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Historic Building Survey

on

Dilworth-Todd-Moylan House

in

Independence National Historical Park

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PART I

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PLANNING AND RESOURCE PRESERVATION
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Historic Building Survey
on
Dilworth-Todd-Moylan House
in
Independence National Historical Park

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Prepared by
Staff
Independence National Historical Park
Philadelphia, Pennsylvania

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April, 1958

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CHAPTER I

ADMINISTRATIVE DATA

Prepared by Superintendent M. O. Anderson

NAME AND NUMBER OF BUILDING:

Dilworth-Todd-Moylan House, Northeast corner of Fourth and Walnut Street, Building No. 10.

PROPOSED USE OF STRUCTURE:

Historic house museum with restoration and refurnishing of first floor as home of Dolley (Payne) Todd, later the wife of James Madison, and the second floor to partially illustrate the home of General Stephen Moylan. Dolley Madison was a historic figure of the first rank. General Moylan, onetime aide to Washington, also deserves some note.

The building is the oldest private residence in the Park. Its preservation is provided for in Public Law 795-80th Congress, approved June 28, 1948, and it has been approved for restoration and rehabilitation as part of the Mission 66 and Master Plan program for the Park.

PROVISION FOR OPERATING THE HOUSE:

House is proposed to be operated by the Park staff. No funds have yet been programmed for refurnishing the house, and no cooperative agreements have yet been executed or proposed for this or other purposes.

CHAPTER II

HISTORICAL DATA

Prepared by Historian David Kimball

STRUCTURAL EVIDENCE FROM
DOCUMENTARY SOURCES

The 16 by 67 foot lot at the northeast corner of Fourth and Walnut Streets upon which the Dilworth-Todd-Moylan House now stands was originally contained in a lot 198 feet on Walnut Street by 255 feet on Fourth Street. While no record of the original grant of this larger lot by William Penn or his commissioners has been found, it apparently was granted to a Charles Lee, who, upon his death in the 1680's, left it to his wife, Ann Leakin. Penn's commissioners confirmed her ownership on July 8, 1690, and upon her death the lot passed, in 1698, to Ann Bunting, daughter and heir-at-law of Charles Lee. In that same year, Ann Bunting conveyed the lot to Thomas Asson, a bricklayer. At Asson's death, in 1712, the lot became the property of his widow, Mary Okely.

In 1721, Mary Okely sold a portion of the lot 48 feet on Walnut by 87 feet on Fourth to William Asson. Daniel May, a carpenter, acquired a portion of this section of the lot in 1722 and the remainder in 1729. After May's death his heirs sold this property to John Pole, a merchant. Pole's executors, in turn, sold the lot to Jonathan Dilworth and Hezekiah Hibbard on February 13, 1769.

Dilworth and Hibbard divided their 48 by 87 foot lot on August 9, 1769. Dilworth's portion consisted of (1) a corner lot 16 feet on Walnut Street by 67 feet on Fourth Street, upon which he

built, in 1775, the present Dilworth-Todd-Moylan house, and (2) a lot north of (1) and separated from it by a 3 1/2 foot alley. This second lot was 16 1/2 feet on Fourth Street by 48 feet deep, widening at the 30th foot of depth to a width of 20 feet. On this lot Dilworth built a frame stable.

The house built by Dilworth was a three story brick row house typical of Philadelphia residences of the late 18th Century. A surveyor for the Philadelphia Contributionship described it in 1783 as:

> A house belonging to Jonathan Dilworth Situate on the North East of corner of 4th & Walnutt Streets--- 35 by 16 feet 3 Storys high 9 inch party wall, 2 Rooms on a floor plaster'd petisions Board Newel Stairs finish'd in a Good plain way Garrot plaster'd painted inside and out---
> The Kitchen 18 by 11 1/2 feet 2 Storys high 9 inch wall The whole about 8 Years Old

Although at least one of the rooms was used as an office by 1796, the house apparently underwent few, if any, structural modifications before at least 1807. In that year a Mutual Assurance Company surveyor wrote this description:

> Survey of Doct. Thomas Parkes three story House in trust, situate on the North east corner of Walnut and fourth streets. Dimensions 16 feet by 36 feet, lower story, south Room, Forecast, surbase, washboards, windows Cased and Cornice round the Room, the other Rooms, have each a Mantle, Closets, washboards, surbase and windows Cased Garret plastered and Trap Door, winding stairs, Kitchen 12 feet by 16 feet two stories high, the lower story is finished as Customary, Chamber, washboards and windows Cased, winding stairs, Yellow pine floors, two chimnies have Marble, no Dormer Window, nor Battlement to the east, the Roof is nearly new,

This description is much more detailed than that found in the 1783 survey, but the only evidence of structural modification lies in the different dimensions given the kitchen. This difference could well be due to errors in measurement.

While the Dilworth-Todd-Moylan House underwent, so far as available evidence shows, few if any major alterations before 1807, it was substantially altered in later years. While no documentary evidence relative to these alterations has been found, their nature can be deduced from a comparison of the insurance surveys with the present structure. Such a comparison indicates that the kitchen probably was torn down and the house extended northward to occupy the entire 67 feet of lot (1). Further, the partition dividing the first floor of the original structure into two rooms was removed, it is probable that the original partitions in the second and third floors were removed or their location changed, the street door or doors were relocated, fireplaces were removed or bricked up, and other alterations made.

Again, no evidence as to the dates when these alterations were made has been found. However, the kitchen was probably removed and the house extended between 1818 and 1843, since a deed to the house recorded June 6, 1818 refers to "that certain brick messuage or tenement and lot of ground thereunto belonging,..." while a deed to the same property together with lot (2) recorded in 1843 refers to "All those several Contiguous Brick Messuages or Tenements (one

of these entering and Being Built over the 3' 6" alley) & 2 Certain Lots in which they erected;..."

Thus, while the present Dilworth-Todd-Moylan House encompasses the house built by Jonathan Dilworth about 1775, only the southern 35 feet dates to that year, and this original portion has undergone substantial alterations. In the absence of documentary evidence in addition to the two invaluable but inadequate insurance surveys a thorough architectural and archeological investigation to provide further data on the structural history of the building is essential.

HISTORICAL ASSOCIATIONS

Ownership of Property to 1817

There is no evidence that Jonathan Dilworth lived in the house he built at the northeast corner of Fourth and Walnut streets. He certainly did not live there after 1783, for on May 26 of that year the house was offered for rent in an advertisement in the Pennsylvania Packet, and city and county tax records for the years from 1784 to 1791, when the house was sold to John Todd, show that the house was rented. At this time tenants paid taxes on the property they rented, and, while the tax records are so disorganized that it is at present impossible to determine the precise year in which each party paid taxes on the Dilworth house, it is clear that the house was rented during these years by Lydia McCall (1784?), Sarah Francis (1785?), a Mr. Fullerton (1786?), Cadwalader Morris, a member of the Second Continental Congress in 1783 and 1784 (1787-1788?), John Mitchell (1789?), and Alexander Murray (1791?). Since Dilworth paid taxes on the frame stable on lot (2), he probably retained it for his own use.

On April 20, 1791, Dilworth's widow, Ann Dilworth, ran an advertisement in the American Daily Advertiser offering for sale "A GENTEEL and convenient three story brick house and two story brick kitchen situate at the north east corner of Walnut and Fourth Streets, containing on Walnut Street 16 feet, and on Fourth-street sixty seven feet, with a lot adjoining, containing in front on Fourth-street sixteen

feet, whereon is erected a frame stable." This property was sold to John Todd on November 23, 1791, and the house became the home of Todd and his wife, Dolley, who, as the wife of James Madison, was to become one of the most famous women in American history.

Joseph Jackson, generally careful and quite accurate specialist in the field of Philadelphia history, states, although without giving his reasons for so stating, that the Todds lived from 1791 until 1793, not in the house purchased by John Todd from Ann Dilworth, but rather in a house on Fourth Street south of Walnut. However, there is conclusive evidence that the Todds moved into the Dilworth house and lived there until John Todd died, in 1793. Hardie's Philadelphia Directory for 1793 lists "John Todd, Jr. Esq. Atty. at law" at "51 S. 4th St." While the first directory to give the location of street numbers in relation to cross streets, that for 1796, gives no number for the Dilworth-Todd-Moylan House it does give number 47 South Fourth Street to the house two lots above it. Moreover, tax records for 1792 and 1793 show that Todd paid taxes on the property purchased from Mrs. Dilworth. Since Todd, who was not a wealthy man (£350 remained to be paid for the Dilworth property when he died), purchased the property and paid taxes on it, it is certain that he lived there.

Todd died during the yellow fever epidemic of 1793 (October 24), as did the youngest of two sons born to the couple in the Dilworth-Todd-Moylan House, and the property passed to his widow. An inventory

of Todd's estate which lists every article of furniture in the house at the time of his death was filed on November 21, 1793, and is to be found in the Appendix.

