

Rhoads-Barclay House
217 Delancey Street (northeast corner
of Delancey and South Philip Streets)
Philadelphia
Philadelphia County
Pennsylvania

HABS No. PA-1057

HABS
PA
51-PHILA,
255-

PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA
Reduced Copies of Measured Drawings

Historic American Buildings Survey
National Park Service
Eastern Office, Design and Construction
143 South Third Street
Philadelphia, Pennsylvania

APPENDIX
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RHOADS-BARCLAY HOUSE

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Address: 217 Delancey Street (northeast corner of Delancey and South Philip Streets), Philadelphia, Philadelphia County, Pennsylvania

Present Owner: Weccacoe Realty Company, Philadelphia, Pennsylvania, (Mr. Frederick Fox, President)

Present Occupant: Unoccupied (July 1963)

Present Use: For sale

Brief Statement of Significance: A Philadelphia row house of the 1750's with the original staircase and much original wainscoting and other woodwork.

PART I. HISTORICAL INFORMATION

A. Physical History

1. Original and subsequent owners:

Chain of Title from Philadelphia Historic Commissions Records

	<u>Grantor</u>	<u>Grantee</u>
1/1/1750	Isaac Griffiths, merchant, Sarah H/W A lot Ns Delancey St. Frt 50' Depth 86'	Samuel Rhoads, House carpenter 50 pounds (H-4-173)
5/8/1758	Samuel Rhoads, House carpenter, Elizabeth H/W New brick M. Lot Ns Delancey St. (E along Delancey St. 22'-6" (to pt. (Th N 79'-18" to pt. (Then E 16'-2 1/8" to pt.	Alexander Barclay, gentleman 700 pounds (H-9-5)
Present dimen- sions, in 1758 22'-4" x 86'	(Th N 3' 2" to pt. (Th W 39'-3/4" to pt. (Th S 83'-2 5/8" to beg.	

Alexander Barclay died, leaving prems to wife Rebecca. Daughter Patience died without issue. Prems passed to son Robert Barclay.

	<u>Grantor</u>	<u>Grantee</u>
5/11/1785	Robert Barclay, Clapham, County of Surry, England, Rachael H/W Messuage	Williamina Bond, Gentlewoman 1,510 pounds (D-17-646)
8/1/1793	Williamina Bond, widow 2 story brick M.	Edward Dumant, merchant \$4,800 Spanish silver milled) (D-41-130)
10/25/1808	Edward Dumant, merchant, Elizabeth H/W 2 story brick M. and also brick building erected by Dumant and sometimes used as a store	Caleb Earle, mariner \$6,000 (EF-33-1)
12/6/1815	Caleb Earle, mariner 2 story brick M. and brick store	Stephen Girard, merchant and banker \$6,000 (MR-4-703)
1/20/1921	City of Philadelphia, Trustee under Stephen Girard, dec'd	Harry Katz*
12/21/1921	Harry Katz, dec'd, by decree of Orphans Court	Ray Katz*
9/29/1926	Ray Katz, widow	Louis Gordon*
1/24/1927	Louis Gordon, Anna H/W	Dorothy Sacks*
9/28/1931	Dorothy Sacks Sheriff's sale	City of Philadelphia Trustee under the will of Stephen Girard, dec'd*
6/15/1951	City of Philadelphia, Trustee under the will of Stephen Girard	Bessie Hoffman*
6/18/1953	Bessie Hoffman	Albert Romm*

	<u>Grantor</u>	<u>Grantee</u>
12/7/1954	Albert Romm, Laura H/W	Albert Smart, etc.*
12/13/1956	Albert Smart, James Fitten, Annie Hollins, Anna Hammond, Trustees and Sole Members Loyal Baptist Church	Robert Trump, singleman*
Feb.-March 1962	Robert Trump	Weccacoe Realty Co.; Mr. Frederick Fox, Pres.

*Records of Transfer, Registry Unit, Department of Records, Plan 3 S 5, Lot 16.

