutionary War, 2, 12, 17, 20
- St. Anne's Chapel, 53, 57, 58
- St. Mena Coptic Orthodox Church, 69
- Society of the Sacred Heart or Ladies of the Sacred Heart, 2, 21, 22, 29, 37, 38, 39, 41, 42, 46-50, 54, 58, 59, 63, 67, 71
- Stained Glass Windows, 56-57, 71-72
- Thomas, Evan, 15, 16, 17, 18
- Torresdale, 1, 43-46, 48, 50, 54, 55, 56, 58, 62, 67, 73
- Wills, Frank, 53-54, 57-58

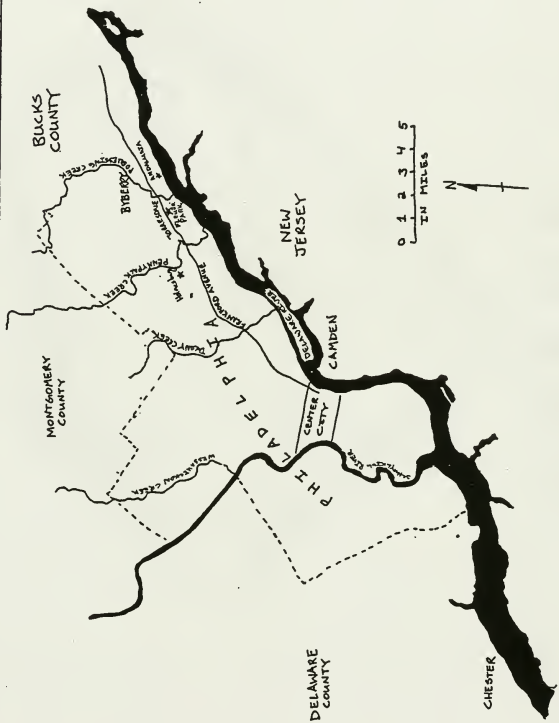


Illustration 1: *Map of Region*
 drawn by the author

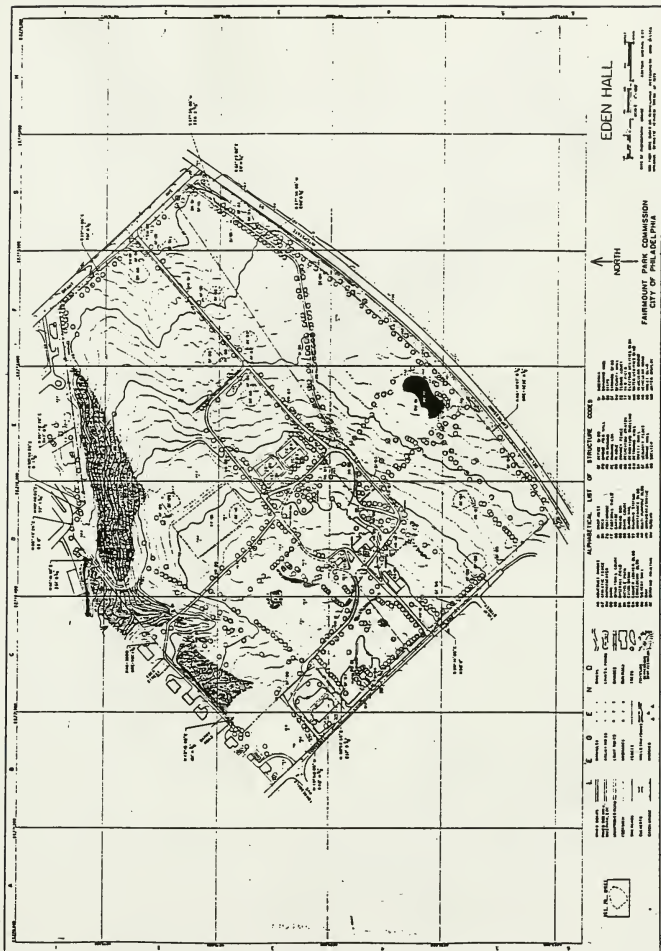


Illustration 2:
Fluehr Park Topographic Map
 courtesy of the Fairmount Park Commission

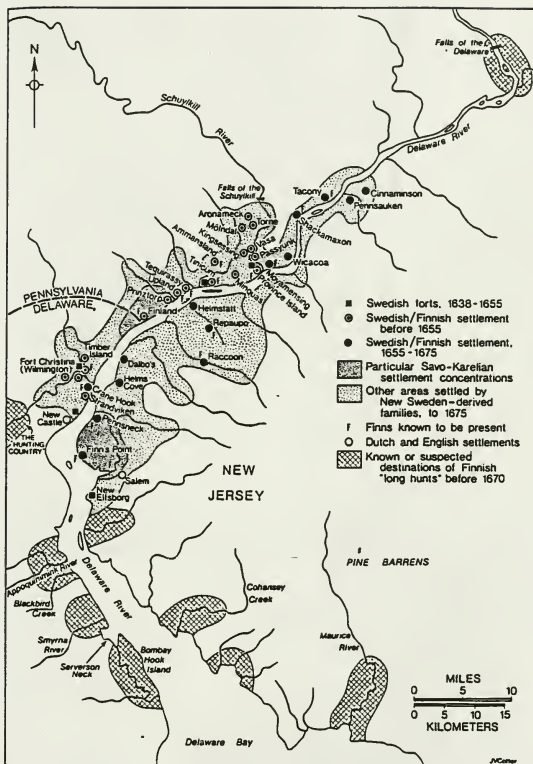


Illustration 3:
The New Sweden Colony
 From Carol E. Hoffecker ed., et al., New Sweden in America
 (Newark: University of Delaware Press)

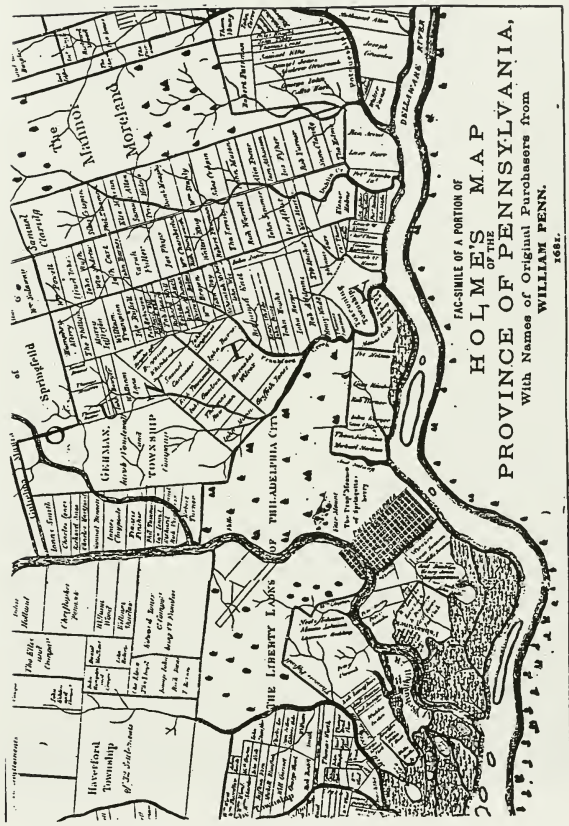


Illustration 4:
 Holmes Map of the Province of Philadelphia
 With Names of Original Purchasers from William Penn 1681

