

**NOMINATION OF HISTORIC BUILDING, STRUCTURE, SITE, OR OBJECT
PHILADELPHIA REGISTER OF HISTORIC PLACES
PHILADELPHIA HISTORICAL COMMISSION**

SUBMIT ALL ATTACHED MATERIALS ON PAPER AND IN ELECTRONIC FORM ON CD (MS WORD FORMAT)

1. ADDRESS OF HISTORIC RESOURCE (must comply with an Office of Property Assessment address)

Street address: **228 Richmond Street**

BRT/OPA Acct. No. **181306200**

Postal code: **19125**

Councilmanic District: **5**

2. NAME OF HISTORIC RESOURCE

Historic Name: **The Jacob Deal Half-Gambrel Frame House**

Common Name: **228 Richmond Street**

3. TYPE OF HISTORIC RESOURCE

Building

Structure

Site

Object

4. PROPERTY INFORMATION

Condition: excellent good fair poor ruins

Occupancy: occupied vacant under construction unknown

Current use: **Dwelling**

5. BOUNDARY DESCRIPTION

Please attach a plot plan and written description of the boundary. **SEE ATTACHED SHEET.**

6. DESCRIPTION

SEE ATTACHED SHEET.

Please attach a description of the historic resource and supplement with current photographs.

7. SIGNIFICANCE

Please attach the Statement of Significance.

[See Attached Sheet]

Period of Significance (from year to year): from

1808 to 1898

Date(s) of construction and/or alteration:

ca. 1808-1838

Architect, engineer, and/or designer:

NA

Builder, contractor, and/or artisan:

NA

Original owner:

Jacob Deal (1794-1838)

Other significant persons:

Michael Hillegas (1729-1804) & Daniel Deal (1757-1819)

Proposed for Historic Designation in the Philadelphia Register of Historic Place



The Jacob Deal Half-Gambrel, Frame House, Fishtown. Courtesy Oscar Beisert.



Left: Wooden Half-Gambrel, Gable-Front House at 228 Richmond Street. Note the single dormer projecting to the side of the lot and that a house at the same recessed position is peaking out on right. Courtesy the City of Philadelphia. Right: Extant Wooden Half-Gambrel, Gable-Fronted House at 228 Richmond Street. Note the same building appears on left to-date. Photography by Oscar Beisert.

**The Jacob Deal Half-Gambrel, Frame House
228 Richmond Street
Fishtown, Kensington, Philadelphia, Pennsylvania**

5. BOUNDARY DESCRIPTION

The parcel and building portion subject to this nomination for the Jacob Deal Half-Gambrel, Frame House at 228 Richmond Street is limited to the following boundaries:

ALL THAT CERTAIN Lot or piece of ground with the frame messuage or tenement thereon erected. SITUATE on the Southeast side of Richmond Street (and described according to a survey thereof made by Mercer, Esquire, Surveyor and Regulator of the Sixth District on June 10, 1898) at the distance of two hundred twenty-six feet and a half inches Northeast from the Northeast side of Shackamaxon Street in the Eighteenth Ward of the City of Philadelphia; thence extending Northeastwardly along the Southeast side of Richmond Street twenty feet four inches; thence extending South twenty-three degrees twenty minutes ten seconds East ninety-nine feet eight inches, thence extending South twenty-three degrees twenty minutes ten seconds East ninety-nine feet eight inches to the line of ground of Joseph L. Tull; thence extending by the same South sixty-five degrees ten minutes forty-six seconds west twenty feet nine and a half inches; thence extending North twenty-three degrees, four minutes twenty-five seconds West ninety-nine feet eight and three-eighths inches to the Southeast side of said Richmond Street and place of beginning.

BEING known as No. 228 Richmond Street.

The property is known as Parcel No. 017N04-0231, Office of Property Assessment Account No. 181306200.



The boundary for the subject designation is outlined in red. Courtesy Philadelphia Water.

6. PHYSICAL DESCRIPTION

The Jacob Deal Half-Gambrel, Frame House is a two-and-one-half story timber frame dwelling, measuring roughly sixteen feet (16'-0") square—this being the original portion of the house. The building is located at 228 Richmond Street just north of the thoroughfare's intersection with Shackamaxon Street in the historic waterfront section of the Fishtown neighborhood in Kensington. This frame is one of five such dwellings is east of I-95 below Aramingo Avenue and above Washington Avenue.

The semi-detached house stands two-and-one-half (2-1/2) stories and its historic block is a single pile house with non-contributing additions at the rear. Featuring a front-gable roof, the house of timber frame construction, which sits on a basement, brick and rubble foundation. The form and fenestrations of the west, street-facing and the south elevations are characteristic of a vernacular Georgian plan with a symmetrical fenestration. Facing west, this building type, and specifically, the Jacob Deal Half-Gambrel, Frame House is characterized by its primary, street-facing elevation, which appears as a half built, "half-house" or "half gambrel." The house appears to be entirely coated on "pizza shop" stucco. According to the original owner, the original clapboards are beneath the stucco.

Front right to left, the two-bay façade at the ground floor includes a single pedestrian entrance with a replacement door, which is obscured by the addition of a shed-like porch that features a contemporary fenestration of faux materials and finishes. Delineating the first and second floors is the roofline of the shed-like porch. The second floor features the original fenestration of two windows. While the windows appear to be replaced, the architraves are likely wooden and potentially original. The same is true of the single window in the third, half (1/2) story. The wood trim at the roofline of the third floor may be sheathed in metal flashing.

The south elevation was likely the original location of the primary entrance. The fenestration appears to remain the same, which includes an additional window at the first floor and two at the second.

The roofline remains intact, which features a single gable-front dormer window at center. Rising behind the dormer and near the northern party wall of the larger building next door is a semi-large brick chimney that is finished in stucco. The east elevation is not visible from the public right-of-way and was not accessible. The additions to the rear of the building do not appear to contribute to this nomination.

Within the lot lines of the subject building and between the curb at Richmond Street and the building line elevation is a surface of nineteenth or early twentieth century brick pavement that appears undisturbed. Along the lot line is an original or early cast iron fence. These features are subject to the designation.

Physical Integrity

Association: The form of the Jacob Deal Half-Gambrel, Frame House and its vernacular architectural style, as well as its chimney and dormer placement are informants sufficient for integrity of Association.

Design: While the primary elevation of the house has undergone alterations within the ground floor fenestration, the basic form and the majority of the apertures of the Jacob Deal Half-Gambrel, Frame House appear to be intact. The addition of the shed-like porch at the first floor essentially obscures single element of the fenestration. Additions of this nature are reasonable and expected in houses of this size. Otherwise the fenestration, the outline of the house, its roofline, the gable dormer, its obscured, but extant wood siding, its wooden frame, and its brick chimney, embody the primary elements of the Jacob Deal Half-Gambrel, Frame House's original design. Furthermore, and while not relevant, the house retains all of its original interior framing, floors, and some trim.

Feeling: Because the Jacob Deal Half-Gambrel, Frame House is sheathed in a topical stucco, integrity of feeling is temporarily compromised. However, integrity of feeling is not irrecoverable.

Location: The Jacob Deal Half-Gambrel, Frame House retains integrity of location.

Materials: Because the Jacob Deal Half-Gambrel, Frame House is sheathed in a topical stucco, the appearance does not immediately allow for registration of the historic materials. However, nearly all of the original materials that comprised the house are extant.

Setting: Surrounded by nineteenth century houses along Richmond Street, as well as two other wooden houses one to the east and another to the south, the Jacob Deal Half-Gambrel, Frame House retains integrity of setting.

Workmanship: Because the Jacob Deal Half-Gambrel, Frame House is sheathed in a topical stucco, integrity of workmanship is obscured. However, with the aforementioned original material indicate that integrity of workmanship does exist.

The Jacob Deal Half-Gambrel, Frame House retains integrity of association, design, location, and setting. Integrity of materials and workmanship are obscured, but do exist. Integrity of feeling is currently lost, but recoverable. The Jacob Deal Half-Gambrel, Frame House retains integrity sufficient to convey its historical significance.