The Todds, as had so many other Philadelphians, fled the city in a futile attempt to escape the fever. When the epidemic abated soon after her husband's death, the widow Todd and her surviving son, John Payne Todd, returned to the city. Authorities differ as to whether they returned to the house on Fourth Street or went to live with Dolley's mother at her boarding house. However, the city directory for 1794 lists "Dorothy Todd, Widow" at "51 S. 4th St." and the tax records show that she paid taxes on the property inherited from her husband, so there can be little doubt that she and her son returned to the Dilworth-Todd-Moylan house in the fall of 1793 and continued to live there until the summer of 1794.

On September 15, 1794, Dolley Todd married James Madison, then a Member of Congress from Virginia, and later Secretary of State and President of the United States. Shortly before this marriage, on August 22, 1794, William Watkins had written to suggest "...that your House and Stables situate in Fourth Street be previously to your marriage conveyed to Trustees in Trust to receive the Rents, Issues and profits during the Minority of your Son..." The Madisons followed this advice and established the property in trust. This arrangement continued until April 5, 1817, when title to the property was conveyed to John Payne Todd.

Tenants of 343 Walnut Street

Several tenants occupied the Dilworth-Todd-Moylan House during the life of the trust. Among them were a Widow Grant (1796), General Stephen Moylan, Commissioner of Loans for Pennsylvania (1796-1807), Joshua Saltonstall, a broker (1808-1811), and John Pierie, a bleeder, (1811-1817). While several of these tenants also rented the stable, it was at other times rented by Keran Fitzgerald (1808-1809), Benjamin Esling (1815), and Thomas Allibone (1817).

John Payne Todd sold the property to John Rea, an upholsterer, on June 2 and 6, 1818. Rea didn't live in the Dilworth-Todd-Moylan House; however, the only tenant of whom we have record is Samuel Souza, clock and watchmaker, who occupied the house in 1819.

In 1843, William Carpenter purchased the old Dilworth property, which by then included several contiguous brick dwellings along Fourth Street, from Rea. Neither Carpenter nor his heirs, from whom the United States acquired the property on December 20, 1950, seem to have lived in any of the structures, but no record of the tenants has been found. While we know little of the tenants, after 1819, it is reasonable to assume that none of them could figure prominently in the story of the Dilworth-Todd-Moylan House, particularly since the historic base period for development of Independence National Historical Park is the years 1774-1800.

The Dilworth-Todd-Moylan House was never the scene of events of historic significance, but it was the home, at one time or another, of three persons of significance in American history: Cadwalader Morris, Stephen Moylan, and Dolley Todd (Madison).

Cadwalader Morris, who lived in the house for two years, probably 1787 and 1788, played a minor role in the winning of independence through service with the First Troop, Philadelphia City Cavalry. More important, he assisted in founding the Pennsylvania Bank and Bank of North America, institutions which played a vital role in providing the Colonies with a measure of financial stability as well as vital direct financial assistance during the crucial and chaotic years from 1780 to 1783. Further, he served as a delegate to the Second Continental Congress in 1783 and 1784.

Stephen Moylan made perhaps an even greater contribution to the winning of independence than Morris. A native of Cork, Ireland, Moylan arrived in Philadelphia in 1768 and established himself as a successful merchant. When the Revolution broke out he joined the army at Cambridge and was appointed Muster-master General; in this capacity he fitted out several privateers which contributed to the British evacuation of Boston by considerably damaging British shipping and hampering supply of their army in Boston. He was an advocate of Independence as early as January 1776, and became, successivaly, personal secretary to General Washington and Quartermaster General.

On September 27, 1776, Moylan resigned his office as Quartermaster General at the request of a Committee appointed by Congress to inspect the state of the army. After serving as a volunteer, in which capacity he served with distinction at the Battle of Princeton, he organized a regiment of light dragoons and served as its commander until 1778. In that year he was given command of the cavalry corps, a post he held until after Yorktown.

In 1793, President Washington appointed General Moylan Commissioner of Loans for Pennsylvania, one of the more important secondary Federal offices. In 1796 the General rented the Dilworth-Todd-Moylan house and he resided and kept his office there until 1807. He died in 1811.

Dolley Todd Madison is by far the most famous of the three historic figures associated with the Dilworth-Todd-Moylan House. She first became prominent in 1801 when, upon the appointment of her second husband, James Madison, as Secretary of State, she became the "first lady" of the administration of President Jefferson. Her social position was further enhanced when her husband was elected president to succeed Jefferson, and she became one of the most popular of all presidential wives. Her popularity was heightened when, in August, 1814, she saved valuable state papers and a Gilbert Stuart portrait of Washington from the President's Mansion just before the British captured Washington and burned the building. Her place in history is well stated by Dumas Malone in the Dictionary of American Biography. "Her

reign as a queen of official society may have been benign rather than brilliant, but in length and popular acclaim it has had no parallel in American history."

EVALUATION OF HISTORICAL IMPORTANCE

With the possible exception of the Bishop White House, the Dilworth-Todd-Moylan House is the most important private residence still standing within Independence National Historical Park. Built about the time when the Second Continental Congress first met in Independence Hall, it is the oldest residence remaining within Area "A" and associated with it are three figures of some historic significance.

Neither Cadwalader Morris nor Stephen Moylan are historic figures of first rank, although General Moylan particularly seems to deserve more notice than he has yet received. However, Dolley Todd Madison is an historic figure of the first rank; as we have noted, she is one of the most famous women in the history of the United States. Moreover, she is intimately associated with the Dilworth-Todd-Moylan House.

Dolley Todd, who had married John Todd on January 2, 1790, moved into the house as a bride of two years. It was in this house that her two sons were born, and it was her home at the time of the yellow fever epidemic which killed her husband and youngest son. To this house she returned a widow, and to it she summoned, in the spring of 1794, her friend Eliza Collins with this note: "Thou must come to me. Aaron Burr says that the great little Madison has asked to be brought to see me this evening." While Madison may have met the young widow while passing her house on the way to attend

the sessions of the House of Representatives in Congress Hall, this meeting arranged by Burr seems to have marked the beginning of their courtship.

The age of the house and the intimate association with it of Dolley Todd Madison seem to justify something more than retention as a landscape feature. The Dilworth-Todd-Moylan House, restored and refurnished, would be a most appropriate place to present the story of Dolley Madison and social life in 18th Century Philadelphia. The inventory of John Todd's estate makes possible an accurate refurnishing program.

APPENDIX

Inventory of goods and chattels of John Todd deceased, November 21, 1793
[from photostat of original now in Alderman Library
University of Virginia]

1 large looking glass		4	10	"
1 Mohogany Card Table		1	15	"
1 ditto Breakfast Table		1	"	"
1 ditto Tea Table with claw feet		1	7	6
6 ditto chairs with hair Bottoms		10	10	"
1 Eight Day Clock walnut case		12	"	"
1 Tea urn and 1 Tea Chest		1	2	6
1 Chepand waiter		"	7	6
1 pf brass Andirons Shovel & tongs & hooks		1	5	"
1 Walnut Stand		"	7	6
1 Mohogany Dining Table		2	"	"
4 green windsor Chairs	5/	1	"	"
7 rush botton'd do	2/6	"	17	0
1 Small looking Glass		"	15	0
1 pf House bellows		"	2	6
1 Corner Cupboard painted (Mohogany) dr)		"	11	"
2 Small Fram'd pictures	2/	"	4	"
1 walnut Desk		6	0.	0
A Quantity of Books about 150 vollums		22	10	-
A Quantity of Common Quils about 1500		"	10	"
4 fire Buckets	7/6	1	10	"
1 easy Chair		2	5	"
6 Mohogany Chairs blue Bottoms	17/6	5	5	"
1 high post Bedstead & sacking		1	15	"
1 Small painted Stand & fire screen		"	7	6
1 Square fram'd looking Glass		"	7	6
1 pf Small handirons		"	2	6
1 Small Bureau (Mohogany)		2	10	"
1 looking glass		1	10	"
1 Close stool chair (walnut) & pan		2	"	"
1 Field bedstead & sacking		1	2	6
1 Large hair Trunk		"	17	6
3 Framed Pictures	1/	"	3	"
1 Walnut Dining Table		1	15	"
1 old dressing Table (walnut)		"	10	"
1 Dressing Glass			7	6
2 old arm'd Chairs		"	10	"
1 green painted Chest		"	3	9
1 Couch and Couch Bed			15	-
			£92.15.	9