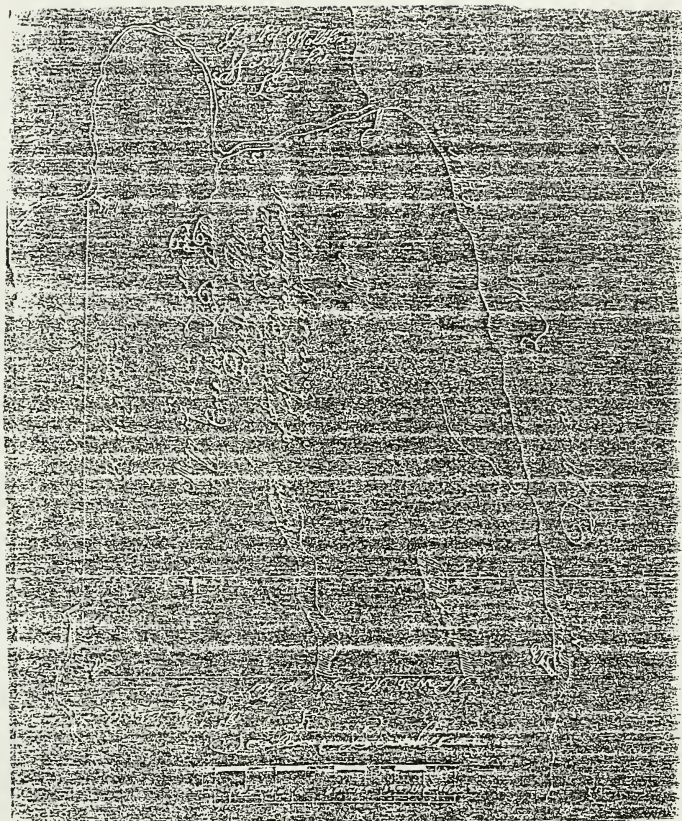


Illustration 5:
1680 Survey of Pleasant Hill,
surveyed by Richard Noble
courtesy of the Historical Society of Pennsylvania

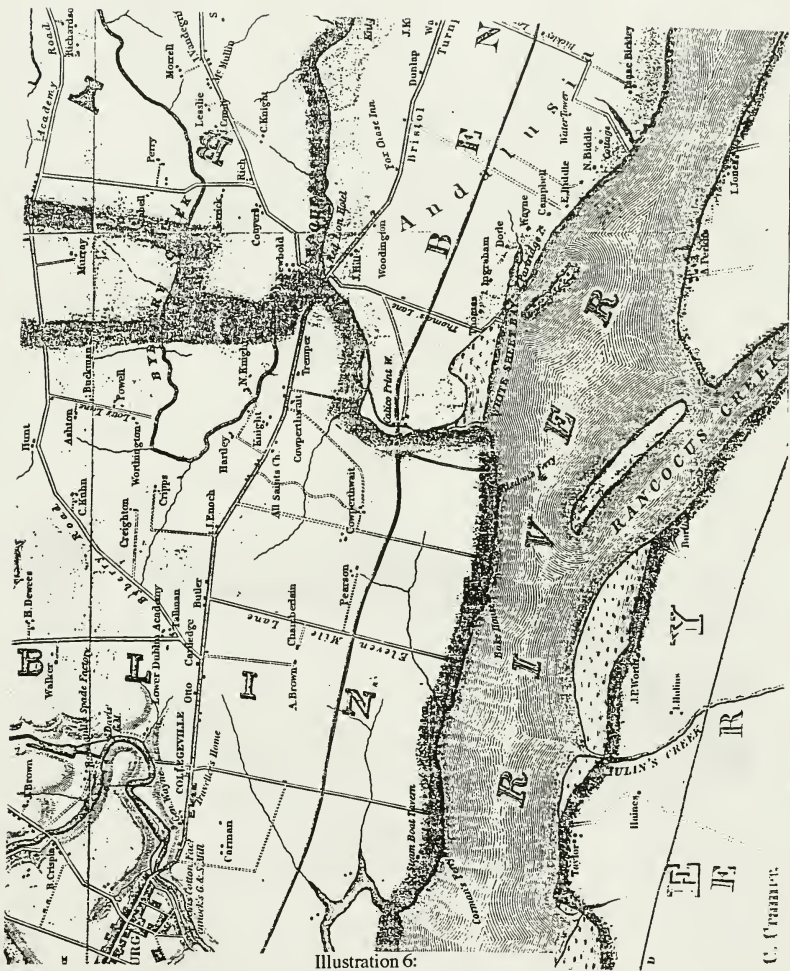


Illustration 6:
 1843 Eller's Map of Philadelphia
 courtesy of the Philadelphia Free Library, Map Collection



Illustration 7:
 1860 Map of Philadelpha
 courtesy of the Philadelphia Free Library, Map Collection

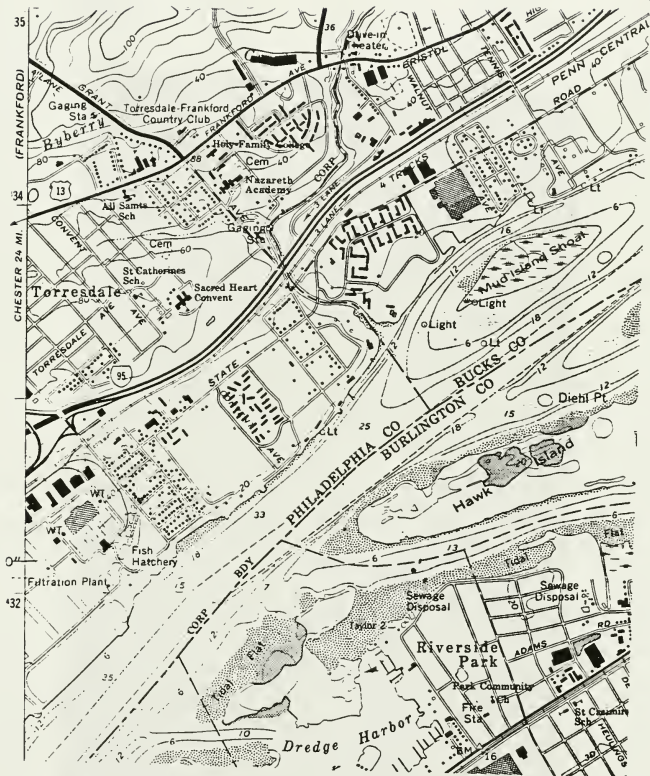


Illustration 8:
 Topographic Map of Fluehr Park Site
 U.S. Geologic Survey, 1966

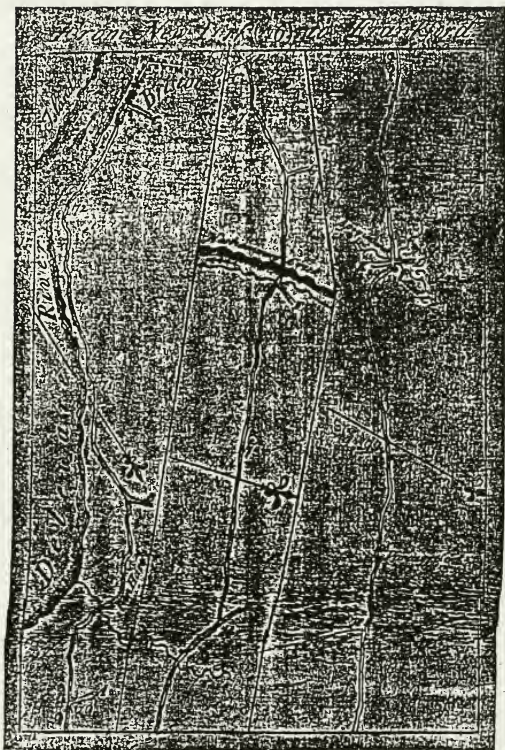


Illustration 9:

Section of the Road from New York to Philadelphia

From Christopher Coles, *A Survey of the Roads of the United States of America*, 1789.

