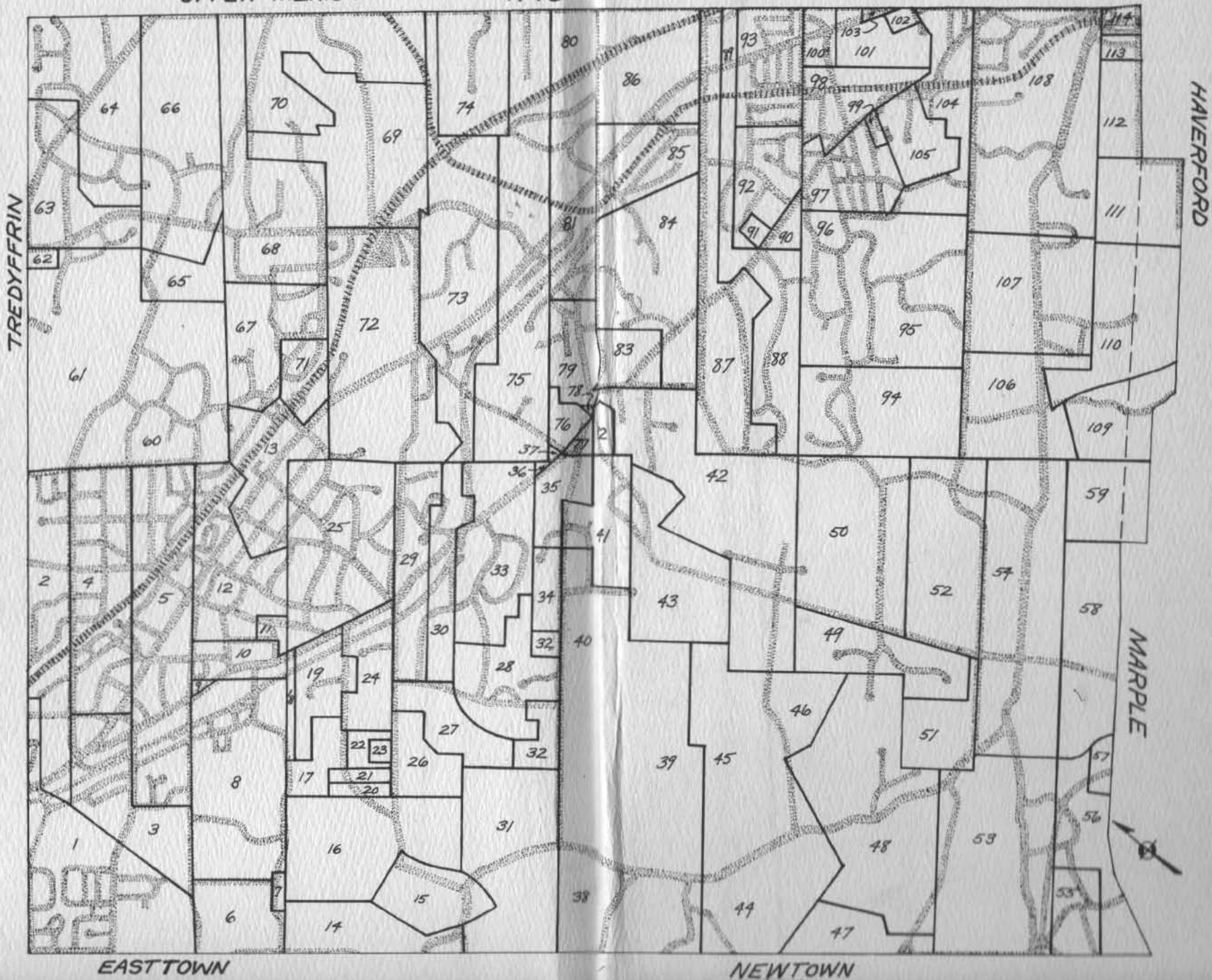


RADNOR TOWNSHIP 1798

UPPER MERION

LOWER MERION





The Radnor Friends Meeting House

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

Katharine Hewitt Cummin

Owlswick Press

Philadelphia

1977

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ily's hands it remained until after 1960 when sold and "improved" with apartments. The old house on the Thomas estate was used as a chauffeur's cottage, standing until the apartments replaced it.

1. Chester Co. Deed Bk. Y-1
2. Chester Co. Deed Bk. Y-2
3. Chester Co. Deed Bk. D-2-378
4. Delaware Co. Will Bk. C-17
5. Delaware Co. Deed Bk. V-234

Lot 113. Caesar Waters.