Carried over

Brought Over		92	15	0
1 blue painted Bedstead & sacking		1	2	6
1 Corner Cupboard (lead clrd)		"	11	3
1 old chest of Draws		"	15	
6 Walnut Chairs Leather Bottoms	3/9	1	2	6
1 bedstead & sacking (Spanish Brown		1	2	6
2 old fashion^{d} rush bottom Chairs	7/0 [?]	"	3	"
1 dressing Table		"	10	"
1 Chest of Draws		1	"	"
1 Small looking Glass		"	10	"
1 Lott of Black Bottles about 10 Doz		1	17	6
2 Bird Cages		"	2	6
1 barrel sundry Articles of Lumber		"	15	"
1 Walnut Tray		"	5	"
5 Chimney boards 1 Lap board & 2 Stcockg.do [?]		"	3	9
1 old Book case Trunk & 2 boxes		"	5	"
3 old Leather bottom'd Chairs		"	2	6
1 half Bushel Measure		"	3	9
1 Small Dutch oven (Copper)		"	2	6
A Quantity of Inkgalls about 4^{lb}		"	6	"
Fire Wood		15	"	"
1 brass Clothes Kettle		1	"	"
1 Churn		"	2	6
1 barrel Truss		"	2	6
Sundry odd Casks in Cellar		"	2	6
1 Bakestone & trivet		"	2	6
1 Cellar Closet (Large)		"	15	"
3 Decanters		"	6	"
1 Goblet		"	1	"
8 old wine Glasses		"	1	"
1 Glass Lamp & Brass Stand		"	1	"
1 Tin & 1 Glass Canester		"	1	"
1 blue China Dish & 13 Plates		"	7	6
6 Chocolate bowls & saucers		"	7	6
1 Tumbler & 3 Glass mugs		"	2	"
1 1/2 Doz Cups & saucers China		1	2	6
1 Sugar Dish & Cover		"	2	"
4 Tea Pots			3	9
10 Cups & 10 Saucers		1	0	"
		£125	"	"

Carried Over

	Brought Over		125	" "
1 lot of odd Chine		5/	"	5 "
1 bread Basket Japan'd			"	2 6
34 Queens ware Plates			"	7 6
7 ditto Dishes			"	7 6
4 Pudding Pans			"	5 "
1 Queens ware Tureen & 3 bowls			"	3 9
1 Sauce-Cup & 8 Custard do			"	2 6
1 Chocolate Cup & 1 Japand Coffee pot			"	1 6
1 pair of Small scales & weights (Brass)			"	1 6
1 Dough Trough			"	7 6
1 black walnut Tea Table			"	5 0
1 Small pine Stand			"	1 3
1 Bench			"	1 3
24 pewter Plates			1	2 -
7 do Dishes			"	15 "
4 pewter Basons			"	5 "
2 do Mugs & 1 do Soop Spoon			"	2 6
7 do water plates			"	17 6
1 Lott of Tin ware			"	3 9
3 Copper tea kettles & 2 sause pans			"	15 "
1 brass wash kettle			1	10 "
1 pr brass Candlesticks			"	7 6
3 brass ------ do			"	3 9
7 Iron ------ do			"	3 6
1 box Coffee mill			"	1 3
5 flat Irons			"	5 "
1 Steel-yards			"	7 6
1 Ladle 1 Skimmer 1 Toaster & 1 Chopping knife			"	3 "
3 flat Iron Stands, & a Scewer hook			"	1 6
1 pr Kitchen Andirons Shovel & Tongs			"	15 "
1 Dutch oven			"	10 "
4 Iron pots			"	7 6
3 pr pot hooks			"	3 "
1 ten plate Stove			5	5 "
4 Tubs 2 pails & 2 buckets			"	6 "
3 Ceder Tubs				3 9
			£142	5 9

Carried Over

Chn.d Brought Over	142	5	9	
1 lott of earthen ware	1	1	3	
3 Boxes of old Tools &c	"	10	"	
1 Case of bone Handled Knoves & Forks	1	"	"	
1 Box Knives & Forks (odd ones)	"	1	6	
4 Pot Hangers	"	1	6	
1 Ax 1 Mawl & Wedges	"	5	"	
1 Lanthern (Glass)	0	2	6	
3 Damask Table Cloths	1	"	"	
5 diaper do	"	15	"	
3 breakfast do	"	5	"	
12 Napkins	"	5	"	
10 Towels	"	3	9	
12 Sheets	4	5	"	
10 Pillow cases 4 Bolster Cases	"	10	"	
2 bed Quilts 1 Small dº	2	5	"	
1 botton Counterpin	"	7	6	
6 Blankets	2	10	"	
5 beds bolsters & pillows 136lb [?] 309lb	19	6	3	
1 Suit field Bed & 2 window Curtain	1	15	"	
1 dº high post 4 window dº	4	10	"	
2 Window Curtains	"	7	6	
1 Suit Bed dº (old fashioned)	1	15	"	
1 odd window Curtain	0	5	"	
2 Rugs	1	2	6	
1 bed Spread (Callico)	"	7	6	
1 old Carpet	"	11	5	
Mens Wearing Apparel	46	16	3	
Womens --- ditto oz dwts	42	5	9	
1 Silver Sugar Dish - 11 - 17 - ---------- 10/6 oz)	5	19	9	1/2
1 Cream Jug 4 oz 2 dwts & 1 pint Cann 12 [?]) oz dwts) 4 [?]) 8/.	6	14	4	3/4
2 pr Tea Tongs & 11 tea Spoons 6/8 - 8/	2	14	9	1/2
1 Soop Spoon & 8 Table dº 22 oz 5 dwts 8/.	8	18	"	
1 Punch Strainer 4 peopperbox 4.10 8/.	1	16	"	
1 pr Shoe Buckles 1 pr Knee dº (Silver)	"	15	"	
1 pr Wom.s Shoe Buckles)				
9 Silver Jacket buttons)	"	11.	3	
1 Silver Scissors Chain	"	6	"	
1 dº tooth picker Case	"	3.	9	
1 pr. Gold Sleeve Buttons	1	2	6	
	304	15	2	3/4

Brought Forward	304	15	2	3/4
1 Gold Sleeve button	"	7	6	
1 Silver watch	5	"	"	
1 pr plated Salts	"	7	6	
1 pr. Salt Shovels (Silver	"	3.	9	
1 pr. Large Handirons brass Tops	"	18.	9	
1 bed pan	"	18.	9	
1 pr. Small Gold Scales & wts	"	3.	9	
1 pr. Silver mounted Spectacles 1 glass broke	"	7.	6	
1 wrought pocket Book 2 scissors 1 Knife	"	3.	9	
1 old Silver thimble & pincushion (Silver knife)	"	3.	9	
1 bk leather traveling Trunk & 2 old ones	"	7.	6	
1 green painted liquor Case & Bottles	"	10	"	
10 Quire writing paper	"	11	3	
1 Inkstand, sand-box, pounce-box & Sellers	0	3	9	
1 Lott Scales & Dividers	"	6	"	
1 Razor bone & Strap	"	3.	9	
1 Box with Slate pencils	"	"	6	
1 Case Mathematical Instruments	1.	2.	6	
3 umbrellas	1	10		
Wood in School Cellar	4.	10	-	
1 box with Copper plate pieces	"	5	"	
6 old writing Desks	"	7.	6	
50 lead Inkpots	"	5	"	
2 Ink Measures	"	1	6	
2 Ink Tubs & a pen Box	"	3.	9	
1 Ash Kettle & a Small Bench	"	1.	3	
1 old Stove	0	17	6	
1 Large Map of Pennsylvania	2	"	"	
1 Carpet in parlor	1	15	"	
1 matrass	1	10	"	
1 oat Binn	1	"	"	
1 Third part of a Riding Chair	10	"	"	
Cash in Bk of N.A as Maker of R. Blackburn	44	10	"	
1 Share in Philadelphia Library Co	"10			
John Udredge) affd the 12th of March 1759			"	
Saml Scotten [?]) Before C. Wampole [?]	305	11	11	3/4

List of Bonds and Notes on the next page

Bond, Thos & John Priest to John Todd dated 9 June 1785 pble with Interest		£ 11.. 10. --
Jacob Martin's Note dated 2 Novem^{r} 1787 payable in Six Weeks		-- 5.. 14.. 7
Joseph Wood's Note 21 Oct^{r} 1791 pble in two Months	£3 9 6	
pd. Sept^{r} 12. 1792	3 - -	9.. 6
Joseph Gamble's Note 12 Dec^{r} 91	£13..6..2	
pd. April 9th 1793	7.10 -	5.. 16 2
Pet. Evan's Note - 1 Dec^{r} 1791 a 3 Mos		13.. 7. -
Fred. Hubbey's Note - 24 Jany. 1793		8.. 14.. 2
Isaac Huffty's Note - 22d Oct^{r} 1792		4.. 1.. 8
Sarah Trent's Note - 23 April 1788		3 15. -
		£ 53.. 8. 1

ILLUSTRATIONS



The Dilworth-Todd-Moylan House as it is today. Only the first building is original.

National Park Service Photo



The interior of the first floor of the Dilworth-Todd-Moylan House, looking north, as it appeared in 1956.
National Park Service Photo



The interior of the first floor of the Dilworth-Todd-Moylan House, looking north, as it appeared in 1956.
National Park Service Photo



A typical Philadelphia corner house of the late 18th Century, very similar to the Dilworth-Todd-Moylan House. Note location of the door.