Walter Ristow, ed. (Cambridge: Harvard University Press, 1961), 161

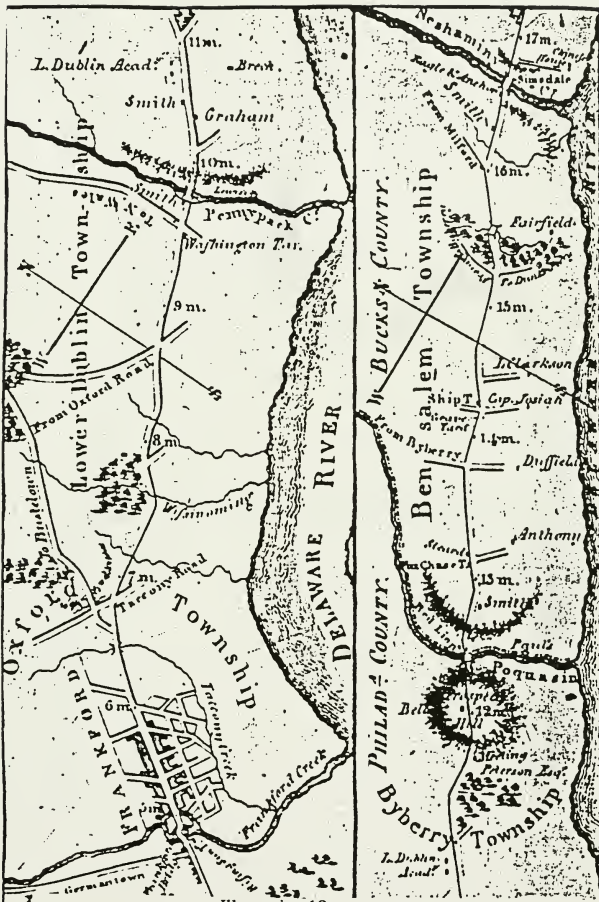


Illustration 10:

Section of the Road from New York to Philadelphia

From the "Traveler's Directory," S. S. Moore and T. W. Jones, 1802.

John T. Fans, *Old Roads out of Philadelphia* (Philadelphia: J. B. Lippincott, 1917), 287

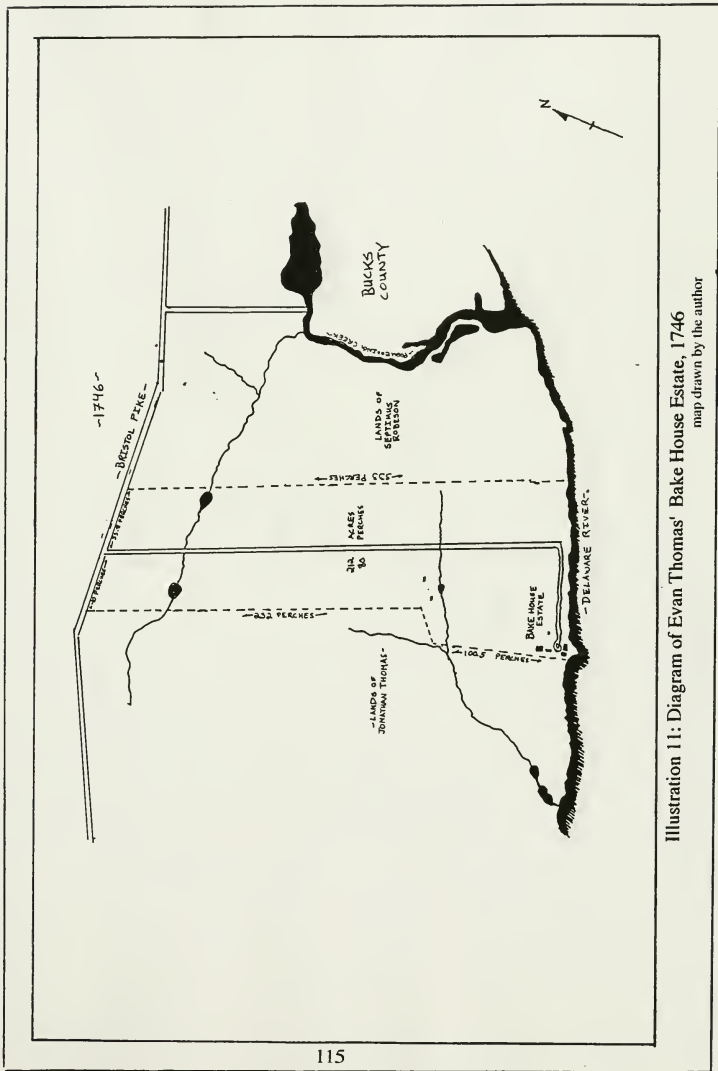


Illustration 11: Diagram of Evan Thomas' Bake House Estate, 1746
 map drawn by the author

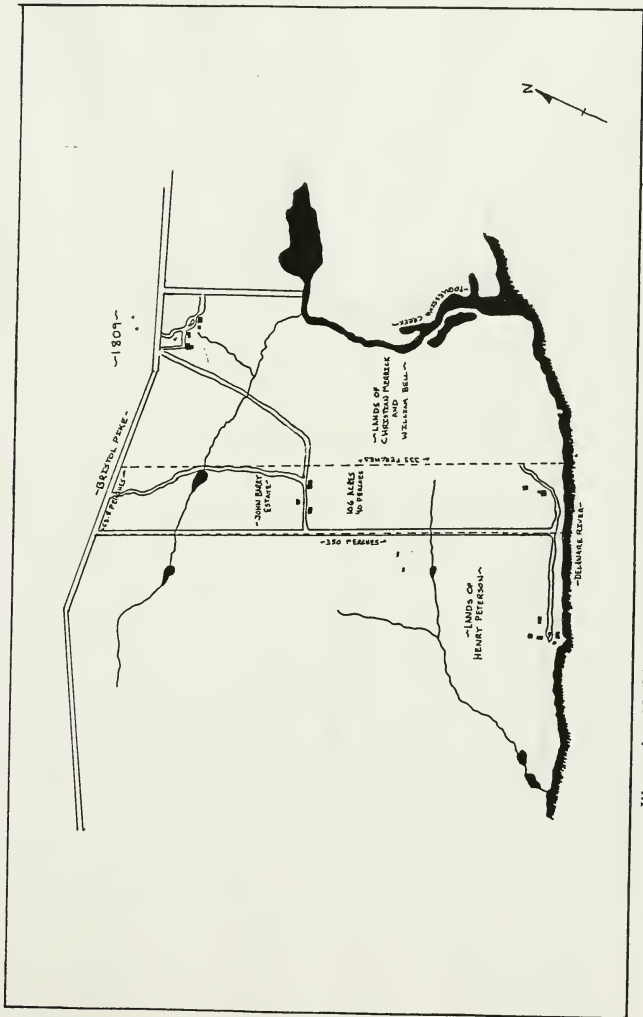


Illustration 12: Diagram of John Barry's Estate, Eton Hill, in Lower Dublin Township, 1809
 map drawn by the author