Acres: 5 acres 22 perches.

Assessment: 5 acres, 22 perches of land, exempt. House at \$50, exempt.

See lot 111 for Griffith Evans's acquisition of 56 acres. He sold 10 acres in the easternmost corner of the township to Charles Humphreys of Haverford in May, 1765 for £3 an acre.¹ The owner of substantial Haverford properties, Humphreys became a member of the Continental Congress but failed to sign the Declaration of Independence. Rather than have his slaves freed automatically under the Pennsylvania law of 1780, he registered their names in the County Court House. His list of eight (some belonged to his sisters) included a Negro man "Cezar" who was 36, a Negro man "Tone" (Tom?), 34, and a Mulatto woman "Judy," 25, all slaves for life.² "Judy" seems a simple misreading for "Indy" or "India" but the various handwritings in which it has been seen can be interpreted either way.³ Humphreys officiated for some years as Collector of Negro Import Duties for Philadelphia County.⁴

Charles Humphreys wrote his long will 8 November 1785 conveying mills, plantations (including Pontreading, still standing in Haverford), and other property to nieces and nephews.⁵ Toward the end of this meticulous document he wrote "I give and devize unto my servant man Cezar three acres of land in the Twp of Radnor being part of ten acres of land I bought of Griffith Evan to be laid out by my Executors next adjoining his own so that it will not deprive the other part of the land of the Spring of Water & I give and bequeath the remainder of sd. ten acres of land unto my two servants Tom and Indy. . ." (or Judy). Later deeds show a property line drawn straight through the spring.

Waters, slave or no, already owned and lived on 2 acres 22 perches of land which were mentioned in a 1779 deed as belonging to him although the actual conveyance, from Daniel Evans, was dated 1804 (the price \$25).⁶

When Richard Allen, who became the first Black Bishop of the Methodist Church, walked through Pennsylvania in 1784, he stayed at the Waters house where Mrs. Waters not only fed him but ministered to his weary feet (she washed them in water and bran; they were better next day). He preached before a Radnor congregation, remaining in Radnor some weeks. He spent half the winter of 1785-6 also in Radnor at George Gyger's house (90) again preaching to the new Methodist organization (99).⁷

In July of 1786, six months after Charles Humphreys's death,

Caesar Waters received his freedom (a stipulation of the owner's will). He also received a bequest of 20 silver dollars which the executors paid bit by bit, perhaps as needed, beginning with 15s 11 March 1786.⁸

Both Waters and James Miller (114) were assessed for Radnor property in 1790 but spent some time in Germantown where, side by side, they were enumerated in the 1790 Census.

1802	1805	1823	1843
Unmentioned (Exempt?)	Unmentioned (Exempt?)	Caesar Waters, (sic) Color ^d . House & lot \$100	Daniel McGintee Barton Black House & lot 5 acres @ \$400

Exempt in 1798, and probably in 1802 and 1805, the holding was lost for a debt of \$175.16 owed Daniel Evans. John Lindsay of Haverford, a near neighbor who bought the property at the sheriff's sale 17 October 1809 for \$401, apparently returned it to the aging Waters but held the mortgage until his (Lindsay's) death in 1824.⁹ A younger John Lindsay, as administrator of Caesar Waters's estate in 1829, sold the real estate for \$380 to Jonathan Miller of Haverford (another neighbor).¹⁰ Personal items were inventoried as worth \$32. The widow Phebe Waters and one child Charlotte, married to Henry Smith, survived.¹¹ No more is known of the Waters family.

The third Negro Bishop of the Methodist Church was named Edward Waters. An Edward Waters served in the War of 1812 with the Radnor and Haverford contingent.¹² The Bishop is said to have been born in Maryland in 1780. No connection with Caesar Waters has been proven.

The house and lot were sold as one parcel of Jonathan Miller's estate in 1842 for \$750 to Daniel McGinty of Lower Merion, miller.¹³ McGinty sold in 1852 to Nathan Moore who owned in 1881.¹⁴ Moore Street adjoins the property, now well settled. The Waters house has not been found.