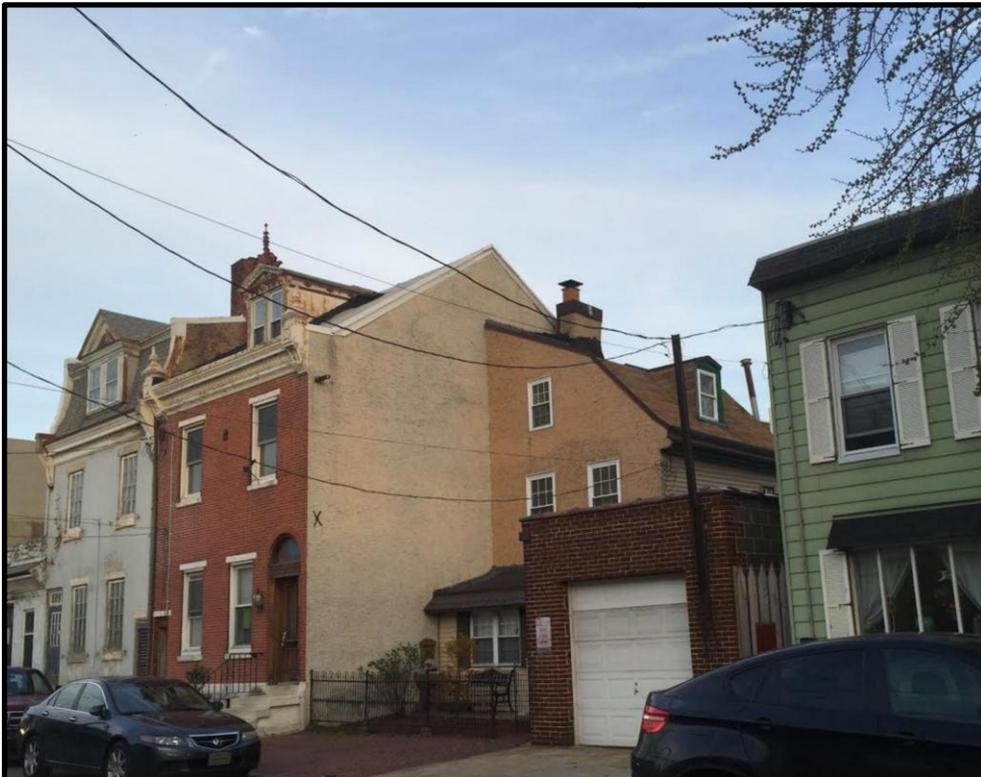
Looking east. Courtesy Oscar Beisert.



Looking northeast. Courtesy Oscar Beisert.



Looking southeast. Courtesy Oscar Beisert.



Looking northeast. Courtesy Oscar Beisert.



Looking northwest. Courtesy Bing Maps.



Looking northeast. Courtesy Bing Maps.



Looking southeast. Courtesy Bing Maps.



Looking southwest. Courtesy Bing Maps.



Third from the left, the Jacob Deal Half-Gambrel, Frame House appears in this photograph—then with an early version of faux siding. Taken in 1958. Courtesy the Philadelphia City Archives.

7. STATEMENT OF SIGNIFICANCE

The Jacob Deal Half-Gambrel, Frame House at 228 Richmond Street is a significant historic resource that merits designation by the Philadelphia Historical Commission and inclusion on the Philadelphia Register of Historic Places.¹ The building satisfies Criteria for Designation a, c, d and j of Section 14–1004 of the Philadelphia Code. The Jacob Deal Half-Gambrel, Frame House:

- (a) *Has significant character, interest or value as part of the development, heritage or cultural characteristics of the City, Commonwealth or Nation or is associated with the life of a person significant in the past;*
- (c) *Reflects the environment in an era characterized by a distinctive architectural style; and*
- (d) *Embodies distinguishing characteristics of an architectural style or engineering specimen; or,*
- (j) *Exemplifies the cultural, political, economic, social, or historical heritage of the community.*

The Period of Significance for aforementioned Criteria as related to this building is ca. 1819 to 1898.

¹ The term “Half-Gambrel” relates to the half-finished or side-gable with a broken-pitch appearance of the primary elevation, as this house type relates to a fully finished dwelling. The term flounder is often used to describe this dwelling type, especially in Alexandria, Virginia, where all known examples of this house type are cherished and protected.

Criterion A and Criterion J: Representing both the development and the economic, social and historical heritage of both Kensington and the larger realm of maritime Philadelphia, the Jacob Deal Half-Gambrel, Frame House is one in a small collection of late-eighteenth to early nineteenth century wooden houses east of I-95 below Aramingo Avenue and above Washington Avenue. Frame houses were commonly associated with the early development of Philadelphia and were home to many of its maritime peoples and other working to middle class Philadelphians. In fact, at one time there were so many wooden houses in the older waterfront-neighborhoods that an ordinance was passed prohibiting new frame buildings in 1796. In 2014 there were nine frame dwellings east of I-95; however, only five appear to survive.

The small lot at 228 Richmond Street was subdivided from a larger one-and-one-half-acre (1-1/2) tract originally owned by Micheal Hillegas, Sr., which he purchased in 1735 from the Fairman Estate. For almost a century, the 1735-tract was a river or water lot, meaning that it stretched from Richmond Street (then Point-No-Point Road—also known as Point Road and Queen Street) to the low water mark of the Delaware River. In 1804, Michael Hillegas died and the property was held by his estate until 1808, at which time it was purchased by members of the Deal family. Documentary evidence suggests that the subject house was constructed between 1819 and 1838, as it was during this period that the Deals subdivided the 1735-tract and improved several of the new lots with brick and frame dwellings. The Jacob Deal Half-Gambrel, Frame House is one of several buildings that represent the subdivision of the water lot and the larger residential development of Kensington to fulfill the need for housing in response to an increase in population.

Historic Context: Fishtown Section of Philadelphia

The Jacob Deal Half-Gambrel, Frame House is at the eastern margin of what remains of eighteenth and nineteenth century residential Fishtown in Kensington. The current neighborhood traces its origins to the 1730s when Anthony Palmer decided to carve up his 191½-acre Delaware River front property. Palmer laid out streets and sold lots in the area that now compasses East Columbia Avenue (late Hanover Street), the Delaware River, Norris Street and Frankford Avenue. He called this new community Kensington. Palmer's immediate neighbor to the southwest, Benjamin Fairman, followed Palmer's lead by laying out streets on his river-front property that extended Kensington from East Columbia Avenue to roughly Frankford Avenue. In spite of the development project that the new streets and lots portended, the actual settlement of the area ended up forming only along the bank of the Delaware River. The interior lots would have to wait for the expansion of population in the city to move north in the 1820s and 1830s before a large community would form here. However, a smaller community sprang up earlier.

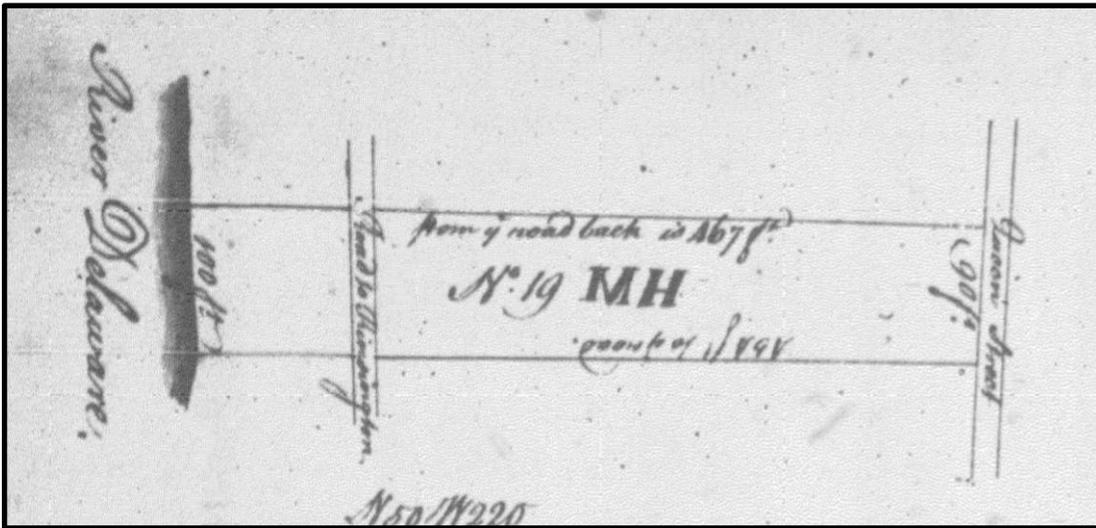
The 1735-Tract of Michael Hillegas, also known as MH No. 19

In January 1735, Benjamin Fairman and his wife Susannah sold to a lot of one-and-one-half (1½) acres on Richmond Street to Michael Hillegas, Sr., for £45.² Michael Hillegas, Sr. (1696–1749) was born in the Kraichgau region of Germany and immigrated to

² Deeds of Lease and Release: Benjamin Fairman, of the city, gentleman, and Susannah, his wife, to Michael Hillegas, of the city, potter, 27 & 28 January 1735, Philadelphia Deed Book H., No. 20, p. 239, City Archives of Philadelphia (hereafter CAP).