Free Library of Philadelphia Photo

CHAPTER III

ARCHITECTURAL DATA

Prepared by Resident Architect C. S. Grossman

HISTORICAL AND STRUCTURAL DESIGN
INCLUDING COMPARISON WITH SIMILAR BUILDINGS

The Dilworth-Todd-Moylan House built in 1775 was typical of many corner row houses in the historic period of Independence National Historical Park. (See Plates Nos. 1, 2, 3, 4, & 5.) It was constructed on a narrow and relatively shallow lot 16 feet wide by 67 feet deep. In plan, the house consisted of the front house and kitchen wing to the rear. The narrow facade was similar to other row houses of the period except that as in the case of most narrow corner houses the entrance was placed on the longer gable facade. (See Plates Nos. 1, 2, 3, 4 &5.) The gable was distinguished by full rake cornices and a full horizontal band cornice which was a continuation of the eaves cornice. Brick band courses at the second, third, and garrett floor levels were continuous on the front and side facades. (See Plates Nos. 1 & 2.) The brick pattern was black header Flemish bond.

Front House

The front house was 16 feet by 35 feet, three stories high, with a garret. Each floor had two rooms, except the garret which was one large room. A board newel stairs (a typical Philadelphia winding staircase as was found in many minor residences of the period) was located on the party wall just north of the center of the front house.

The basement walls were stone masonry.

The east party wall and the west, or Fourth Street, wall were 9 inches thick, except that in the east party wall the gable was only 4 inches thick. (See Plate No. 13.) These walls supported the second and third floor joists and carried the load of these floors as well as summer beams at the garret floor level, which in turn carried a portion of the garret floor load.

The front and rear walls were 13 inches thick and carried the roof construction and a portion of the floor load of the garret.

On the first, second, and third floors the joists spanned between the east party wall and the west, or Fourth Street, wall. The garret floor construction consisted of a summer beam slightly south of the ridge and stairway. The garret floor joists were supported at one end by the summer beam and at the other end by the front and rear walls where they were secured to the plate and roof framing. The rafters were framed parallel to the garret joists, the whole construction creating a very stable roof. The roof was covered with split cedar shakes.

Where plaster occurred on the interior of exterior walls, it was applied directly to the brickwork.

All floors were wide random width Pennsylvania pine.

Windows were plank-frame, double hung. Being a corner house, two windows were placed in the west gable, and dormers were omitted from the roof (See Plate No. 1).

The results of a survey of Old Philadelphia made by the architectural staff of Independence show that at least 12 buildings similar to the Dilworth-Todd-Moylan House are still standing in the old part of the City (See Plates Nos. 2, 3, 4, & 5). Most of these houses have been altered, as has the Dilworth-Todd-Moylan House. The best record of the historic appearance of these houses is a photograph taken in the mid-1800's of a house located on the southeast corner of Third and Spruce Streets (See Plate No. 2). It will be noted that alterations have been made to the first floor corner room of the house, but a side entrance remains intact and the remainder of the building seems to be the original construction.

Kitchen Wing

While considerable evidence as to the appearance of the front house exists, the only information we have at present concerning the kitchen wing is in the insurance records. The kitchen was 18 feet by 11-1/2 feet, 2 stories high, 9-inch wall, winding stairs, and 2 chimneys.

Only a superficial investigation has been made for architectural evidence.

EXISTING CONDITIONS AND
ARCHITECTURAL DESCRIPTION OF THE FABRIC

"Progress" has destroyed large portions of the original house. The existing building is structurally unstable, and has been cross-braced between the first and second floors (See Plates Nos. 6 & 7). All walls have been anchored at the second and third floors (See Plate No. 8) in an effort to provide temporary stability. The east party wall has separated from the south on Walnut Street Wall (See Plates Nos. 11 & 12). The rear of the building from a point approximately 35 feet from Walnut Street is not original. Insurance records indicate that about the middle of the 19th century the kitchen was torn down and the house extended northward to occupy the 67 feet of the lot.

Plates No. 14 through 21 show those portions of the existing building which investigations to date indicate to be portions of the original house.

Front House

Both the exterior and interior of the house have been altered extensively (See Plates Nos. 14 through 21). On the first floor, nothing of the original construction remains except the party wall and possible portions of the floor construction (See Plates Nos. 1, 8, 9, & 15). Except for the east party wall, all construction above the first floor is supported on steel columns and beams.

The north wall and a large section of the south wall have been removed on the second floor, leaving only the party wall, two small sections of the south wall, and the complete west, or Fourth Street, wall with the original window frames. Portions of the floor construction, however, may be original.

There is an original bricked-up chimney and fireplace and a closet in the front room (See Plates Nos. 1, 9, 12, 18, 19, & 20).

On the third floor, except that the fireplaces and closets along the party wall have been sealed, we have the original floor plan with "2 Rooms on a floor plaster'd petisions Board Newel Stairs finished in Good plain way..," as described in the survey made by the Philadelphia Contributionship in 1783 (See Plate No. 4).

In narrow and small Philadelphia houses of this period, similar to the Dilworth-Todd-Moylan House, the interior plastered portions were usually constructed of two layers of boards or planks nailed together "batten fashion" to which the lath and plaster were applied. Such a partition exists in the third floor of the Dilworth-Todd-Moylan House (See Plate No. 17). The "Board Newel Stairs" usually extended from the upper floor to the basement. Thus it would seem that the third floor as it exists today (See Plate No. 17) is the key to the original first and second floor plans.

Except for some minor changes in the vicinity of the stairs, the garret is in its original condition (See Plate No. 18).

The window frames on the third floor and garret are original. The sash are modern.

Kitchen Wing

Nothing exists of the kitchen wing except portions of the foundations and possibly the east wall.

ADDITIONAL WORK NEEDED TO ACCOMPLISH ARCHITECTURAL RESEARCH

Only a preliminary investigation has been made of the original construction and architecture of the Dilworth-Todd-Moylan House. It is estimated that to complete the architectural research will require one man year. The work would consist of the removal of paint, etc., and a thorough investigation of all the original walls, particularly in the areas where alterations have occurred, recording existing evidence, as well as a study of existing contemporary buildings similar to the Dilworth-Todd-Moylan House for examples of mantels and similar parts which are missing, a study of known documents and the preparation of Preliminary restoration studies.

Archeological investigation will also be required, particularly in the kitchen wing, to determine whether any evidence exists of the original foundations.

A structural investigation of the building also should be made to determine the stability of the existing building and the feasibility of methods to be employed to preserve the existing portions of the building. As nearly as can be ascertained at this time, the party wall is intact. It is this wall, particularly in the kitchen wing, which presents one of the few possible sources of evidence for reconstruction of the kitchen wing.

RECOMMENDATIONS

Historically, two houses on 16 foot lots stood immediately to the east of Dilworth-Todd-Moylan House.

Following is a partial chain of title of these two properties, 341 and 339 Walnut Street.

341 Walnut Street

Aug. 9, 1769 - Jonathan Dilworth, house carpenter and Ann H/W to Hezekiah Hibbard, house carpenter £10 two contiguous lots 32' X 67' [no house]

February 2, 1807 - Hibberds children to David Evans "all that certain brick building and lot, situate N. side of Walnut Street 16' - E from E. side 4th St. in breadth on Walnut Street 16' & in depth 67' - Bounded S. Walnut St. W. messuage & lot belonging to---------- ---------- N. 3 1/2' wide alley E. Messuage & lot of Deborah Hill Smith." [House evidently built by Hibberd]

339 Walnut Street

May 20, 1774 - Hezekiah Hibberd House carpenter & Mary H/co to John Marshall Bricklayer - a certain lot on N. side of Walnut St. [16x67] Bounded S. Walnut St. E. ground of James Hamilton N 3'-6" alley & party by ground of Jonathan Dilworth W. other ground of Hibberd - use of alley.

Jan. 4, 1777 - John Marshall Bricklayer to John Morris Gentleman - Certain brick messuage & lot [16x67]. Bounded S. Walnut St. E. James Hamilton N 3 1/2' alley W. other ground formerly of H. Hibberd.

As will be noted in Chapter III, Section 2, of this report, the big problem in preserving the Dilworth-Todd-Moylan House is to insure its structural stability. In order to insure the full and permanent stability of the Dilworth-Todd-Moylan House, it is suggested that on one or both of the lots to the east a building be constructed. Whether the building would occupy one or both lots would probably be determined by the use of the building and space requirements. The exterior design of the building should be contemporary with our historic period (See Plate No. 22 which shows only one of the two buildings reconstructed). The framing and floor construction should be of a type and design to permit anchoring or tying the Dilworth-Todd-Moylan House to the new construction.

It is recommended that:

1. The Dilworth-Todd-Moylan House be fully restored and used as a house museum.

2. A building with exteriors contemporary with our historic period be constructed to the east of the Dilworth-Todd-Moylan House to insure its structural stability.



Dilworth-Todd-Moylan House. View looking northeast. Note the completely altered first floor and the changed fenestration on the second floor front elevation.

Chapter III
Plate No. 2



House 3rd & Spruce Streets S. E. Corner.
Photo taken in mid 1800's.