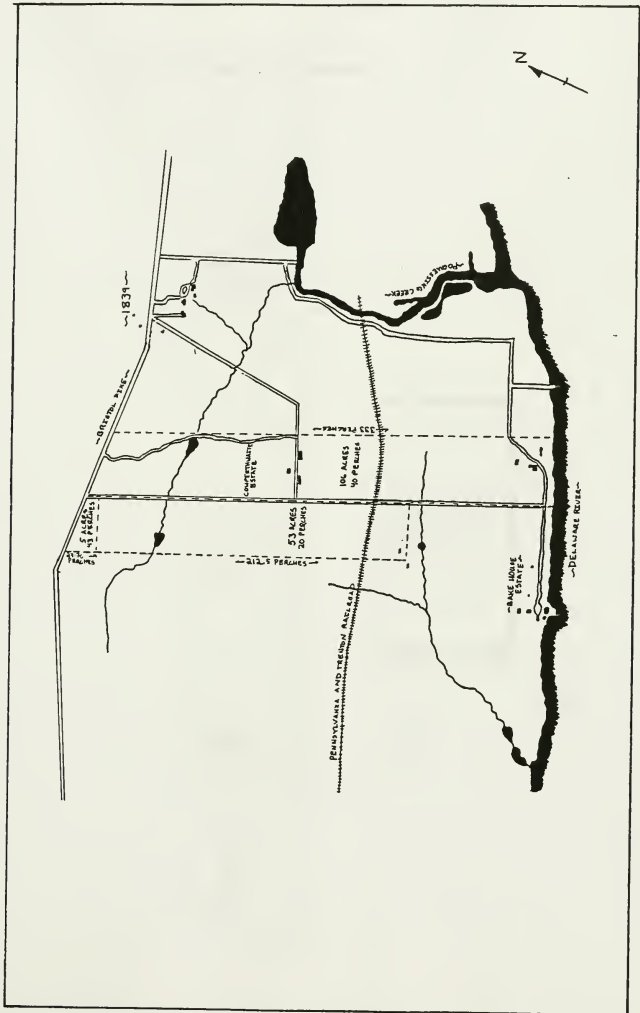


Illustration 13: Diagram of Rebecca Cowperthwaite's Estate, 1839
 map drawn by the author

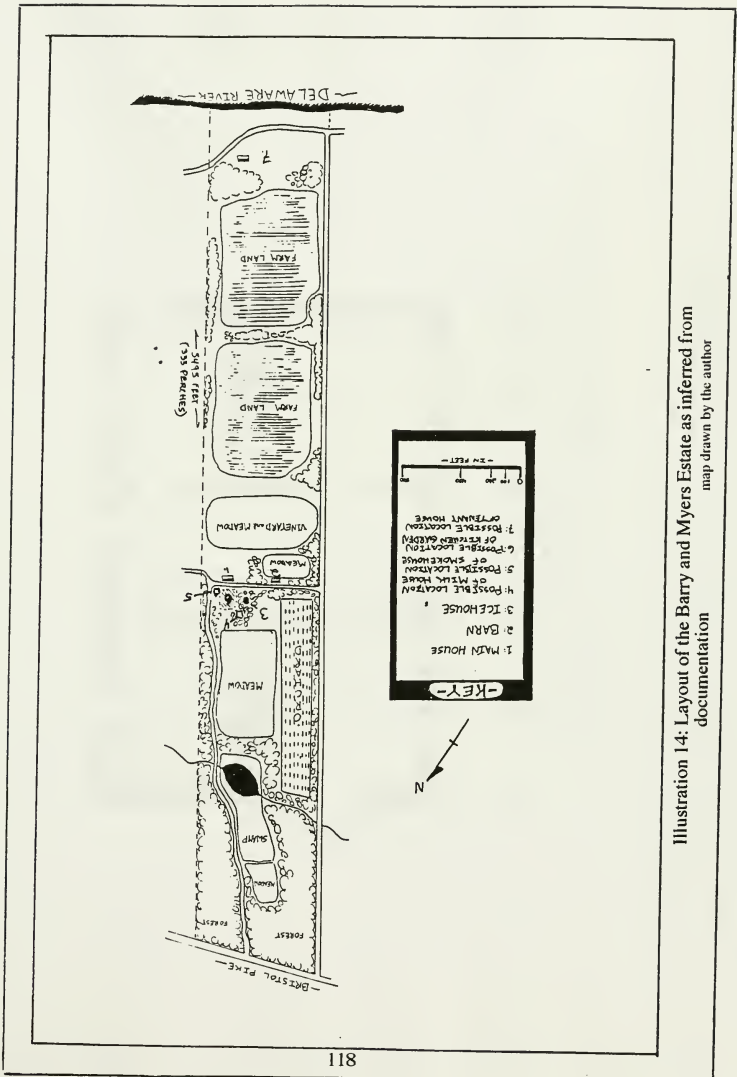


Illustration 14: Layout of the Barry and Myers Estate as inferred from map drawn by the author documentation

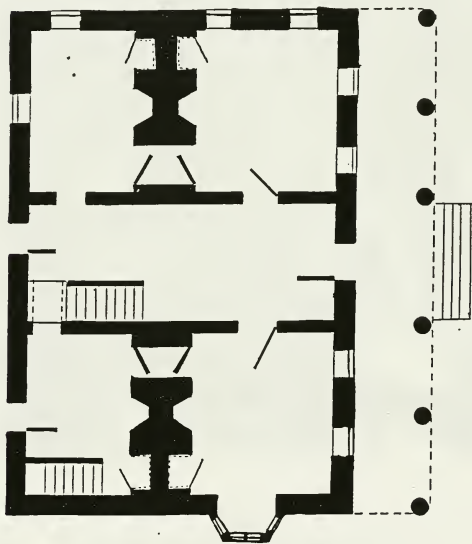


Illustration 15: John Barry House, circa 1834, first floor plan as described by insurance surveys
drawn by the author

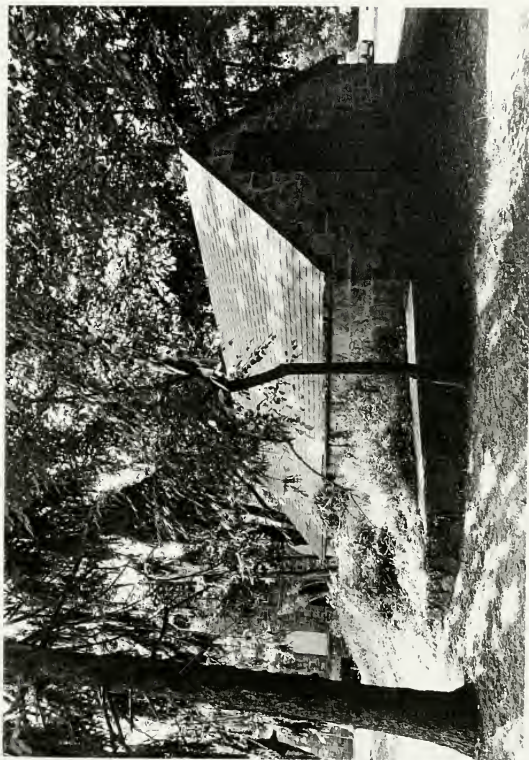


Illustration 16:
Icehouse

Photographer: Link Harper, August 26, 1997
Photo courtesy of the Fairmount Park Commission Archives