2. Date of erection: Between January 1, 1750 and 1758
3. Builder and designer: Samuel Rhoads
4. Notes on alterations and additions: In the deed of 1758, the front portion of the house appears to have been essentially the same as it is now (1959). The deed also mentioned a kitchen which in the insurance survey of the same year was valued at 1/5 of the building. By 1785 the back building was indicated on the site plan of the insurance survey. It remained essentially the same until it was removed in 1959. At this time it was valued at 1/3 of the whole building. The finished brick work of the main building where the piazza of 1785 was joined was revealed when the back buildings were removed. This seems to indicate that there was a small detached kitchen before the later ones. During the 20th century, the central chimney was removed and much of the interior woodwork was sold. The house was extensively remodeled and restored by the present owner from 1959-61. The central chimney was reconstructed and much of the interior woodwork was returned. The piazza and back building were torn off and a one-story kitchen and pantry were added in its place. Portions of this restored interior woodwork came from the back building and the second floor rear room. The chair rail came from "Chalkley Hall," Frankford, Philadelphia. The building is at present for sale.

5. Sources of information:
 - a. Plot plan and sheepskin deeds and title papers from 1758 to 1815 in possession (1960) of owner, Robert T. Trump. These were purchased from the Girard Estate.
 - b. Rebecca Barclay's (Alexander's widow) will of 1784 and Chain of Title, Philadelphia City Hall.

Prepared by Robert T. Trump, Restorationist
July 1959

John C. Poppeliers, Architectural
Historian
National Park Service
July 1963

PART II. ARCHITECTURAL INFORMATION

- A. Condition of Fabric: Good
- B. Technical Description of Exterior
 1. Number of stories: Two-and-a-half stories
 2. Number of bays: Three-bay front
 3. Overall dimensions: 22'-6" x 37'-0"
 4. Layout: Rectangular with rear ell.
 5. Foundations: River-bed stone whitewashed
 6. Wall construction: Brick side walls (9") laid in common bond. Brick front and back walls (13") laid in Flemish bond (front) and common bond (back).
 7. Chimneys: Central chimney restored in 1959 by Robert T. Trump following evidence at roof and floors.
 8. Openings:
 - a. Doorways and doors: Only rear door and jam are original. Side door now made into a window.
 - b. Windows and shutters: All window frames except those at the stair landing in the dormers and on the west side first floor are original. Shutters and sashes on the second floor front and side are from the contemporary country seat of General Henry Harrison in Frankford, Philadelphia.

9. Roof:

- a. Shape, covering: Gambrel roof with cedar shingles on oak lath.
- b. Cornice, eaves: Front original, side restored, rear original except crown molding.
- c. Dormers: Shed dormers restored by Robert T. Trump 10" higher than original, using frames from removed rear wing.

C. Technical Description of Interior

1. Floor plans: Side hall, two rooms per floor, central chimney. Rear wing: one small room on each floor of two-story piazza with small corner fireplace in one corner of second floor. Back building has one room on each floor and fireplace at north end (fireplace on first floor also has a back oven). Wing demolished in 1959. Replaced by a one-story rear ell.
2. Stairways: Original two-run staircase at rear of hall. Landing between first and second floor originally had a door to the piazza. The staircase continues on to the attic. There was a small staircase which went to a trap door in the roof.
3. Flooring: Original pine flooring, wide boards. The summer beams were exposed and used as floor boards on the floor.
4. Wall and ceiling finish: Plaster painted and plaster.
5. Doorways and doors: Doorways and doors original on second and garret floor except in back room second floor. Door and doorway on first floor reconstructed.
6. Decorative features and trim: Original wainscoting in front and back room, first floor. Second floor rear chair rail and chimney breast paneling from Chalkley Hall. Chimney breast in front room first floor is partially original as is the cornice in front and rear rooms. Heavy chair rail in front room of the second floor came from the back building, since removed.

7. Hardware: A few original hinges remain in garret. The rest of the hardware was installed during the restoration.
8. Lighting: Modern
9. Heating: Central chimney fireplaces in front and back room, first and second floor, none on third; small corner fireplace in northwest corner of second floor of piazza, fireplace on end wall of both stories in back building. Modern heating and air conditioning now installed.

D. Site and Surroundings:

1. Orientation: 11° west of north
2. General setting: On city street--another row house next to it on the east, a small alley (Philip Street) on the west. Across the street there are several eighteenth-century houses. The area of the city, Society Hill, is in the process of redevelopment and many houses near it are in the process of restoration.
3. Outbuildings: None
4. Enclosures: The back yard is enclosed with a brick wall, which also forms a car enclosure.
5. Landscaping: Modern garden, not quite as large as original plot. Some space removed for car parking.

Prepared by Robert T. Trump, Restorationist
July 1959

Addendum to:

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