Pennsylvania sometime the 1720s. He settled in the city and became a successful merchant and leader in the German community. Hillegas invested a fair amount of his fortune in land, buying up lots throughout the city and adjacent areas, such as Northern Liberties.

At the time of his death the real estate holdings included twenty-eight lots. There were several located on Front Street and along the “Delaware River bank”; ten on Second Street; and other larger tracts in Germantown, Frankford, and beyond. The division of his property was undertaken by the Philadelphia County Orphans Court in 1750 and the lot on Richmond Street “in Shackamaxon” was allotted to his son Michael Hillegas, designated as M.H. No. 19 in the estate plans.³



Map of MH No. 19—the 1735-Tract, from the Orphan Court’s Division, 1750. Courtesy the Historical Society of Pennsylvania.

Michael Hillegas (1729–1804) was a member of the Pennsylvania Provincial Assembly from 1765 to 1775 and Treasurer of the Committee of Safety under Benjamin Franklin in 1774 and in July 1775, Michael Hillegas was appointed Treasurer of the United Colonies by the Continental Congress. Hillegas also served in the Treasurer position until Alexander Hamilton took over the Treasury Department in 1789. Hillegas owned the property on Richmond Street up to his death in 1804 and appears to have rented it out to one of the neighbors, Samuel Bruster (also spelled Brusstar).⁴

³ Docket No. 3, p. 117, Philadelphia Orphans Court.

⁴ The estate accounts filed with the Philadelphia Register of Wills record payments of rent from Samuel Bruster.

Historic Context: The Deal Family and Its Development of MH No. 19 on Point Rd.

Joseph Anthony and Henry Kuhl, executors of Michael Hillegas's will, auctioned off several "Lots of Ground & Water Lots, In the Northern Liberties of Philadelphia" in December 1807.⁵ Lot No. 19 in Kensington (which included the subject property) was sold to Daniel Deal, John Carter, and William Sutton and the signed on May 18, 1808.⁶

shipping. The water lots will admit of a wharf and docks larger than any in the city or Liberties.

No. 19.—A lot in Kensington, bounded on the west by Queen-street, on the east by the river Delaware, on the north by Samuel Bruster's lot, and on the south by the widow Bowers's lot; being in front on Queen street 90 feet 6 inches, and in depth 392 feet 6 inches, to the west side of King-street, where the lot is 93 feet 2 inches wide, then 93 feet 6 inches in front on the east side of King-street, and in depth about 320 feet to the river Delaware, where it is 95 feet 7 inches in width. This lot is in the tenure of Samuel Bruster at an annual rent.

No. 20.—A lot on the east side of Second st. continued north of and near Noble-street,

Auction notice for Hillegas estate sale, December 1807.
Courtesy Proquest Historical Newspapers.

Daniel Deal, a blacksmith, was the patriarch of the Deal family and William Sutton, a shipwright, was his son-in-law. John Carter may or may not have been related, but appears to have been a silent partner. Deal bought out Carter's share in 1813, and Jacob Deal, his son, became a seaman about this time and may have operated as a shipwright on the site or immediately south with his brother-in-law.⁷ Deal and Sutton divided the property between them in March of 1819. Daniel got the northeast portion of the lot which covered 228 to 232 Richmond Street and extended all the way to the Delaware River and William the southwest portion from 224 to 226 Richmond Street.⁸

⁵ *The United States Gazette*, December 18, 1807, 2.

⁶ Deed: Joseph Anthony and Henry Kuhl, administrators of the will annexed of Michael Hillegas, to Daniel Deal, John Carter and William Sutton, 18 May 1808, Philadelphia Deed Book E.F., No. 30, p. 82, CAP.

⁷ Deed: John Carter and wife to Daniel Deal, 20 May 1813, Philadelphia Deed Book I.C., No. 25, p. 566, CAP.

⁸ Deed of Partition between William Sutton and Daniel Deal, 25 March 1819, Philadelphia Deed Book I.W., No. 2, p. 114, CAP.



Plan of the first division of the survey and regulation of the Kensington District of the Northern Liberties, agreeably to an act of the General Assembly of the Commonwealth of Pennsylvania, Passed the sixth day of March one thousand eight hundred and twenty. Surveyed and returned October 10, 1821 by Robert Brooke, Philadelphia Department of Streets. Courtesy Philly GeoHistory.

Daniel Deal died in April 1819. Daniel Deal's will was probated in March 1819. The will placed all his property in trust during the life time of his wife Anna Mary for her and their children's support. After her death it was to be sold and the money raised divided among the eight children.⁹ Anna Mary Deal likely died around 1829. Taking advantage of the population growth in Kensington at that time, the executors of Daniel's will divided up his properties into 19 building lots, some with houses and others vacant. The former Hillegas lot was cut up into around 15 lots. In May 1830, the properties were sold at public auction. Many of the lots, however, were purchased by Daniel's sons.¹⁰

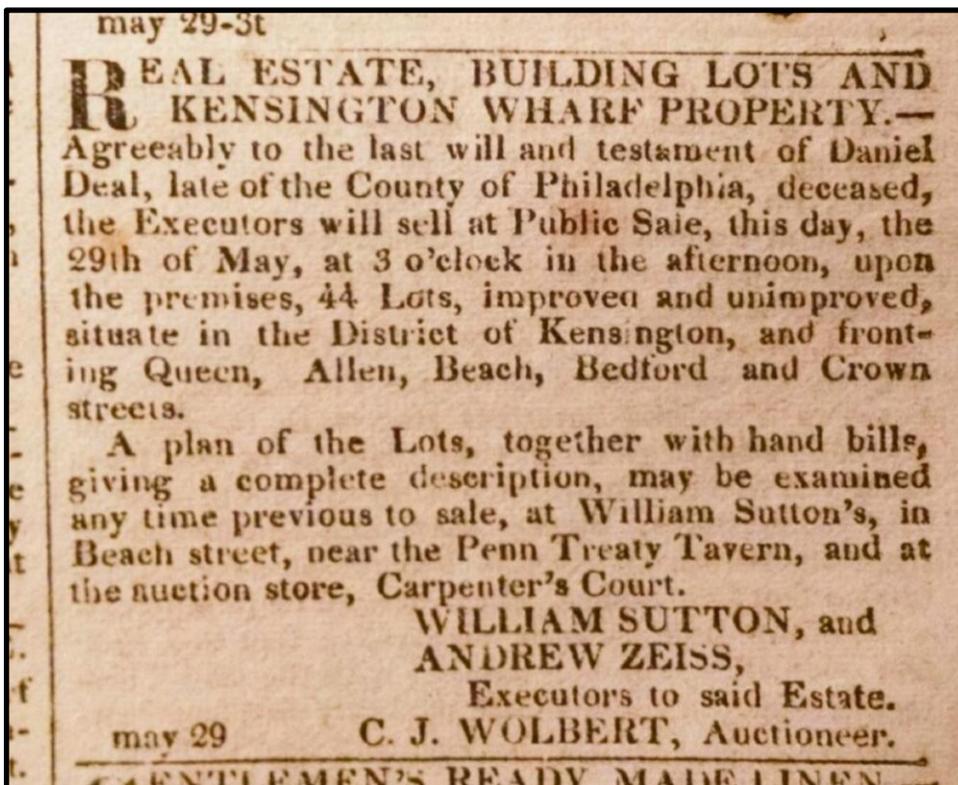
Daniel's son Jacob purchased six lots at the auction including lot numbers 3 and 6. Lot number 3 is the site of present-day 228 Richmond Street, which cost Jacob Deal \$525. Similar in size, lot number 6 is the site of present-day 227 E. Allen Street, which cost Jacob \$210. The deed was signed in August 1830.¹¹ Jacob held on to both properties the remainder of his life. The size of the lot that then comprised 228 Richmond Street was

⁹ Will of Daniel Deal, of Kensington, blacksmith, No. 50 of 1819, Philadelphia Register of Wills.