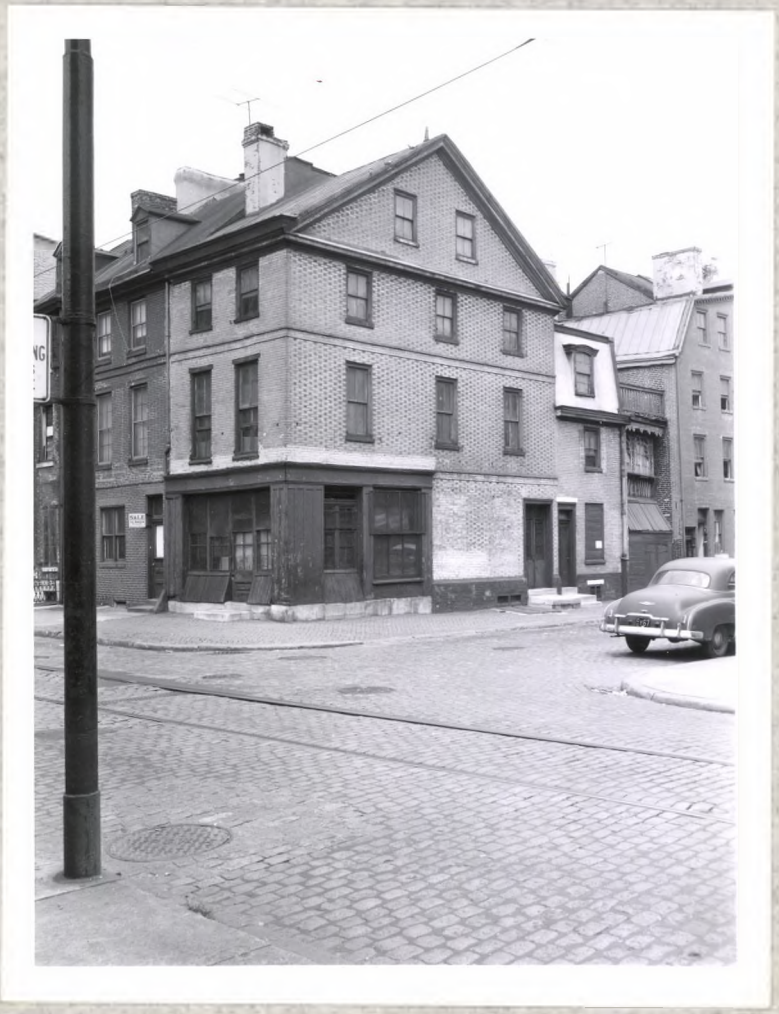
House on the northeast corner of 3rd and South Streets.

Summer 1956



House on the northeast corner of Water & South Streets.

Summer 1956



House on northeast corner of 3rd and Delancey Streets.
Summer 1956



View looking south toward Walnut Street showing cross bracing on the first floor.



View looking south toward Walnut Street showing cross bracing on the second floor.



View looking northwest showing the front (Walnut Street) wall on the left and the east party wall on the right. Note the wall anchors on the east party wall required to stabilize the wall.



View looking southeast showing the original front house (gabled portion) to the right and the 1818-1843 "brick mussuage" to the left.



View looking southwest showing the existing north wall (not part of the original house) and the east party wall.



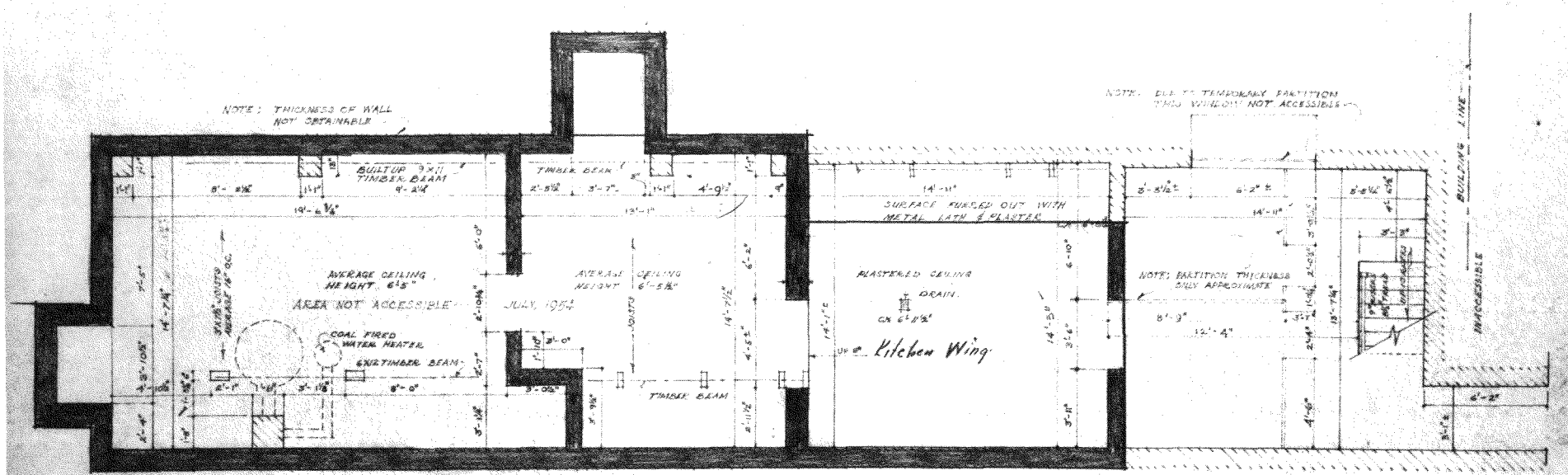
Detail of existing condition at junction of front wall (Walnut Street) and east party wall. Note exposed iron column and the lack of bond between the two walls. Also see plate No. 12.



Detail of second floor showing crack and lack of bond between the front (right) and the party wall. Also see plate No. 11.



Detail in attic showing four inch party wall in the gable.



EXISTING CONDITIONS : BASEMENT OF DILWORTH - TODD - MOYLAN - HOUSE SCALE ¼" = 1'-0"

SCALE IN FEET
1 0 2 4 6 8 10

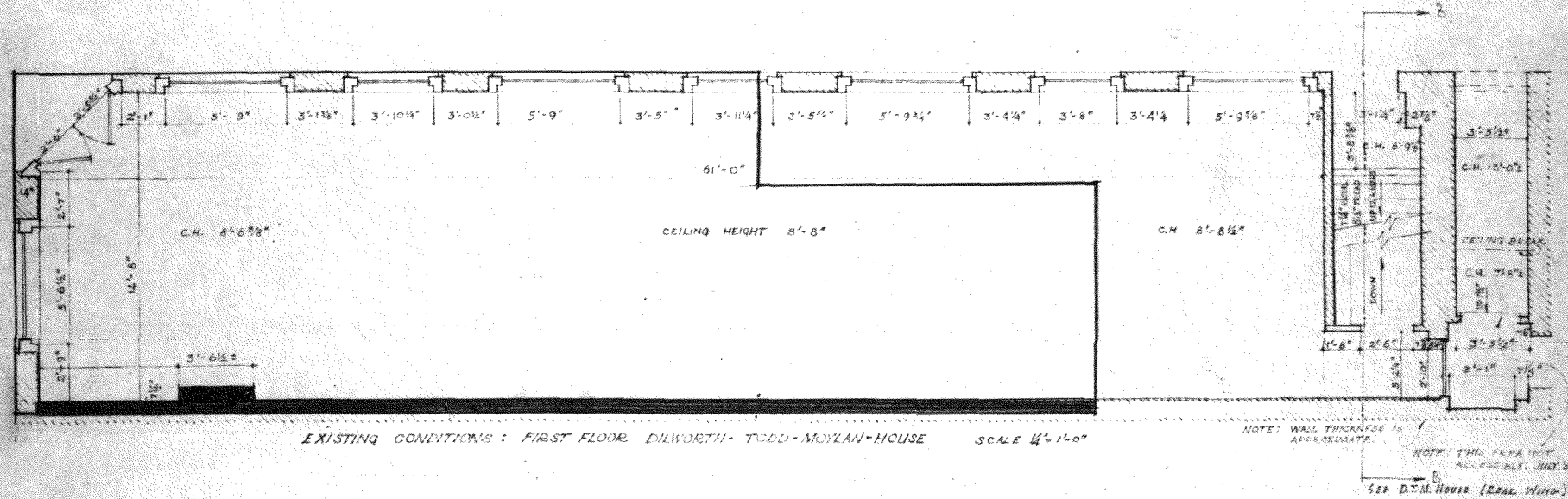
SCALE IN METERS
1 0 1 2

Plate No. 14

DRAWING COMPLETED : JULY, 1954 T. A. SANDE DEL.

343 WALNUT STREET - Philadelphia Pa.

NHF-IND-2250 1



EXISTING CONDITIONS : FIRST FLOOR DILWORTH- TODD - MOYLAN - HOUSE SCALE 1/4" = 1'-0"

NOTE: WALL THICKNESS IS APPROXIMATE.