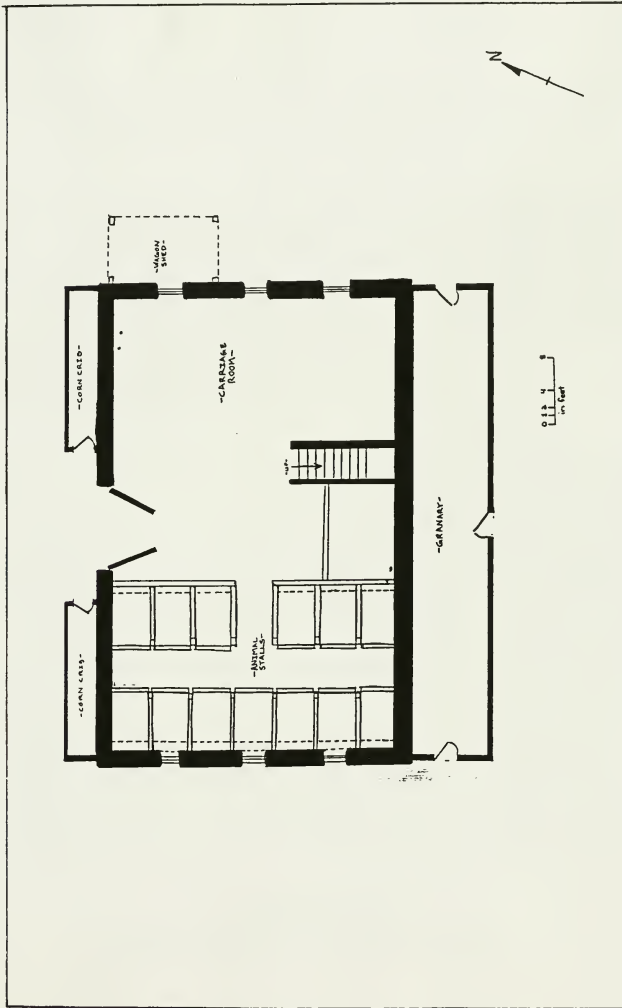


Illustration 17: John Myers Barn, circa 1834, first floor plan as described by insurance surveys drawn by the author

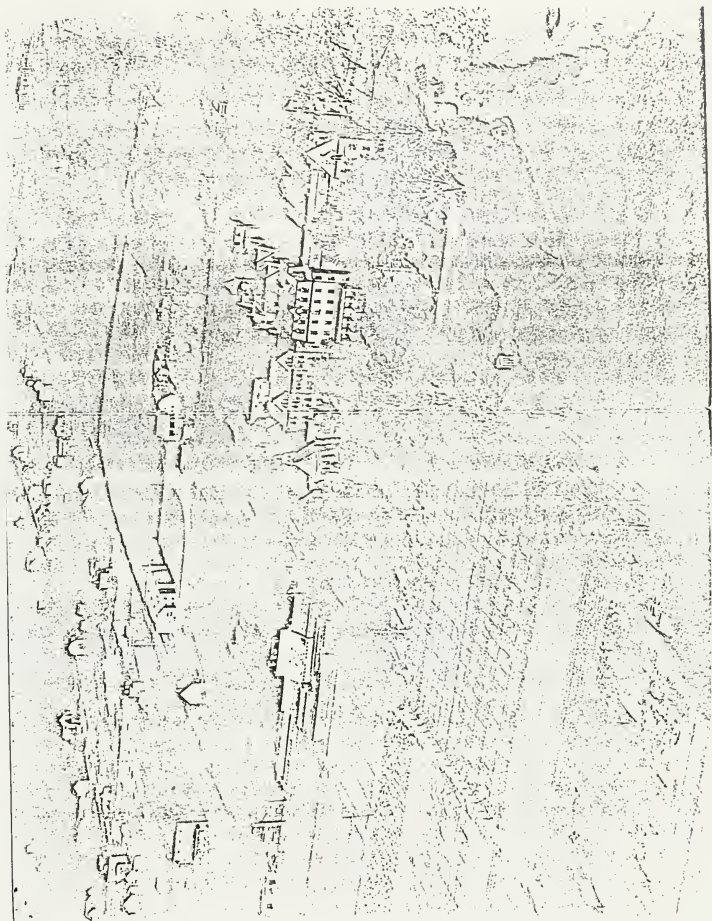
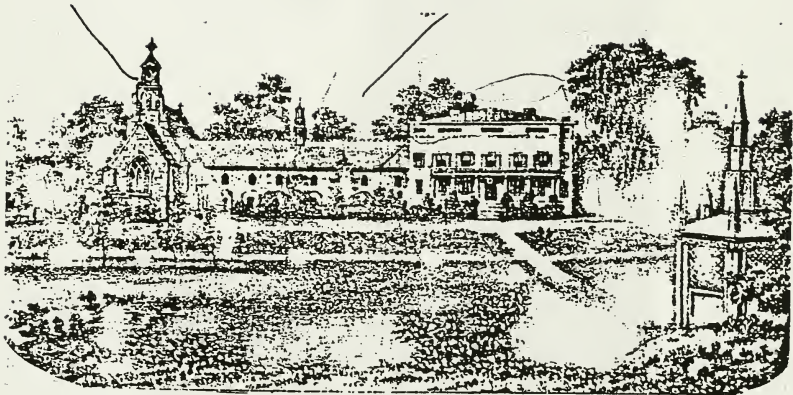
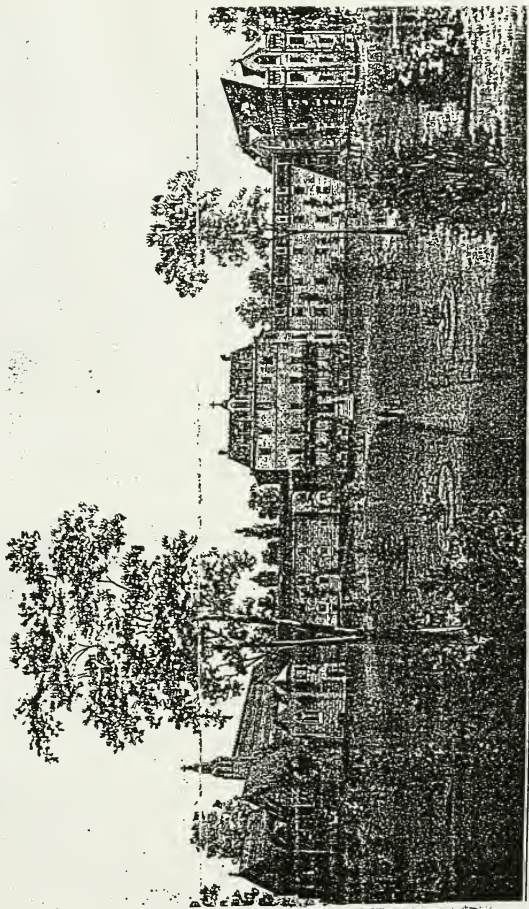


Illustration 18:
Eden Hall, circa 1926-1949
from *Convent of the Sacred Heart Eden Hall: school pamphlet*