¹⁰ Settlement of the estate of Daniel Deal, 1831, Estate Files, Book 32, p. 371, August 19, 1831, Philadelphia Orphans Court.

¹¹ Deed: William Sutton and Andrew Zeiss, executors of the will of Daniel Deal, of Kensington, blacksmith, to Jacob Deal, of Kensington, shipwright, 2 August 1830, Philadelphia Deed Book A.M., No. 57, p. 303. Jacob actually never paid cash for the properties in this transaction since the executors deducted the sale price from the share of his inheritance (Report of Auditor, February 1832, Estate of Daniel Deal, 1831, Estate Files, Book 32, p. 486, February 17, 1832, Philadelphia Orphans Court)

comparable to other building lots that exist in the area today with row houses at the building line. At his death in 1838, the subject building “a two story frame tenement” was present on the site, confirming that it was definitely built between 1830 and 1838, which was confirmed in the Orphans’ Court of Philadelphia in December 1845.¹² However, it is possible that the building could have been constructed as early as 1808, which would be consistent with other buildings of this type and form in the area. The property passed to his widow, Jane F., and six children: George W., Mary Ann, William, Lucy, Josiah and Josephine.¹³ In January 1846 the heirs turned to the Orphans Court to appraise and divide up the property. Mary Ann Deal was allotted the Richmond Street. She retained the property for the rest of her life and at her death in 1896 it passed to her only surviving sibling – her sister Josephine. Josephine sold the house and lot in June 1898 to William C. Hyzer.¹⁴



Real Estate Advertisement for the Daniel Deal Estate. Published May 8, 1830 in *The American Daily Advertiser*. Courtesy the Historical Society of Pennsylvania.

The Deal Family. In 1742, Simon Peter Diehl (b. 1699) and his brother Simon Jacob Diehl were granted permission to emigrate by their local government.¹⁵ Both men brought their families, sailing down the Rhine to Rotterdam, where they boarded the “Robert and Alice.” The Diehl brothers arrived in Philadelphia on September 24, 1742, being Germans from the Rhine Palatinate. Diehl would soon become Deal, as Simon

¹² Will of Jacob Deal, of Kensington, shipwright, No. 34 of 1845, Orphans’ Court of Philadelphia.

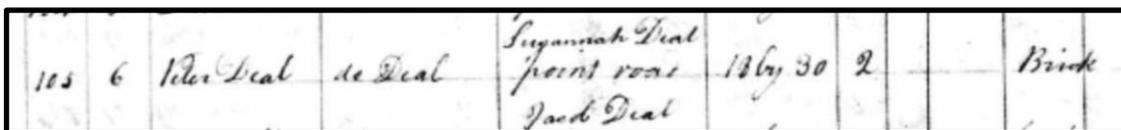
¹³ Jacob died intestate.

¹⁴ Deed: Josephine Deal, of the City, singlewoman, to William C. Hyzer, of the city, bricklayer, 14 June 1898, Philadelphia Deed Book W.M.G., No. 304, p. 228, CAP.

¹⁵ Werner Hacker, *Eighteenth Century Register of Emigrants from Southwest Germany*.

Jacob Diehl went from Bucks County to Philadelphia. Simon Peter Diehl and his wife Anna Maria would go on to have eight children.

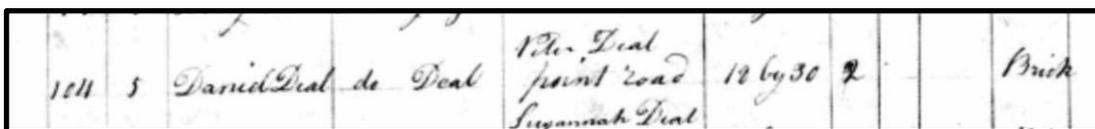
The third of eight children Simon Peter Diehl (1727–1798) married Susanna Becker, widow of John Becker in November 1749 at the First Reformed. They had at least five children including Simon Peter Diehl (b. 1750); Daniel Diehl (1757–1819); Michael Deal (b. 1759); Jacob Diehl (b. 1762); and Johannes Diehl (b. 1766). Simon Peter Diehl was a porter in Northern Liberties.¹⁶ In 1772, Simon Peter Diehl purchased two lots in Kensington at the northeast corner of Richmond and Marlborough Streets, which he sold to his son Peter in 1785.¹⁷ In 1775, he acquired another lot next door on Richmond Street which he held to his death and his widow later lived in.¹⁸ At some point in this period the Diehls became Deals, Anglicizing the name to assimilate.



1798 Direct Tax Assessment of Peter Deal's house on Point Road (now Richmond Street). Courtesy Ancestry.com.

Daniel Deal (1757–1819) was confirmed in the First Reformed in 1773. And he no doubt served in the Philadelphia Militia. In 1782 he married Anna Maria Coe in Philadelphia. The Deals had nine children: Anna Elizabeth Deal (1783–1819), who married William Sutton, an important Shipwright; Sarah Deal (1786–1832), who married Andrew Zeiss; Anna Maria Deal (1791–ca.1832), who married Peter Rice; Jacob Deal (1794–1838), who married Jane Wilson; Daniel Deal (1796–1834), who married Elizabeth; Peter C. Deal (1799–1822); John Deal (1801–1841), who married Sophia Wister; and William Deal (1805–1880).

The family lived on Richmond Street since the mid-1780s. Daniel Deal was by trade a blacksmith, operating a business in Kensington for many years. He started buying property in Kensington in 1783 with the purchase of a lot at what would later be 239 Richmond Street, next to his father's property.¹⁹



1798 Direct Tax Assessment of Daniel Deal's house on Point Road (now Richmond Street). Courtesy Ancestry.com.

¹⁶ Philadelphia City Directories for 1785 (White's) and 1791 (Biddle's).

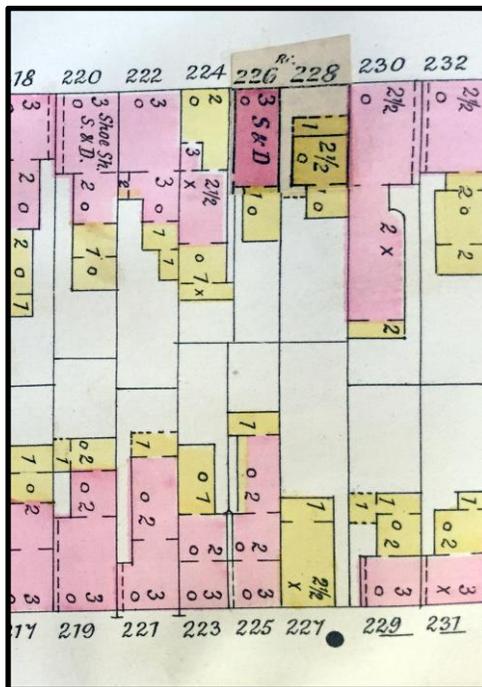
¹⁷ Deed: John Knowles, of the city of Philadelphia, merchant, and Mary, his wife, to Peter Deal, of the city, porter, 31 August 1772, Philadelphia Deed Book A.M., No. 75, p. 390.; Deed: Peter Deal, of the city and county, porter, and Susanna, his wife, to Peter Deal, Jr., of the Northern Liberties of the City, carpenter, 21 December 1785, Philadelphia Deed Book D., No. 78, p. 217, CAP.

¹⁸ Deed: John Stricker, of Germantown, coach maker, and Caleb Armitage, of Cheltenham Township, yeoman, and Mary, his wife, (they being the children and devisees of John Stricker, of Northern Liberties, inn holder) to Peter Deal, of city, porter, 17 May 1775, Philadelphia Deed Book, No. 13, p. 361, CAP.