1. The deed is not recorded but is noted in Charles Humphreys's account book in the Hist. Soc. of Penna.

2. Ashmead, p. 204

3. See Katharine Hewitt Cummin, "The Blacks in Radnor Before 1850," *Bulletin* of Radnor Hist. Soc., 1973

4. See Darold D. Wax "Negro Import Duties in Colonial Pennsylvania,"

P. M. H. B. XCVII, January 1973, p. 27 ff

5. Chester Co. Will Bk. 8-32

6. Delaware Co. Deed Bks. Y-2, H-212

7. Allen, Richard *The Life Experiences and the Gospel Labors of the Rt. Rev. Richard Allen*, pp. 20, 23

8. Day Book of Charles Humphreys

9. Delaware Co. Deed Bk. I-453

10. Delaware Co. Admin. File 906

11. Delaware Co. Orph. Ct. File 1193

12. Ashmead, p. 90

13. Delaware Co. Deed Bk. V-397

14. Delaware Co. Deed Bk. A-2-176. Moore's account book, thanks to John L. Mather Jr., belongs to the Radnor Hist. Soc.

Lot 114. James Miller et al.

Acres: 7.

Assessment: 7 acres of land, exempt. One house at \$30, exempt.

See lot 113 for Charles Humphreys's bequest of seven acres of land to his servants Tom and Indy (Judy?). Indy married James Miller in whose name the property was listed in 1798.

Humphreys also freed these servants (the effective date six months after his death), but left Indy's children in bondage for their own protection until they became adults. He directed his executors to use estate money to build Tom and Indy a good sawed log house with a stone chimney and to care for his "old Servant woman named Nancy" and support her well (she was born in 1710). Nancy received 20 silver dollars for clothing, Tom 20 silver dollars, and Indy 10 as well as the testator's "old walnut dressing table" and a pair of silver shoe buckles.

The executors used the Day Book Charles Humphreys opened in 1772 (now in the possession of the Historical Society of Pennsylvania) for writing their accounts. They outfitted Tom and Caesar (113) for freedom with £1-7-6 worth of clothes made by John Jones and, by April 1 of 1786, were paying £1-11-6 for 27 bushels of lime for "Tom's House." Five "pains" of glass cost 3s 1½d. and putty 2s 1d. Perhaps "Tom's House" and "Indy's House" were one; the will calls for one house, the Return shows only one.

Miller was assessed for property in 1790 as "Black James" but was tax exempt in 1798. He was listed in Germantown in the 1790 Census and in Haverford in 1800.

1802	1805	1823	1843
Unmentioned	Unmentioned	James Miller, Color ^d	Philip Sheaff
Tax exempt?	Tax exempt?	House and lot \$100	Patrick Kerraguin, Labourer
		John Elliott and	5 acres
		Isaac Keller	House and lot \$400
		House and lot \$200	Estate John Miller (coloured)
			House and lot \$300

Thomas Craill (the "servant Tom") and his wife Effie, of Philadelphia, sold his half of the seven acres to Anthony Smith of Delaware County for \$80 23 March 1799.¹ Craill and Smith were both called "free Mulattos." Smith left all of his property, real and personal, by will of 29 July 1802, to Anthony Miller, son of James and India

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(Julia?). Delaware County Deed Book A-2-368 claims erroneously that Smith left the property directly to Judy Miller.

Because Anthony Miller died young and intestate, his parents inherited this other half of the seven acres. Another son, Jesse, married, built a house on the northerly corner of the property near the County line, fathered a son John, and also died young. James and India Miller then entrusted that house and one acre to John Elliott of Lower Merion, surveyor (83, 100) to hold for their grandson John Miller until he reached the age of 21. Elliott was to use the (rental) income to pay the debts incurred by Jesse Miller in building the house, to pay for house repairs, and to support and educate John Miller.²

By 1827 Jesse Miller's widow had remarried and disappeared and John Elliott had died. Samuel Garrigues took over as guardian. John Miller was still under 14. Garrigues made his final accounting in 1839, transferring \$223.61 to young Miller; the greatest expense had been fencing.³ An 1847 deed calls the house lot "land of the heirs of Jess, a Coloured man,"⁴ and an 1852 deed land "late of John Miller deceased."⁵ In 1840 the personal estate of a John Miller ("colored man"), late of Haverford, probably this John Miller, newly come into his inheritance, was inventoried as \$88.13 including fishing nets and guns.⁶ Miller's cousins the Newlins (or Newells) apparently inherited the piece. J. Newlin lived here in 1870.