NOTE: THIS FLOOR NOT ACCESSIBLE JULY '54

SCALE IN FEET
1 0 2 4 6 8 10

SCALE IN METERS
1 0 1 2

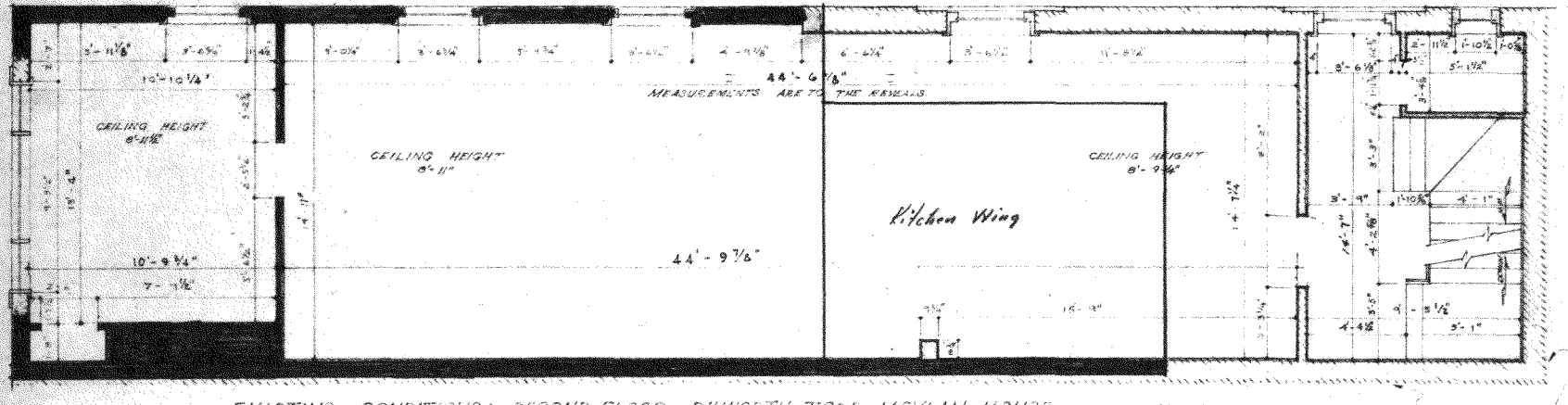
DRAWING COMPLETED JULY, 1954 T.A. SANDE DEL.

343 WALNUT STREET — Philadelphia Pa.

NHP-IND-2250

2

Plate No. 15



EXISTING CONDITIONS: SECOND FLOOR, DILWORTH-TOLD-MOYLAN HOUSE SCALE 1/4" = 1'-0"

NOTE: THICKNESS OF THESE WALLS UNOBTAINABLE

SCALE IN FEET
1 0 2 4 6 8 10

SCALE IN METERS
1 0 1 2

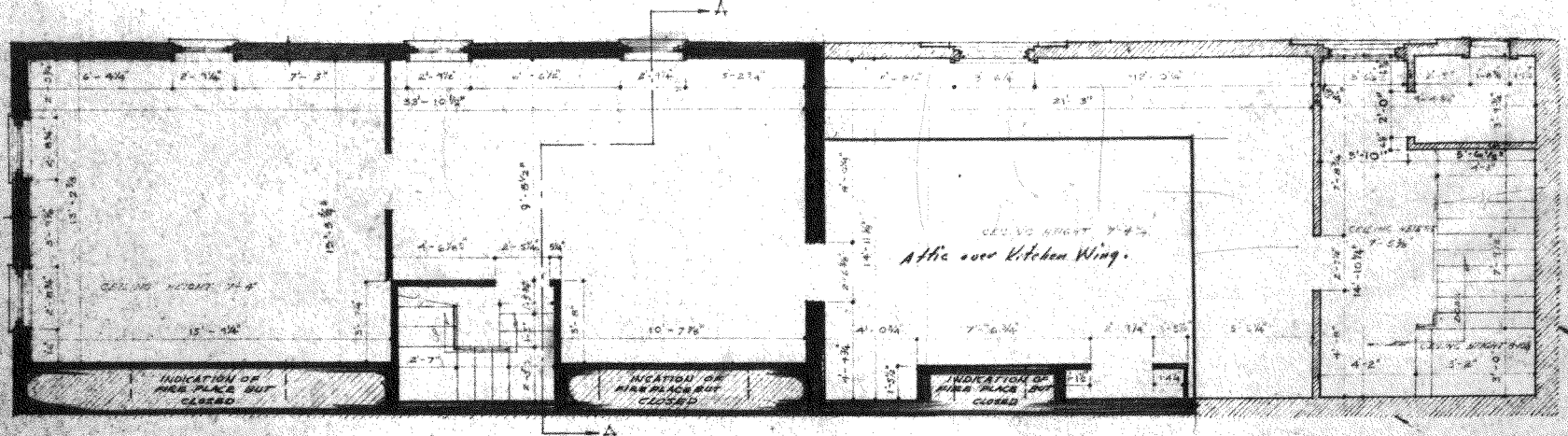
Drawing completed: July, 1934, T. A. Scudder del.

343 WALNUT STREET – Philadelphia Pa.

NHP-IND-2250

3

Plate No. 16



EXISTING CONDITIONS. THIRD FLOOR. DILWORTH TODD MOYLAN HOUSE SCALE ¼" = 1'-0"

WALL DIMENSIONS NOT OBTAINABLE

SCALE IN FEET
1 0 2 4 6 8 10

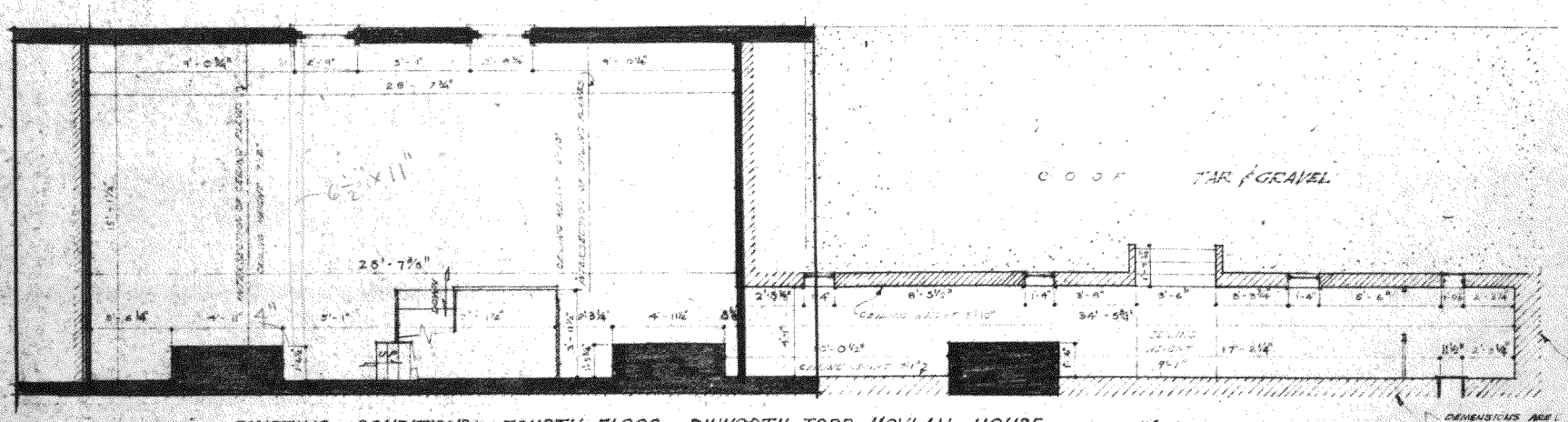
SCALE IN METERS
1 0 1 2

DRAWING COMPLETED JULY 1955
RICO dgf.

343 WALNUT STREET - Philadelphia Pa.

NHP-IND 2250 | 4

Plate No. 17



EXISTING CONDITIONS FOURTH FLOOR, DILWORTH-TODD-MOYLAN HOUSE SCALE ¼"=1'-0"

SCALE IN FEET
1 0 2 4 6 8 10

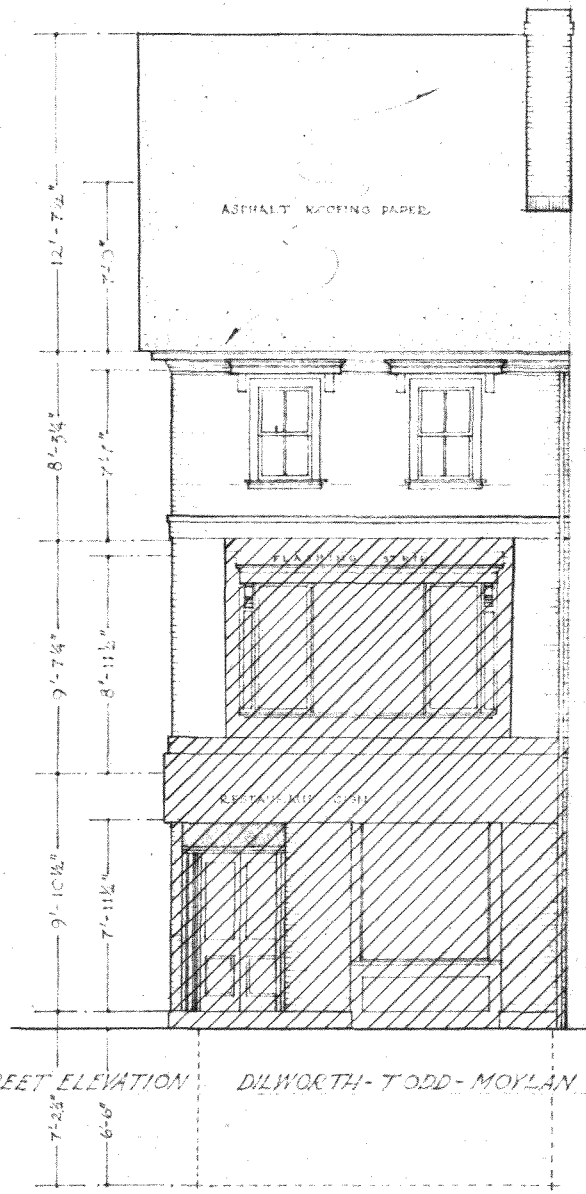
SCALE IN METERS
1 0 1 2

DRAWING COMPLETED JULY 1954
RICO Def.