¹⁹ Deed: Brian Wilkinson, late of city, now of Oxford Township, stone cutter, and Esther, his wife, to Daniel Deal, of Kensington, Northern Liberties Township, blacksmith, 16 June 1783, Philadelphia Deed Book D., No. 72, p. 93, CAP.

A native of Kensington, Jacob Deal was a ship carpenter or shipwright, who stood five foot, four inches (5'-4") with light brown hair and hazel eyes. He also served under Captain John Nagle in the War of 1812. In 1817, he completed his official "Citizenship Affidavit" stating that he was a United States-born seaman. William Sutton, his brother-in-law was his witness.²⁰ He married Jane F. Wilson on September 24, 1820 at St. John Evangelical Lutheran Church in Philadelphia. The Deal children appear to have inherited property from their parents, which they purchased at auction. In 1830, several of the children including Jacob Deal subdivided the 1735-tract of Michael Hillegas and constructed at houses about 1830. Jacob Deal and Jane F. Wilson had six children: George Wilson Deal (b. 1821); Mary Ann Deal (1823–1896); William Deal (b. 1827); Lucy L. Deal (b. 1829); Jerusha W. Deal (b. 1831); and Josephine Deal (1837– 1917), who was a single school teacher. In 1830, Jacob Deal was listed as a shipwright at Crown and Bedford, no doubt using the large lot for his business purposes. This appears to remain a constant until 1835–1836.²¹ Jacob Deal died on July 2, 1838 and was buried at the First Presbyterian Burial Ground.²²

Jane F. Wilson Deal went on to raise her children alone and appears never to have remarried. In 1839 and 1840, she was living in Queen Street, running a shop.²³ She died on September 19, 1861 and was buried at the Palmer Burial Ground in Kensington.



1884 (updated to 1914) Hexamer Insurance Maps of the City of Philadelphia, vol. 9.
 Courtesy Historical Society of Pennsylvania.

²⁰ Ancestry.com. *U.S., Citizenship Affidavits of US-born Seamen at Select Ports, 1792–1869* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010.

²¹ Philadelphia Directory for 1830 and Desilver's *Philadelphia Directory and Stranger's Guide for Philadelphia*, for 1835–1836.

²² Pennsylvania, Philadelphia City Death Certificates, 1803–1915." Index. Family Search, Salt Lake City, Utah, 2008, 2010. From originals housed at the Philadelphia City Archives.

²³ 1839 Philadelphia City Directory and 1840 Philadelphia City Directory.

UNITED STATES OF AMERICA.



On this *Twelfth* Day of *November* in the Year
of our Lord One Thousand Eight Hundred and *Seventeen* Before me
George Keyl, Esquire, Notary Public, dwelling in the City of
Philadelphia, personally came *Jacob Deal* of said
City and made oath that he
is a *Native American* born in the County
of *Philadelphia* State of *Pennsylvania*
and a Citizen of the United States, that he is aged *Twenty four*
Years, of the Height of *Five* Feet *four* Inches *light brown*
Hair, *Hazel Eyes*, *light complexion*, *has a scar*
on the back of the left hand near the little
finger, and the tip end of his nose burnt

23
22
21

Jacob Deal
sworn as above
William Sutton being also duly affirmed
made Affirmation that *he* is well acquainted with *Jacob*
Deal and verily believes he was born in *Philadelphia*
County and State of *Pennsylvania*.

William Sutton
Sworn as above before me
George Keyl
Not. Pub.

Completed in 1817, the U.S., Citizenship Affidavit of US-born Seamen Jacob Deal, used at Select Ports, 1792-1869. Courtesy Ancestry.com.



An early house at 12th and Locust Streets. Courtesy the Historical Society of Pennsylvania



Seen between like wooden houses, the Georgian doorway in the lithograph is what remains of this like-style dwelling. In the background on right is a wooden house with a gambrel roof. This is on a whole a court of wooden houses depicted in *The little homeless one or "no one to kiss me good night."* Lithograph by P.S. Duval, Philadelphia, 1867. Courtesy the Library Company of Philadelphia.

Criterion C and Criterion D: The Jacob Deal Half-Gambrel, Frame House is representative of a frame dwelling type in the vernacular Georgian style that was known to be constructed throughout the eighteenth and early nineteenth centuries in Philadelphia. Frame dwellings were once a common house type north and south of the old municipal boundaries of Philadelphia. In Kensington, wooden houses made up 70 percent of the dwellings by 1810 and only a fraction of these buildings survive today. Furthermore, the building is a peculiar house type known among frame dwellings and also particularly common in the Northern Liberties and the Kensington section of Philadelphia—the Half-Gambrel House. The Jacob Deal Half-Gambrel, Frame House represents an era characterized by a distinctive architectural type and style as related to vernacular Georgian style frame dwellings in Philadelphia.



Old wooden houses, extending southwardly from the corner of Marble Street, on the west side of Tenth Street, to Miss Sally Keene's, late Maj. Lennox's property and residence, built by "Col." Peter L. Berry. N.W. corner of Chestnut and Tenth streets. Courtesy the Library Company of Philadelphia.

The Frame Dwelling in Philadelphia, the Northern Liberties and Kensington

When William Penn and the Quakers arrived at Philadelphia in 1683, they encountered a small community of Swedes, which largely consisted of subsistence farmers living in log hewn and timber frame houses. Beyond their own cave dwellings, the first houses built by Quakers likely included temporary wooden structures. And while brick soon became the standard in Philadelphia, frame dwellings, dating to the eighteenth and nineteenth centuries, were common in the city.

In 1749, Swedish Naturalist Peter Kalm noted the following frame dwelling “preserved” in the Philadelphia landscape, which represented the early European settlement of the area:

“A wretched old wooden building is preserved, on a hill near the [Delaware] river, located a little north of Wicaco . . . on purpose as a memorial to the poor condition of the place before the town was built on it. It belonged formerly to one of the Svensons. . . .”²⁴



To the left of the White Horse Tavern on Frankford Avenue is a gable-front House with the broken pitch, gambrel style roof. Courtesy the Historical Society of Pennsylvania.

The Great Fire of London was all too familiar to William Penn and, as a result, there was an immediate effort to establish brickmaking in Philadelphia. The natural resources of the region led to the use of brick and stone in building construction and this is demonstrated in the extant historic built environment of Philadelphia. Nevertheless, frame dwellings were both cheap and quick to construct, which made them appealing options to immigrants and landlords. These dwelling types were built in all parts of the city through the eighteenth and nineteenth centuries, and even later.

According to James Mease, there were roughly 6,351 brick houses to 2,523 wooden ones in 1811—a ratio of three to one.²⁵ Interestingly, the general claim, as noted by Historian

²⁴ John Fanning Watson, *Annals of Philadelphia and Pennsylvania, in Olden Time*.

²⁵ Margaret B. Tinkcom, “Southwark, a River Community: Its Shape and Substance,” *Proceedings of the American Philosophical Society* 114 (1970), 327-342.

Carole Shammas, is that houses were constructed at “an average of 228 per year between 1760 and 1800,” which had created the 1811 statistic.²⁶ Close inspection of early images and insurance surveys provides insight as to the physical appearance of these buildings. Many of these houses were entirely without pretense or style and others took on the Georgian antecedents of their brick, stone, and wooden primates across the Atlantic in England. North and south of the old municipal lines, the prevalence of the frame dwelling was greater and the forms and styles of Philadelphia’s wooden houses developed into its own vernacular language.

Many of these were built of wood long after better-off Philadelphians’ houses were routinely built of brick. Older-type structures that combined artisans’ workshop and living quarters remained scattered throughout the city, but were particularly common near the waterfront.²⁷

Perhaps the most comprehensive and representative ensemble of frame dwellings survives in Kensington. East of I-95 is a small component of the larger collection of wooden houses. With a combination of aerial imagery, field survey, and research, it is clear that nine wooden houses survived east of I-95 in 2014. Now only five of these buildings survive and the subject house and two others may soon be taken down for new development.