Eden Hall — yesterday

Illustration 19:
Lithograph, "Eden Hall -- yesterday"
author dates to pre-1863



EDEN HALL

Illustration 20:
Lithograph, "Eden Hall"
author dates to circa 1890

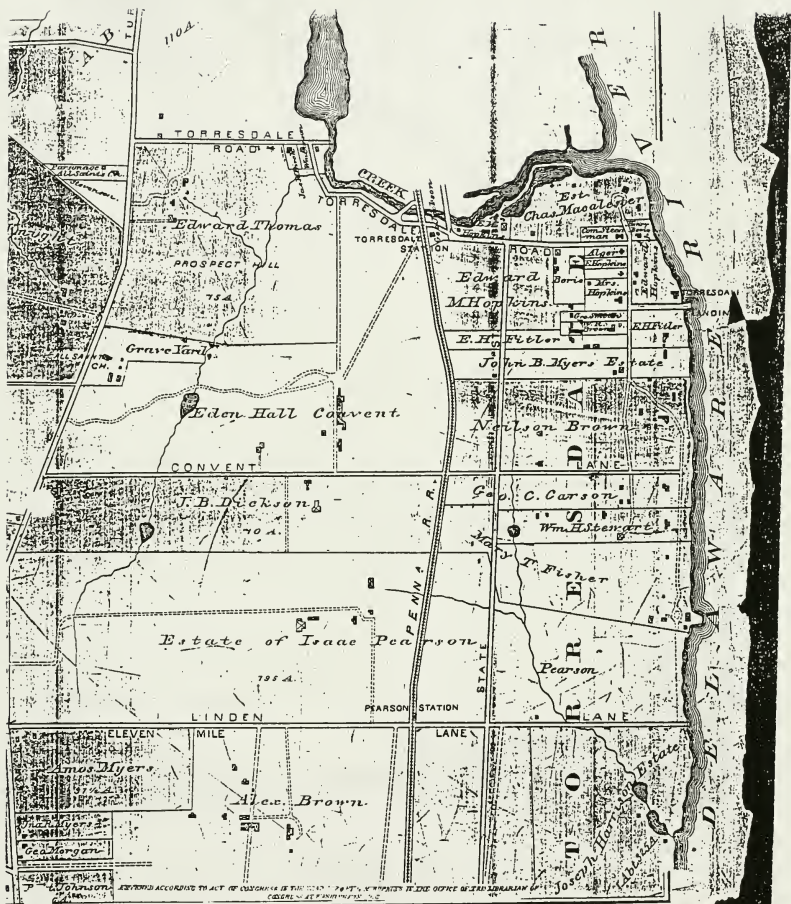


Illustration 21:
Ward Atlas, 1877, G. M. Hopkins

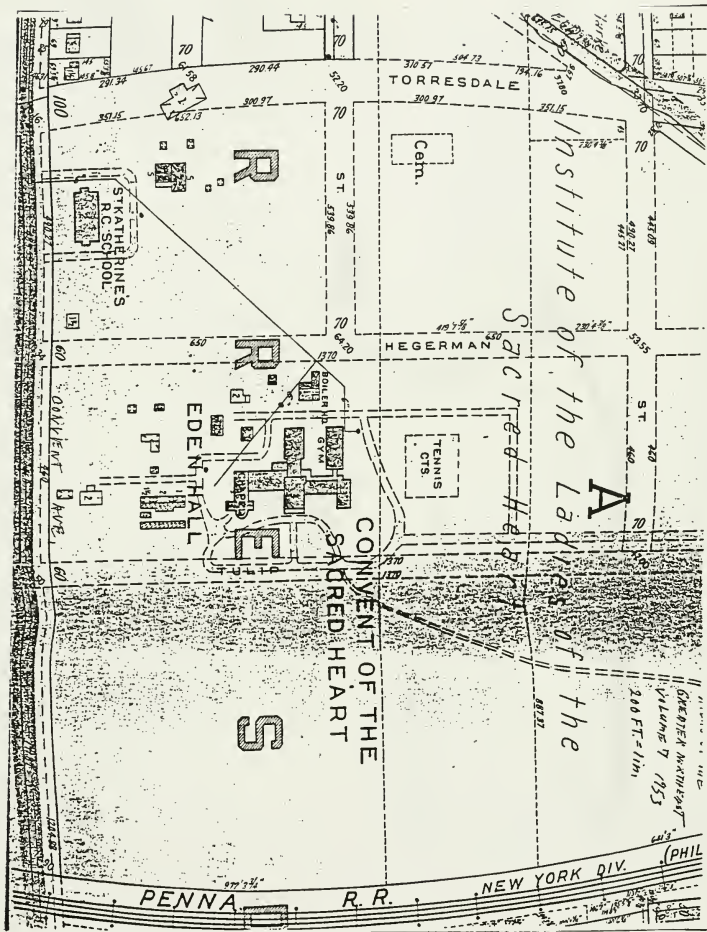


Illustration 23:
Ward Atlas, 1953

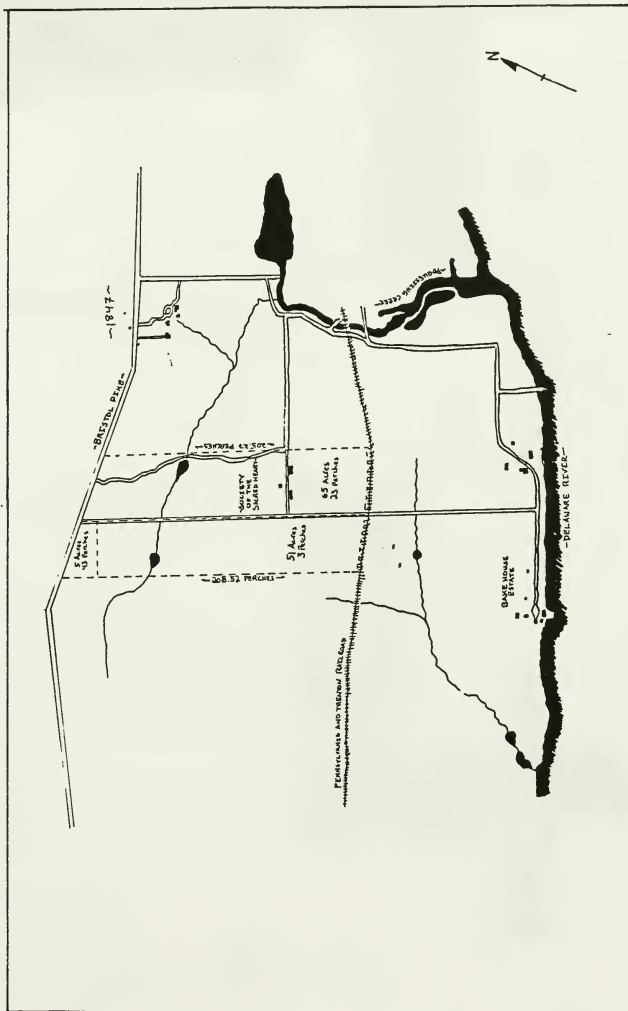
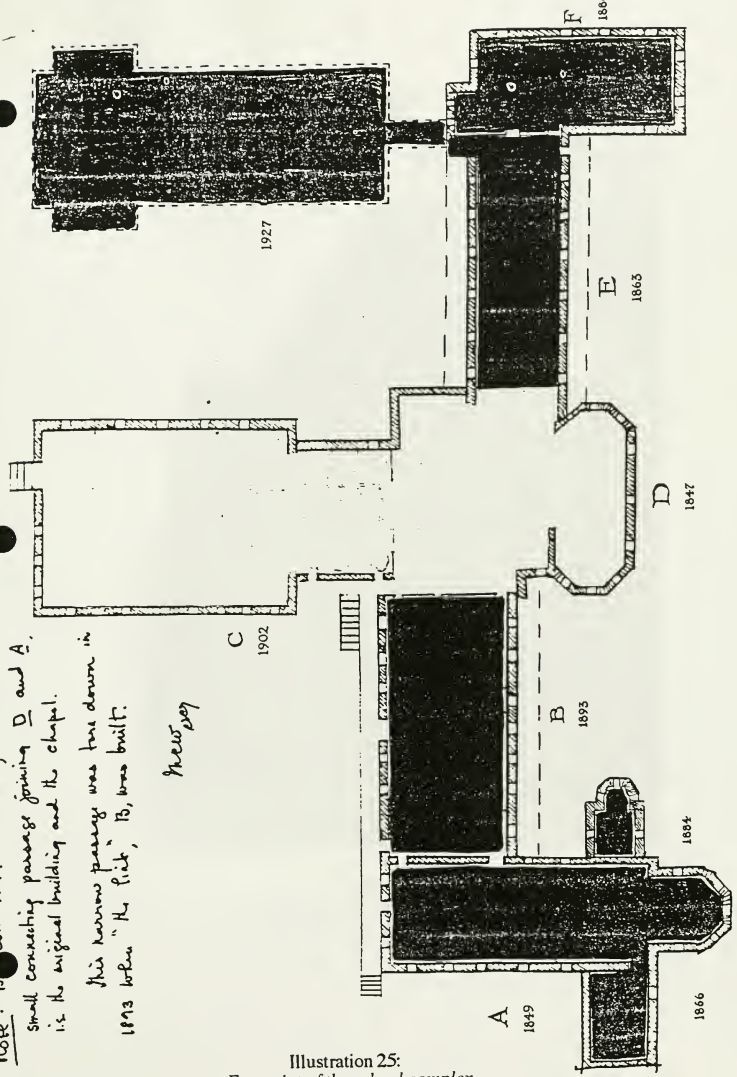