343 WALNUT STREET Philadelphia Pa.

NHP-IND 2250 | 5

Plate No. 18



WALNUT STREET ELEVATION DILWORTH-TODD-MOYLAN HOUSE SCALE ½"=1'-0"

SCALE IN FEET
1 0 2 4 6 8 10

SCALE IN METERS
1 0 1 2

Drawing completed: July, 1954 T. A Sande del.
DRN BY R. MYOR

343 WALNUT STREET ~ Philadelphia Pa.

NHP-IND-2250 6

Plate No. 19



FOURTH STREET ELEVATION DILWORTH-TODD-MOYLAN HOUSE SCALE ¼" = 1'-0"

SCALE IN FEET
1 0 2 4 6 8 10

SCALE IN METERS
1 0 1 2

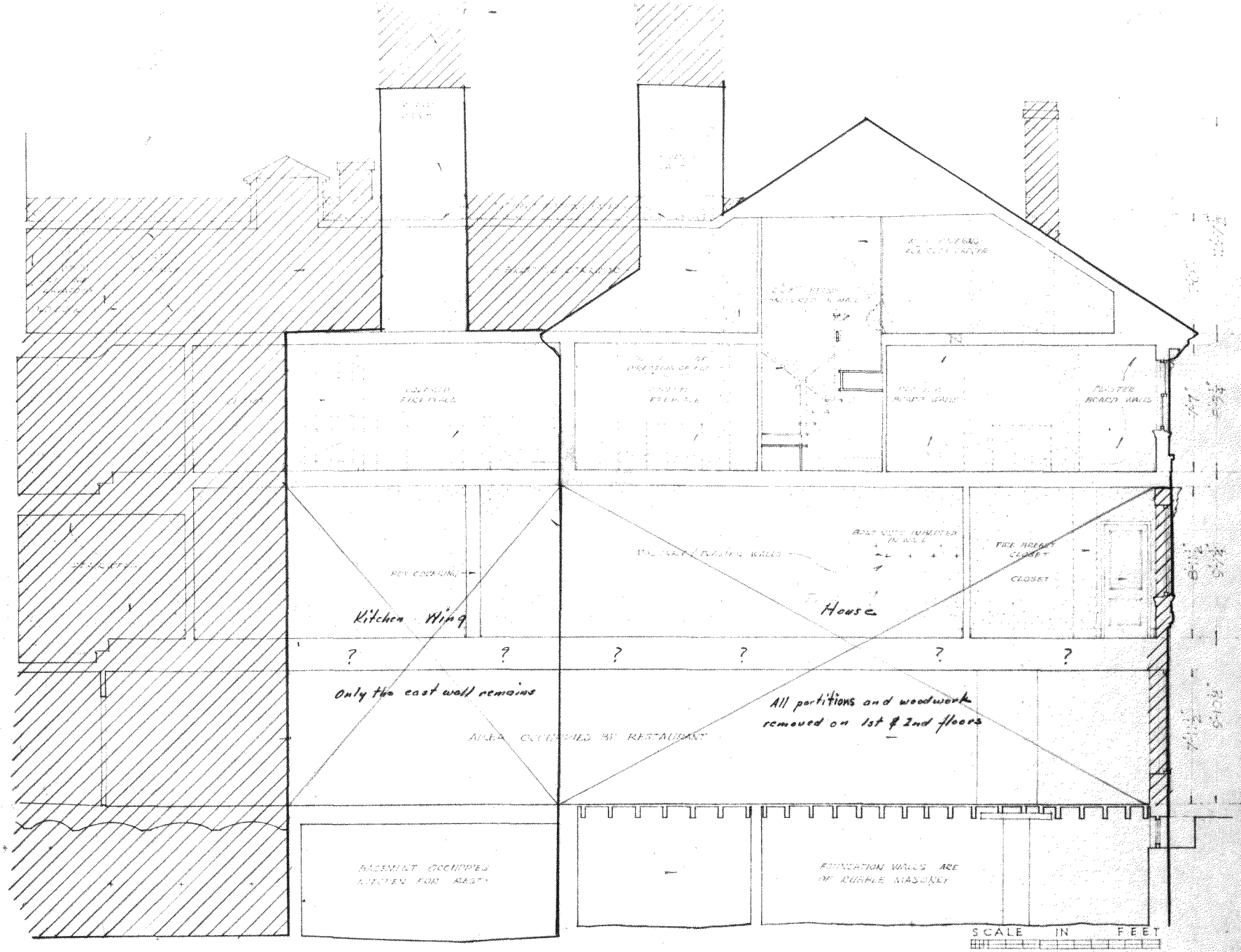
Drawing completed: July, 1974 T.A. Sande del.
DRAWN BY R. REYDEL

343 WALNUT STREET - Philadelphia Pa.

NHP-IND-2250

7

Plate No. 20



DRAWING COMPLETED JULY 1954
RICO DEL.
S. PRYOR DEL.

LONGITUDINAL SECTION DILWORTH TODD-MOYLAN HOUSE
SCALE 1/4" = 1'-0"

343 WALNUT STREET -- Philadelphia Pa.

NHP-IND 2250

8

Plate No. 21

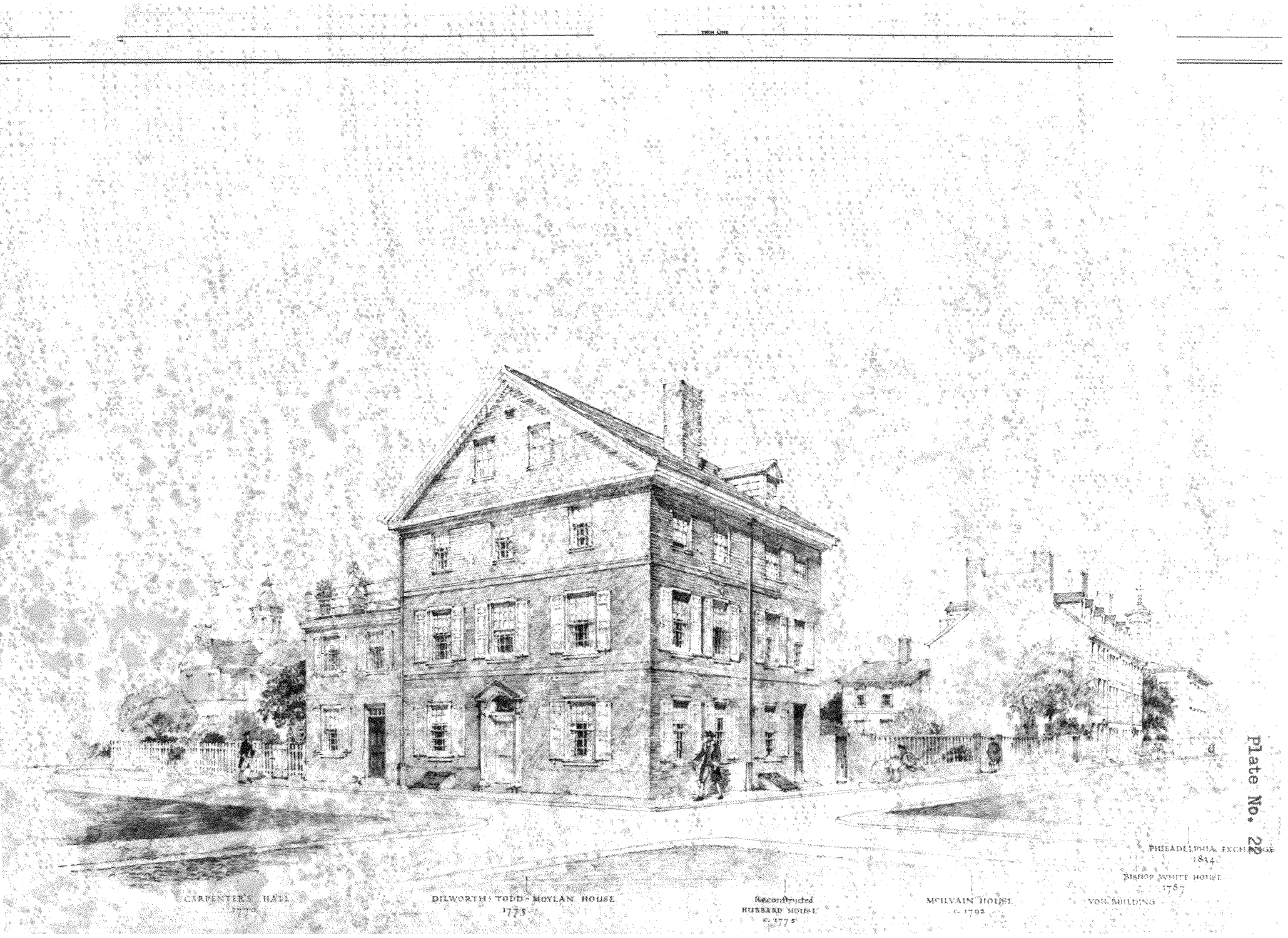

CARPENTER'S HALL
1773
DILWORTH-TODD-MOYLAN HOUSE
1775
Reconstructed
HUBBARD HOUSE
c. 1775
McILVAIN HOUSE
c. 1792
PHILADELPHIA EXCHANGE
1834
BISHOP WHITE HOUSE
1787
VOS BUILDING