Left: Early Log Dwelling—“One of the oldest houses in Phila,” [late 605] Richmond Street above Beach Street, Kensington. Right: Early Frame Dwelling at Belgrade Street and Montgomery Avenue was owned by Palmer Cemetery. Courtesy the Jane Campbell Collection, the Historical Society of Pennsylvania.

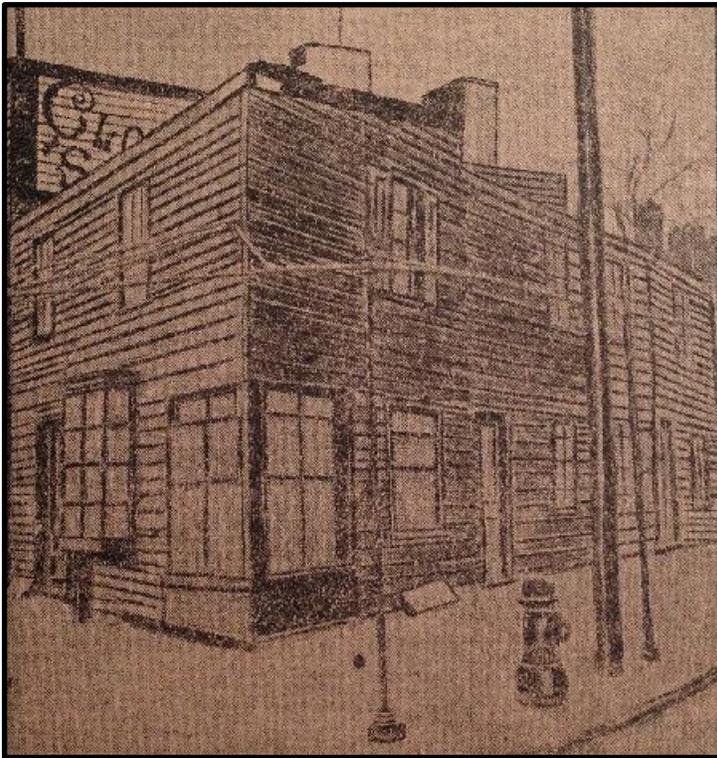
Early high style examples of architecture in Kensington appear to be limited to a few important Georgian-inspired dwellings owned by elite Philadelphians, as well as some successful shipwrights along the Delaware River. The Fairman Mansion is the most famous building of the area and represents its agrarian roots. Other houses emerged in brick—the Jehu Eyre House was present near the Fairman Mansion by 1770, but was an urban style building, fronting on Beach Street. The oldest known brick house in

²⁶ Dell Upton. *Another City: Urban Life and Urban Space in the New American Republic* (Cambridge: Yale University Press, 2008), 25–26.

²⁷ Dell Upton. *Another City*, 25.

Kensington today, the Frederick J. Rapp house was built in 1786–1787 in the 1000 Block of Frankford Avenue. These three brick dwellings tell a representative story of early Kensington, but they do not represent what historically the primary building type in the area.

The progression or “progress” of wooden houses does not appear to be as obvious in terms of architectural style. Although, there were no doubt more impressive and stylized frame dwellings in the area that have long since been lost to memory. Local lore tells us that the oldest of the vernacular wooden houses to survive into the nineteenth century was the tiny log hewn dwelling in the 1500 or 1600 Block of Richmond Street—now the site of an I-95 on ramp. Shown above, the captivating, but staunch old lady sold ice, no doubt being very good with a pick, living in “the oldest house in Philadelphia,” which was a nickname given to many ancient-appearing dwellings in the city. Later covered in lapped siding, other houses of this scale were known in Kensington, including one shown above in Belgrade Street. The Belgrade Street house features a Georgian style dormer, conforming to the taste of the time in a modest format, while the ice lady’s home has absolutely no pretense. These dwellings represent what was likely the oldest house type in the area—a primary feature being that the house was one-story.

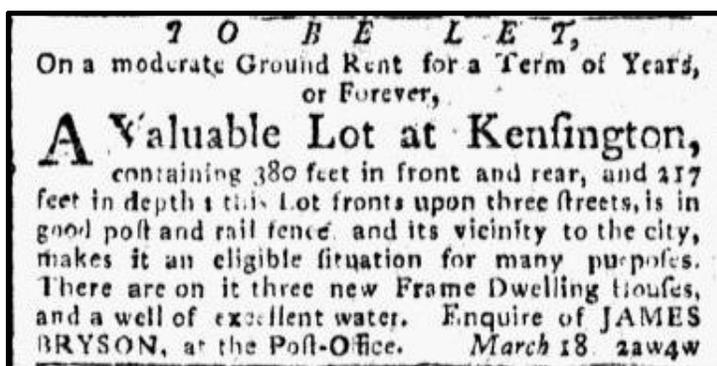


“Old Penn Homestead Will Be Destroyed,” an unusual row of wooden tenements is shown, which was interestingly purported to be “The Penn Homestead,” particularly of Richard and Mary Masters Penn. This wooden “Penn” house was said to date to about 1775 but more likely after 1812 and was located at 951 Frankford Avenue. Just who lived there originally or the precise age of the building is not known, but buildings of this material were certainly more commonly found to be present in the early built environment of Kensington.²⁸ Courtesy the Jane Campbell, the Historical Society of Pennsylvania.

²⁸ “Old Penn Homestead Will Be Destroyed,” 1901, Scrapbook Collection of Jane Campbell, HSP.

The development of Kensington progressed slowly throughout the eighteenth century with the construction of frame dwellings being the most common house form. Shipwrights were in the area along the Delaware River prior to the Revolution. Shipbuilders and their employees often lived in wooden houses near the shipyard. And, naturally, all of the shipyards were on water lots, some with Richmond Street addresses. Germans arrived in America in the eighteenth century, many of which were from the Rhine Palatinate and it was primarily a group of these immigrants who became the fishermen of Fishtown. Germans knew frame dwellings from the old country and fishermen seem to have occupied these dwellings in Kensington, along with all manner of maritime peoples.

According to James Robinson and John A. Paxton's survey of 1810, Kensington's built environment consisted of about 615 houses. There were roughly 431 frame dwellings and 184 brick ones. This means that in the first decade of the nineteenth century, the housing stock in Kensington was 70 percent wood. By this time Kensington was distinguished as its own section of the larger Northern Liberties, but earlier the number of dwellings are more difficult to ascertain due to the lack of distinction. The same survey shows that Northern Liberties possessed a total of 2,998 dwellings, almost half of which were frame. Timber frame construction was used for other building types in Kensington as well. In 1810, there were nine storehouses in the area, eight of which were frame. With a mere ten manufacturing buildings, it is interesting to note that a greater percentage of these were masonry—a ratio of five to five. Public buildings were wooden as well. In Northern Liberties nine out of nineteen public buildings were frame, while in Kensington it was three wooden to one brick. Ninety-four percent of the stables and workshops in both Northern Liberties and Kensington were frame, but that was more common in this building type, as shown in the larger Philadelphia statistic of 66 percent.²⁹ Interestingly, this 1810 analysis of the buildings in Philadelphia, Northern Liberties, Penn Township, Kensington, Southwark, and Moyamensing Township combined to show that wooden buildings made up forty-eight percent of the city's building stock.



Advertisement for "A Valuable Lot at Kensington" which includes "free new Frame Dwelling Houses." Published on April 3, 1789 in the *Pennsylvania Packet*. Courtesy Proquest Historical Newspapers.

²⁹ James A. Paxton, *The stranger's guide: an alphabetical list of all the wards, streets, roads, lanes, alleys, avenues, courts, wharves, ship yards, public buildings, &c. in the city and suburbs of Philadelphia, with references for finding their situations on an alphabetical plan* (Philadelphia, 1811), 18–20

The Jacob Deal Half-Gambrel, Frame House is a front-gable (broken pitch), single pile vernacular Georgian style timber frame dwelling with a single gable front dormer. The form, scale, style, and the chimney placement, as well as the construction method suggest that the building could be late eighteenth century, but the precise date is unknown. Houses of this precise type were certainly constructed in the late seventeenth and throughout the eighteenth century. However, the houses of this scale and in this neighborhood tend to date from the period of 1780 through 1830. This house could have pre-existed as a tenant house on the 1735-tract or was built by the Deals during their ownership as early as 1808 through the 1830s. While physical evidence is not available, it is known that the lots were subdivided in 1830 and that Jacob Deal constructed the house to the rear around that time.³⁰



The Commissioner's Hall of Northern Liberties, ca. 1852. Courtesy the Library Company of Philadelphia. Note, the frame Half-Gambrel House discussed below is pictured on right.