Illustration 24: Diagram of the Society of the Sacred Heart Property, Eden Hall,
 circa 1847
 map drawn by the author

Note: **B** seen 1849 and 1893, then was a small connecting passage joining **D** and **A**. is the original building and the chapel.

This narrow passage was torn down in 1893 when "the pit", **B**, was built.

new way



EDEN HALL

Illustration 25:
Footprint of the school complex
courtesy of the Society of the Sacred Heart Archives



Illustration 26:

Front facade of the chapel at Eden Hall,

Photographer: Link Harper, August 26, 1997

Photo courtesy of the Fairmount Park Commission Archives

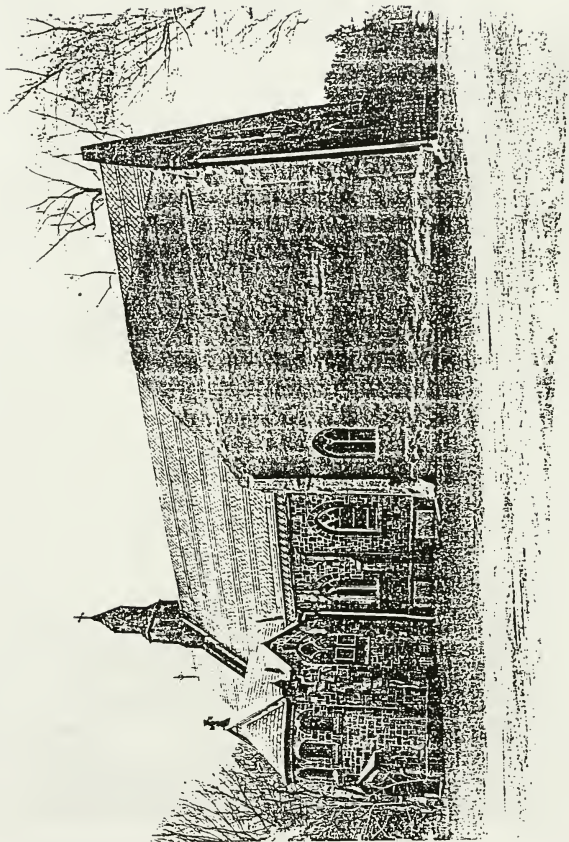


Illustration 27:
East facade of the chapel at Eden Hall, circa 1987
courtesy of the Fairmount Park Commission Archives



Illustration 28:
South facade of the chapel at Eden Hall, circa 1987
courtesy of the Fairmount Park Commission Archives

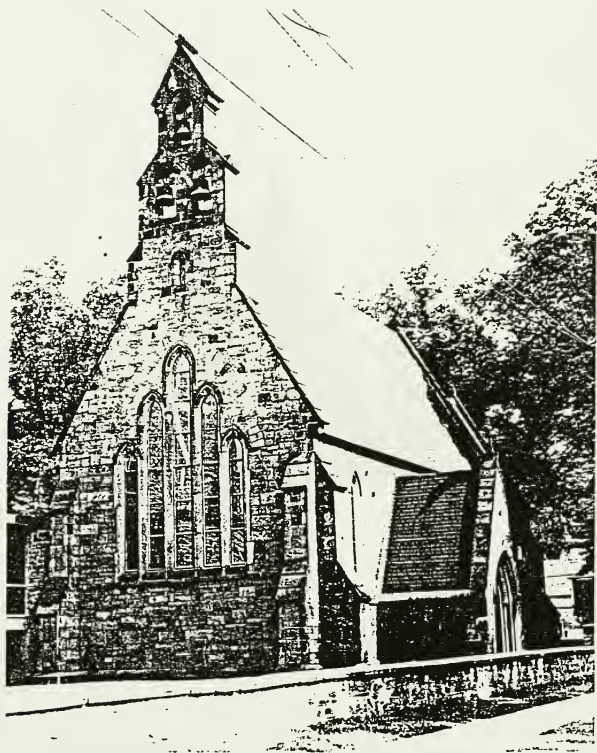


Illustration 29:
*St. Anne's Church,
Fredericton, New Brunswick, 1846, Frank Wills*
From Phoebe B. Stanton, *The Gothic Revival & American Church Architecture*
(Baltimore: Johns Hopkins Press, 1968)



Illustration 30:
*Christ Episcopal Church,
Napoleonville, LA, circa 1850, Frank Wills*
From James Patnck, "Ecclesiological Gothic in the Ante-bellum South,"
Winterthur Portfolio. 15, no. 2 (Summer 1980): 117-138

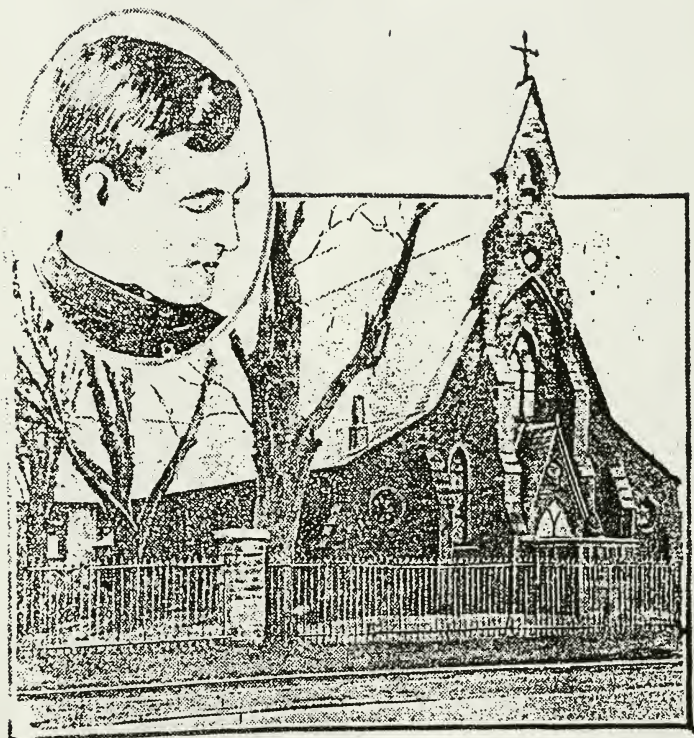


Illustration 31:
All Saint's Church,
Torresdale, PA, 1854, Frank Wills

Cary H. Rush, All Saints Church: A 225 Year History of a Parish 1772 to 1997, 1996