Plate No. 22

CHAPTER IV

ARCHEOLOGICAL DATA

Prepared by Archeologist B. B. Powell

PURPOSE OF THE EXCAVATION

The need for archeological exploration in and around the Dilworth-Todd-Moylan House is indicated by the lack of adequate documentary evidence on the structural history of the house, its outbuildings, and associated structures. Excavation beneath the present basement floor may reveal details of construction and alteration which will add substantially to knowledge of the physical history of the building.

A short test excavation in the present basement in December, 1957, failed to reveal evidence of the west wall of the kitchen in its presumed location. However, remains of a brick floor were uncovered at a depth of 1.5 feet below the present floor, indicating previous construction which has been hitherto unsuspected (See Illustration No. 1).

There is very little possibility that archeological techniques could supply any information concerning the frame stable built by Jonathan Dilworth. Its foundations were probably shallow and relatively small. Subsequent building on the site has undoubtedly destroyed all traces of this structure.

TIME AND COST ESTIMATES OF ARCHEOLOGICAL PROGRAM

An adequate archeological program could be conducted on the Dilworth-Todd-Moylan House site for an estimated $625 at present wage levels. The excavation would involve a two week program with a labor crew of four men.

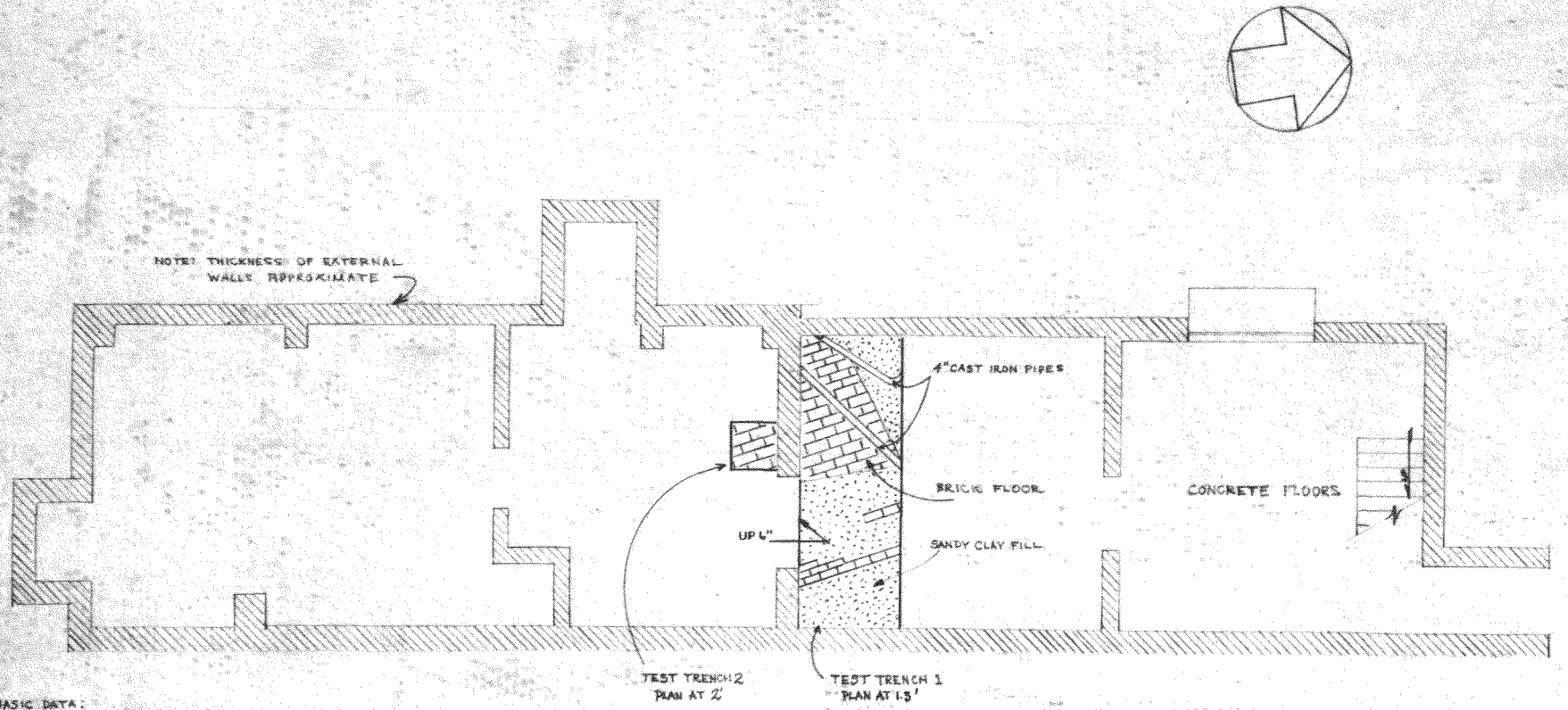
PREVIOUS ARCHEOLOGICAL REPORTS RELATING TO THE PROJECT

There are no previous archeological reports on the Dilworth-Todd-Moylan House site.

FURTHER RESEARCH NEEDED

Limited archeological exploration, especially in the kitchen area, is recommended as an adjunct to historical and architectural research in order to recover as much physical evidence as possible pertaining to the structural history of the Dilworth-Todd-Moylan House.

ILLUSTRATIONS



BASIC DATA:
ARCHEOLOGICAL FIELD NOTES
DRWG. NHP-IND 2250

LOCATION AND PLAN OF ARCHEOLOGICAL TEST TRENCHES IN BASEMENT OF EXISTING BUILDING

SCALE 1/4" = 1'0"

B.B. POWELL, ARCHEOLOGIST - MARCH 25, 1958

INDEPENDENCE NATIONAL HISTORICAL PARK
DILWORTH-TODD-MOYLAN HOUSE

NHP-IND 2560

Illustration No. 1



Western end of Test Trench 1 - showing the brick floor uncovered at a depth of 1.5 feet below the existing basement floor.



Western end of Test Trench 1 - showing brick floor beneath presumed south wall of kitchen wing.

Chapter IV
Illustration No. 3



Eastern end of Test Trench 1 - The brick flooring is incomplete here, but obviously extended to the east wall of the building.



The brick floor extended beneath the wall seen in Illustration No. 2 B and was located again in Test Trench 2 just south of the wall.

CHAPTER V

FURNISHINGS AND EXHIBITION DATA

Prepared by Museum Specialist James M. Mulcahy

EXTENT OF HISTORIC FURNISHINGS IN THE HOUSE

There are no historic furnishings in the Dilworth-Todd-Moylan House at this time and none are known to exist.

The inventory of John Todd's estate appended to Chapter II of this report provides an apparently complete list of the furniture which was in the house during the years when Dolley Madison, then Dolley Todd, lived there.

Knowledge about the furnishings of the house during the occupancies of Cadwallader Morris and General Stephen Moylan, also historic figures of some importance, is limited to fragmentary records of purchase and repair of office furniture of the latter.

PROVISION FOR DRAFTING
A FURNISHINGS PLAN

Although knowledge of the furnishings of the house during the historic period are limited almost exclusively to the occupancy of Dolley Madison, it is so complete as to permit an unusually accurate historic house museum.

It may be well to point out here that despite the existence of the inventory considerable museum research needs to be done to identify more completely specific items contained therein and to determine in what rooms they were used.

A museum study should be undertaken to determine what pieces of furniture were in each of the rooms of the Todd household. Next, an effort should be made to locate, authenticate and acquire by gift, loan, or purchase any Todd furniture still extant which was used in these rooms. If none of the original pieces can be located, the search should be turned to period furniture of the type represented in the inventory.

PROPOSED FINANCING OF FURNISHINGS

No funds have yet been programmed for refurnishing the Dilworth-Todd-Moylan House.