The adaptation of older house forms appears to have been normative in the late eighteenth century and through the first quarter of the nineteenth century. For example, the “half-house” or flounder type, as known elsewhere, was built in greater numbers than one would suspect. At one time the Half-Gambrel House type was even a known form in Northern Liberties. For example, William Ball sold a small lot to John and Adam Mintser in April 1796, which appears to have been unimproved.³¹ Two years later, John Mintser was living on the lot in a “two-story” [a two-hand-one-half (2-1/2) story] frame dwelling

³⁰ Kenneth W. Milano, *Remembering Kensington & Fishtown, Philadelphia's Riverward Neighborhoods*. (Philadelphia: The History Press, 2008), 43–46.

³¹ Deed: William Ball and wife to John and Adam Mintser, 1 April 1796, Philadelphia Deed Book E.F., No. 28, p. 216, CAP.

with the typical measurements of this type of Half-Gambrel House.³² This is no doubt the same building that is shown in the famous image of Commissioners Hall. There are a few examples of this house type extant in Kensington—particularly Fishtown, while most have been lost over time.

In the last decade of the eighteenth century, increasing concern related to fire and its relationship to wooden houses, as well as the poor state of maintenance of older frame dwellings led to the passage of laws to mitigate the problems of absentee landlords and fire hazards. An ordinance of June 6, 1796 declared that no “wooden mansion-house, shope, ware-house, store, or carriage or stable” should be erected in the City of Philadelphia between the Delaware River and Sixth Street, Vine to South Streets.³³ While the ordinance may have sent the intended message to certain Kensington builders, it likely had minimal effects on the construction of wooden houses outside of its mandated boundaries. Three decades later in 1826, the Commonwealth of Pennsylvania gave the City of Philadelphia the power to prohibit the construction of any building of the following description: “...the walls that are not completely composed of incombustible materials...”³⁴ Finally, the City of Philadelphia passed an ordinance on June 8, 1832 that brought that into effect and extended the ban over the entire city:

From and after the passing of this ordinance, it shall not be lawful to erect or construct within the city of Philadelphia, any wooden, framed, brick-paned, or other building, whereof the walls are not composed wholly of incombustible materials.³⁵

The statistics from 1810 confirm that the initial ordinance of 1796 had little impact on Kensington. It certainly did not deter the construction of wooden houses, but over time this house type diminished as the neighborhood’s density intensified. No measures were taken in Kensington in regards to frame dwellings until 1833. However, this law only regulated the importation wooden houses into the district.

Advertisements also show the range of house types and customers over time. On April 3, 1789, the *Pennsylvania Packet* advertised wooden houses as a feature of “A Valuable Lot at Kensington,” referencing “three new Frame Dwelling Houses.” These houses were clearly built as rentals for a business owner or landlord. Other advertisements appear to have been geared towards owner-occupants. On April 14, 1819 the *Franklin Gazette* advertised a “Kensington Property” as “The Frame House, Kitchen and lot...” and this advertisement seemed to be formatted to attract someone to the house itself, leaving out potential rental discussion and lot size.³⁶ These are two of numerous examples of the

³² *United States Direct Tax of 1798: Tax Lists for the State of Pennsylvania*. M372, microfilm, 24 rolls. Records of the Internal Revenue Service, 1791–2006, Record Group 58. National Archives and Records Administration, Washington, D.C.

³³ John C. Lowber and C.S. Miller, *A Digest of the Ordinances of the Corporation of the City of Philadelphia; and of the Acts of Assembly Relating thereto* (Philadelphia: R. Desilver, 1822), 255–56.

³⁴ Frank F. Brightly, *A Digest of Laws and Ordinances of the City of Philadelphia from the Year 1701 to the 21st of June 1887*. (Philadelphia: Kay & Brother, 1887), 168.

³⁵ *A Digest of the Ordinances of the Corporation of the City of Philadelphia* (Philadelphia: S. C. Atkinson, 1834), 310–311.

³⁶ “Advertisement,” *Franklin Gazette*, .

variation of advertisements that further explain that wooden houses were once an important and primary component of Kensington's built environment.

Frame House and Lot.
On Saturday morning at 10 o'clock, will be sold on the premises,
A NEW two story Frame House, and Lot, on which the same is erected, situate on Brown street in Kensington — The lot is 15 feet front, and about seventy feet deep — The house quite new
Peter Kuhn & son, auc'rs.

Left: Advertisement for a Frame House in Kensington. Published on January 17, 1812 in the *Democratic Press*.
Right: Advertisement for a Frame House in Kensington. Published on April 14, 1819 in the *Franklin Gazette*.
Courtesy Proquest Historical Newspapers.

Kensington Property.
On Tuesday evening, the 20th April, at half past 7 o'clock, at the Merchant's Coffee House,
The Frame House, Kitchen
 and lot or piece of ground, situate on the east side of Cherry Street between Prince and Queen Street, being 253 feet, 6 inches from Prince Street, at Kensington, containing in front or breadth on said Cherry street, twenty feet, and in length or depth running parallel with Prince Street, one hundred and eighty feet.
The house has been newly painted. A pump at the door. Terms at sale.
Taylor & Wagner,
April 12—dts Auctioneers.

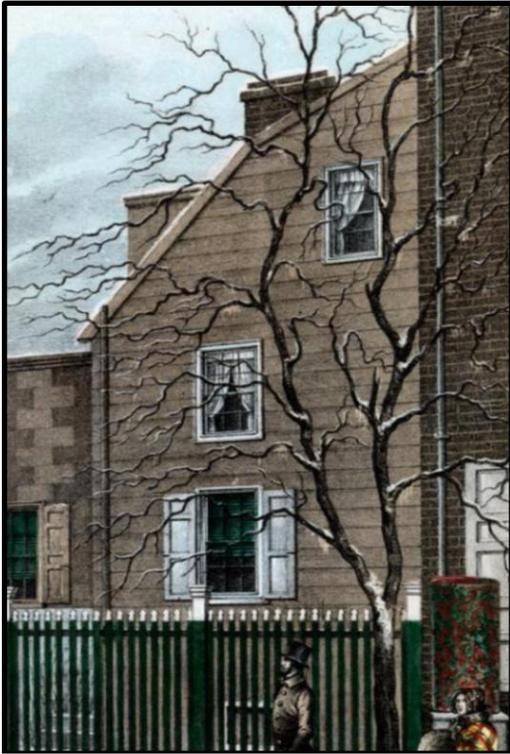
By 1830, the ubiquitous red brick two-and-one-half story vernacular Georgian style house with a central dormer was perhaps the most fashionable building type used by developers in Kensington. Yet wooden houses continued to be built. The following description shows that by 1845 frame dwellings were still being constructed, but making up a smaller portion of the overall impact.

Kensington—In this District a large number of buildings have been put up without permits having been taken out; the new buildings erected during the past season will number at least 160 three story brick dwellings and stores, 2 churches and 20 frame dwellings, &c., altogether about 182.³⁷

In 1844, there were 183 buildings constructed in Kensington, but the specific number of wooden buildings was not referenced.³⁸ One can suspect that it was a smaller percentage than years past, as reflected in the 1845 statistic. After the Civil War, the construction of frame dwellings was not unknown, but, even in Kensington, houses were likely to be masonry.

³⁷ "Growth of Philadelphia," *The North American and Daily Advertiser*, 8 January 1845, 1.