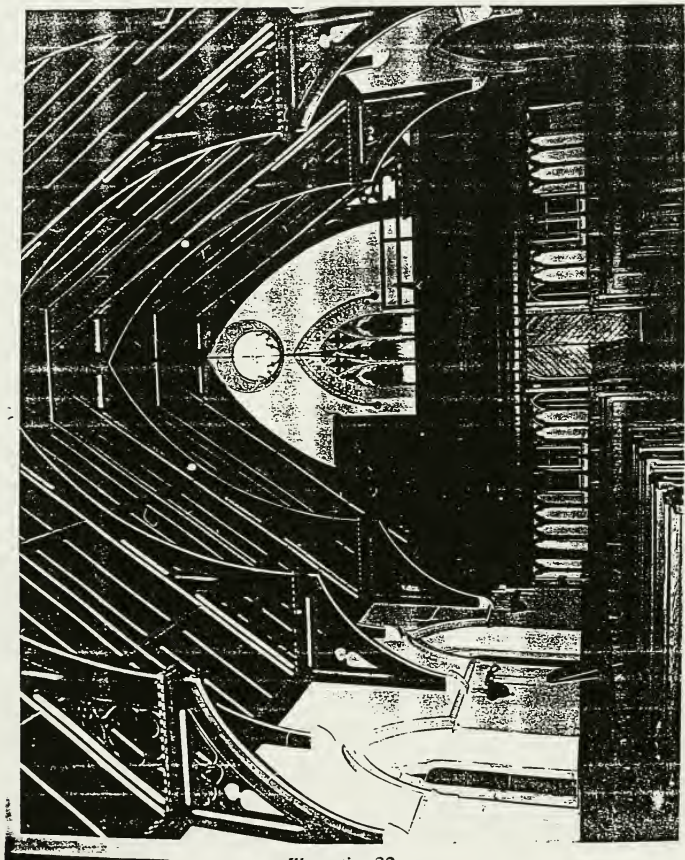
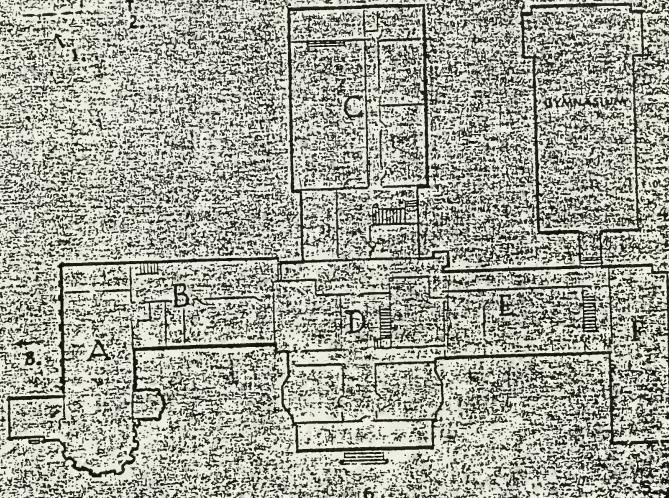


Illustration 32:
Interior of the Chapel at Eden Hall, 1977
courtesy of the Fairmount Park Commission Archives

EDEN HALL BLUEPRINT

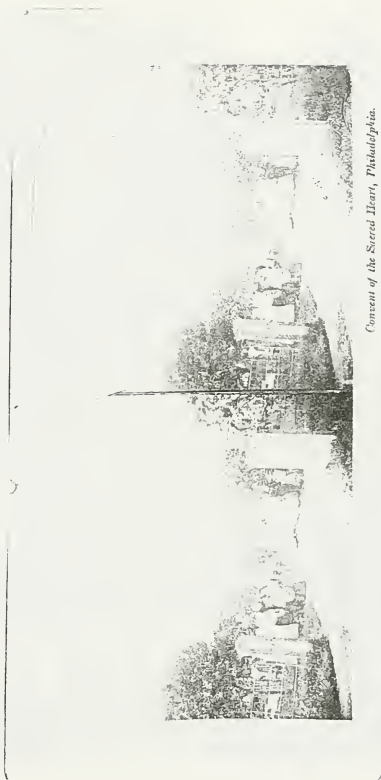


- POINTS OF INTEREST**
1. St. Katherine's School
 2. Barn Farmyard
 3. Cemetery
 4. Playgrounds Tennis Courts
 5. Walk to Station
 6. Lake
 7. Gardens and Vineyard
 8. Greenhouses

- BASEMENT**
- A. Cloister Refectory
 - B. Cloister Rooms
 - C. Children's Refectory
 - D. Kitchen - Pantries
 - E. Bara-Hall
 - F. Bara-Hall
- SECOND FLOOR**
- A. Chapel
 - B. Cloister
 - C. Study Hall
 - D. Class Rooms
 - E. Guest Rooms
 - F. Cloister
 - G. Community Infirmary
 - H. Mater's Dormitory
 - I. Private Rooms - St. Pags
- THIRD FLOOR**
- A. Chapel
 - B. Sacred Heart Dormitory
 - C. Sacred Heart Dormitory
 - D. Angels' Dormitory
 - E. Private Rooms - St. Mildred's
 - F. Children's Infirmary
 - G. Private Rooms - Seven Dolores
 - H. P. Library
- FOURTH FLOOR**
- A. Children's Vestry
 - B. Private Rooms - 5th, 6th, 7th Heaven
 - C. Studio
 - D. Stairway to Roof - View
 - E. Cloister
- FIRST FLOOR**
- A. Chapel
 - B. Parlor - Corridor
 - C. Study Hall
 - D. Class Rooms
 - E. Parlor-Hall
 - F. Dining Room
 - G. Class Rooms
 - H. Music Room
 - I. Class Rooms
- GYMNASIUM**

May 1949

Illustration 33:
 "Eden Hall Blueprint," May 1949
 courtesy of the Society of the Sacred Heart Archives



Convent of the Sacred Heart, Philadelphia.

Illustration 34:
Stereoview, "Convent of the Sacred Heart"
author dates to c. 1860
courtesy of the Library Company, Philadelphia, PA



Illustration 35:

Front Drive of Eden Hall

Photographer: Link Harper, August 26, 1997

Photo courtesy of the Fairmount Park Commission Archives



Illustration 36:

Entry Gates to Eden Hall, Grant Avenue

Photographer: Link Harper, August 26, 1997

Photo courtesy of the Fairmount Park Commission Archives



Illustration 37:
Shrine/Grotto

Photographer: Link Harper, August 26, 1997
Photo courtesy of the Fairmount Park Commission Archives

University of Pennsylvania Library
Circulation Department

Please return this book as soon as you have finished with it. In order to avoid a fine it must be returned by the latest date stamped below.

UNIVERSITY OF
PENNSYLVANIA

RETURNED
MAR 2 1999

INTERLIBRARY LOAN
MAR 18 2003

INTERLIBRARY LOAN

(Form L-9)

W

M-719

FISHER
FINE ARTS LIBRARY

FEB 26 1999

UNIV. OF PENNA.

3 1198 02418 2235



N/1198/02418/2235X

3 1198 02418 2235



N/1198/02418/2235X

S