James Miller died intestate in 1829. His Administration papers could not be found in Media. Later, when India Miller died (also intestate), she was survived by one child only, a daughter Rebecca Newlin or Newell (the name is written both ways) who inherited. When Rebecca's husband Henry died, and was buried in June, 1830, his became the first burial "in the colored ground" in Lower Merion. His small inventory included three fowling pieces and household furnishings in the keeping of seven different people.⁷ The administrator, Charles Kugler (grandson-in-law of William Sheaff (111)), paid one Eliza Miller \$10 for nursing the deceased, paid Daniel Baugh M.D. \$25, and paid Fanny Hiselman for boarding Henry, a child of the deceased. Charles Humphreys had listed one female Mulatto child named Fanny, aged 13 months, in his 1780 slave list.⁸ Justice Edward Hunter of Newtown married a Frances Miller of Radnor to Charles Hiselman 13 March 1800. Fanny Hiselman may have been James and India Miller's daughter. Charles Hiselman, who lived on lot 39 in 1805, died there in 1812.

John Smith and John Danly both paid rent to the Newlin estate, Danly \$35 for the year 1831. When India Miller died, or Rebecca Newlin, is unclear, except that India outlived her husband. By 1843

the property belonged to Rebecca and Henry Newlin's sons George, Henry, and James when George Newlin of Reading, boatman, sold his one third interest in the house and six acres to Philip Sheaff (110) of Haverford for \$100.⁹ Sheaff and his wife Harriet (Foreman) immediately sold their interest to the other brothers, James of Lower Merion and Henry of Marple (he was later of Reading) again for \$100.¹⁰ The brothers (Newlin or Newell) sold in 1852 to Isaac M. Young of Philadelphia, innkeeper, for \$1100.¹¹ Between 1860 and 1870 the six acre parcel changed hands five more times until Haydock Garrigues became the owner, and the Newell (Newlin) family owned only John Miller's acres.¹²

In 1894, rightly or wrongly, James Newlin's widow Sophia (he died in 1872) sold James G. Adams for \$150 the small triangular plot cut from the John Miller property by Bryn Mawr Avenue.¹³ Mrs. Newlin still lived in Radnor. In 1907 all the Newlin descendants, having moved away to Philadelphia, Chicago, and Atlantic City, prepared to sell the final piece. The heirs of James Newlin (five children—their mother had died in 1900 and a sixth child died unmarried) disputed the claim that his brother Henry's heirs owned rights here. Since Henry (died 1874) had married his own niece, one of James's extant five children, the squabble, like most family hassles, waxed pointed and emotional. As a compromise, they finally agreed that each of the six heirs (Henry had left two daughters but one had married, disappeared, and was presumed dead) would benefit equally from the sale.¹⁴ The heirs of James outnumbered and outtalked the heirs of Henry. George Newlin (or Newell) had presumably died childless.

They conveyed the property (minus the triangle earlier sold by Sophia) to the Wayne Title and Trust Company to sell for their account. In all, Henry's heirs received 33 1/3% of the proceeds instead of the 60% logic would dictate (50% from Henry's interest and 10% from Rebecca A. (Newlin) Newlin Rodley's share of her father's half). Rebecca, twice widowed, lived in Chicago.¹⁵

The family of James and Indy (Judy?) Miller owned this Radnor piece longer than most of the 1798 families.

Lots 113 and 114 trail the assessment list of 1823 because the owners were Black; they were not in proper alphabetical order as they were in 1798. Here again, in 1976, they trail the list of Radnor's lands but only because the reader of English scans from left to right, from top to bottom, and the properties were numbered accordingly on the master map.

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|--|---|
| 1. Delaware Co. Deed Bk. Z-701 | 10. Delaware Co. Deed Bk. Z-702 |
| 2. Delaware Co. Deed Bk. Y-159 | 11. Delaware Co. Deed Bk. A-2-368 |
| 3. Delaware Co. Orph. Ct. Files 1066, 1684 | 12. Delaware Co. Deed Bks. H-2-87, R-2-197, W-2-367, X-2-635, 636 |
| 4. Delaware Co. Deed Bk. Y-161 | 13. Delaware Co. Deed Bk. R-8-202 |
| 5. Delaware Co. Deed Bk. A-2-368 | 14. Delaware Co. Deed Bk. F-13-80 |
| 6. Delaware Co. Admin. File 2169 | 15. For further information on James Miller's descendants see "The Blacks in Radnor Before 1850," <i>Bulletin of Radnor Hist. Soc.</i> , 1973 |
| 7. Delaware Co. Admin. File 945 | |
| 8. Ashmead, p. 204 | |
| 9. Chester Co. Deed Bk. W-125 | |