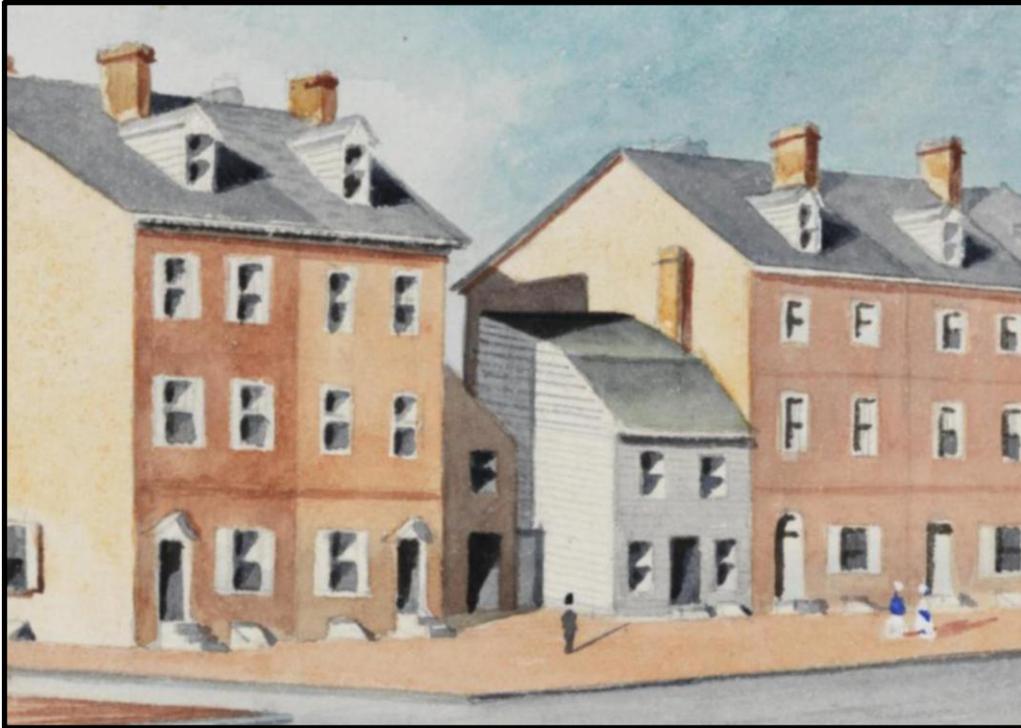
³⁸ "Philadelphia," *The North American and Daily Advertiser*, 5 October 1844, 1.



Left: Front gable vernacular Georgian Half-Gambrel, taken from the Commissioner's Hall lithograph previously shown in this nomination. Courtesy the Library Company of Philadelphia Right: The Jacob Deal Half-Gambrel, Frame House, 228 Richmond Street. Photograph taken by Oscar Beisert

Front Gable Vernacular Georgian Half-Gambrel

The front gable vernacular Georgian Half-Gambrel is a building type that is distinctive due to its primary, street-facing elevation, which appears as a half built, “half-house” or “half gambrel.” The manner of construction and the form of the house is not actually that unusual except in its placement on the lot. The building is essentially a typical row house with a side-gable roof that is in the form of a broken, gambrel-style pitch. What makes the house distinctive is that it is not situated at the building line or on the street in a row of houses, but is rather oriented like the end of a building, facing inward. The usual primary elevation that would face onto the street is facing the interior of the lot. Subconsciously, the observer finds that the house is incomplete—this is especially true if one is at all aware of the building's similarities with other row houses forms. However, even if it were just an end, there is often not enough space between the building line and the façade to add a like component to the front of the dwelling. The traditional primary elevation of this building type is facing the interior of the lot, as shown above in the Commissioner's Hall lithograph. The front door is at the side of the building rather than within the primary elevation. Its dormer is also facing the interior as well.



West Side of Eighth St., Schriver's Court to Cherry, by David Kennedy. Courtesy the Historical Society of Pennsylvania. Note: If the blue house at center were turned inward to face the interior of the lot, like the building to its left, it would essentially become a half-gambrel.

As might be assumed, many of the Half-Gambrel Houses that exist today appear as being the remaining portion of a duplex or twin type building and in many cases this was absolutely true. But these simple wooden dwellings were oddly built as individual buildings as well. Understanding the Half-Gambrel or half completed appearance of these buildings is a riddle that select architectural historians have written about over the years. The most common theory is that the rear portion of a building was often built first, leaving space at the street front for an improvement. This is also known as the "back house first theory." This is a convenient theory because there are many examples of this building component being at the rear of a larger or similar size building in the history of building construction and, specifically, in Philadelphia, but these examples are minimal compared to the number of houses that were added to at the rear over time. Could it simply be that there was a market for someone who wanted a yard at the front and back of his or her lot and preferred that the house face the interior of lot? Regardless, the type emerged as it did in single and double pile forms that were added to at the front and back over time.



Left: Front Gable (broken pitch), Single Pile Vernacular Georgian Half-Gambrel with a Dormer, Crease Street, Kensington. Right: Front Gable (broken pitch), Double Pile Vernacular Georgian Half-Gambrel with a Shed Dormer, Day Street, Kensington. Courtesy Phillyhistory.com.



Left: Wooden Half-Gambrel, Gable-Front House at 228 Richmond Street. Note the single dormer projecting to the side of the lot and that a house at the same recessed position is peaking out on right. Courtesy the City of Philadelphia. Right: Extant Wooden Half-Gambrel, Gable-Fronted House at 228 Richmond Street. Note the same building appears on left to-date.

Conclusion

Part of the larger 1735-tract, first belonging to Michael Hillegas, Sr. and later sold to the Deal family, the small lot at 228 Richmond Street was subdivided from a larger one-and-one-half-acre (1-1/2) tract. The 1735-tract was a river or water lot, meaning that it stretched from Richmond Street to the low water mark of the Delaware River. In 1830, the Deals subdivided the 1735-tract and Jacob Deal improved the lot with the construction of the subject frame dwelling. The Jacob Deal Half-Gambrel, Frame House is one of several buildings that represent the subdivision of water lots and the larger

residential development of Kensington to fulfill the need for housing in response to an increase in population.

Representing both the development and the economic, social and historical heritage of both Kensington and the larger realm of maritime Philadelphia, the Jacob Deal Half-Gambrel, Frame House is one in a small collection of extant late-eighteenth to early nineteenth century wooden houses east of I-95 below Aramingo Avenue and above Washington Avenue. While fewer and fewer examples survive, frame houses were commonly associated with the early development of Philadelphia and were home to many of its maritime and working citizens. In fact, at one time there were so many wooden houses in the older waterfront-neighborhoods that an ordinance was passed prohibiting new frame buildings in 1796. Despite the fact that there were nine wooden houses surviving east of I-95 in 2014, only five survive. Architectural Historian, Bernard L. Herman, comments on the rarity of surviving wooden houses in an urban context in his book, *Town House, Architecture and Material Life in the Early American City, 1780–1830*:

The houses that survive tend overwhelmingly to be of brick construction. Their frame counterparts largely disappeared from the late nineteenth through the mid-twentieth centuries, when they were pulled down and replaced with larger, less combustible brick residences.³⁹

The Jacob Deal Half-Gambrel, Frame House is representative of a frame dwelling type in the vernacular Georgian style that was known to be constructed throughout the eighteenth and early nineteenth centuries in Philadelphia. Frame dwellings were once a common house type north and south of the old municipal boundaries, as well as in Philadelphia proper. In Kensington, wooden houses made up 70 percent of the dwellings by 1810 and only a fraction of these buildings survive today. Furthermore, the building is a peculiar house type known among frame dwellings and also particularly common in the Northern Liberties and the Kensington sections of Philadelphia—the Half-Gambrel House. The Jacob Deal Half-Gambrel, Frame House represents an era characterized by this distinctive architectural type and style as related to vernacular Georgian style frame dwellings in Philadelphia.

³⁹ Bernard L. Herman, *Town House, Architecture and Material Life in the Early American City, 1780–1830*. (University of North Carolina Press, 2005). 108–109.

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Deed: John Knowles, of the city of Philadelphia, merchant, and Mary, his wife, to Peter Deal, of the city, porter, 31 August 1772, Philadelphia Deed Book A.M., No. 75, p. 390

Deed: John Stricker, of Germantown, coach maker, and Caleb Armitage, of Cheltenham Township, yeoman, and Mary, his wife, (they being the children and devisees of John Stricker, of Northern Liberties, inn holder) to Peter Deal, of city, porter, 17 May 1775, Philadelphia Deed Book, No. 13, p. 361, CAP.

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