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Frederic Graff Jr. Scrapbook, 1854-1857**

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sumption of the incumbrances upon the land may be presumed, and the foundation laid for a suit at law against the city for the recovery of the sum of sixty-five thousand dollars.

4. The public records show that this tract of land called Sedgley, was conveyed by Eliza Downer, Samuel R. Downer, and Ferdinand W. Downer, of the city of New York, to Ferdinand J. Dreer, of this city, by deed dated March 24, 1851, recorded in the office for recording deeds, &c., in Deed Book G. W. C., No. 86, p. 238, and the whole sum paid by Mr. Dreer, according to this deed, was twenty-six thousand seven hundred and fifty dollars. Two purchase-money mortgages were given in payment, one for ten thousand, and the other for eight thousand dollars. On the 10th of March, 1853, these two mortgages were satisfied by M. Russell Thayer, Esq., attorney in fact for the mortgagees, and, on the day previous, the mortgage to Andrew M. Eastwick, for fifteen thousand dollars, was entered of record. Thus stood the Sedgley property in the year 1852—having cost Mr. Dreer \$26,750 two years previously, bringing no income whatever, and subject to the mortgage to Mr. Eastwick for \$15,000, afterwards reduced to \$11,000, and the ordinary annual taxes and expenses, including interest, amounting to about \$4,500. This annual outlay, it is inferred, was more than Mr. Dreer could conveniently bear, and he had, therefore, to cast about to see how the tract could be disposed of to a profit. And as early as the year 1851 there appears a plan drawn by Mr. Frederick Graff, in which this tract is set down as part of a magnificent park, and is called the Sedgley Park estate; and in a letter dated in October of that year, from Mr. Graff to John Price Wetherill, Esq., then a member of the old City Council, the purchase of the tract by the city is recommended.

In the early part of the year 1854, or perhaps earlier, a large number of copies of this plan of Mr. Graff were published, and numerous petitions were circulated for signatures asking the City Council to purchase the Sedgley Park estate. A copy of this plan generally accompanied these petitions. They were pretty numerously signed, and the signers were very generally assured that the purchase would not cost the city one cent, but that the money wherewith to make it would be raised by private subscription, and that the land would be purchased and presented to the city. Following upon the presentation of these petitions to Councils, a subscription was started, and in the course of a year or two, according to a report made by the committee on city property to Select Council, on the 16th of April last, the sum of sixty thousand dollars was raised. Whether these subscriptions are bogus or real can only be ascertained by examining the subscribers under oath. Now, it will be observed that up to the time or about the time of making this report, this land stood in the position of having cost Mr. Dreer, in the year 1851, \$26,750, and, while yielding no income, was subject to the mortgage for \$15,000, reduced to \$11,000. If this subscription of \$60,000 was real, and the money was ready to be paid over to Mr. Dreer, every fair-minded man will say that the amount of it would be an ample compensation to Mr. Dreer for what had cost him much less than half that sum six years before. But this sum was not half sufficient to fill the greedy maw of these rapacious speculators, for on the second of March of the present year, just about the time when they supposed they were about consummating their scheme, there is entered upon the public records two mortgages of this land by Ferdinand J. Greer to Frederick Dreer, one for thirty thousand dollars and the other for twenty-six thousand five hundred dollars; and the Committee on City Property, in the report before referred to, actually recommend to Councils to accept this land subject to these two mortgages, which it is admitted are wholly fictitious, not a dollar having been given for them; and the committee in the same report have the audacity to say that the sum of one hundred and twenty-five thousand dollars for a tract of land that had cost Mr. Dreer twenty-six thousand seven hundred and fifty dollars, was a price "below its real value, but which Mr. Dreer had liberally consented to accept, in view of the noble purpose entertained by its purchasers."

5. This land is not now, nor was not at the beginning of this year, worth any more than the price it sold for in the year 1851. It might have had a high speculative value at the close of the year 1854, but those speculating times have passed away. It brings no income, and in its present state can afford no profit to any one. And the idea put forth by the speculators, that the purity of the Schuylkill water will be preserved by the city making this purchase, is so utterly absurd that it scarcely deserves notice. How the purity of the water is to be preserved by the city owning about four hundred feet of bluff bank on the river side, while the whole bank on both sides of the river, from the point in question to its source, still remains in the hands of private owners, with all the offal drainage of the numerous towns and villages upon its banks and upon the banks of the numerous streams emptying into it, is a matter which the friends of this measure have never yet condescended to explain.

6. It has been stated publicly in debate that Messrs. Henry and Alfred Cope, in the year 1856, authorized the purchase of this Sedgley tract, for the sum of one hundred thousand dollars; but the purchase was not consummated because the owner would not take that sum; and that they about the same time offered to Messrs. Eli K. Price and John M. Ogden forty thousand dollars for some wharf property lying between Fairmount and Lemon Hill, but which they did not purchase because the owners wanted fifty thousand dollars; and it is alleged that they wanted this ground to present it to the city for a park. And these gentlemen who were willing to give one hundred and forty thousand dollars for the purchase of a park in the year 1856, in a few months afterwards, when a subscription paper is presented to them, contribute but the meagre sum of twenty thousand dollars. The donors of Hunting Park purchased it and presented it to the city without a

dollar of debt upon it; and they did it without fuss or show. The donors of Sedgley, while claiming the honor of having made to the city a "generous gift," seek to encumber its tax-payers with a debt of sixty-five thousand dollars! If this be a generous gift, the fewer of them that are made to the city the better for its tax-payers.

7. For the reason, then, that the mortgage, the interest of which this ordinance proposes to pay, is not the debt of the city, and for the reason that its passage is merely designed as an entering wedge toward the assumption by the city of a debt of sixty-five thousand dollars for a piece of land that is not worth to-day half that sum, and for the reason that if the projected purchase of this land is consummated, the tax-payers of the city will be burdened to the amount of sixty-five thousand dollars merely to enable a band of speculators to pocket a profit of nearly one hundred thousand dollars—the undersigned voted against the ordinance to pay interest due to Justice Cox, trustee."

ANDREW MILLER.
Philadelphia, October 15, 1857

Strangers' Guide in Philadelphia.

For the benefit of strangers and others who may desire to visit any of our public institutions, we publish the annexed list.

- PUBLIC PLACES OF AMUSEMENT.**
- Academy of Music, (Operatic,) corner of Broad and Locust streets.
 - Arch Street Theatre, Arch, above 6th street.
 - Parkinson's Garden, Chestnut, above Tenth.
 - National Theatre and Circus, Walnut, above Eighth.
 - Sandford's Opera House, (Ethiopian,) Eleventh, below Market.
 - Walnut Street Theatre, northeast corner Ninth and Walnut.
 - Thomson's Varieties, Fifth and Chestnut.
 - Thomas's Opera House, Arch, below Seventh.
- ARTS AND SCIENCES.**
- Academy of Natural Sciences, corner of Broad and George streets.
 - Academy of Fine Arts, Chestnut, above Tenth.
 - Artists' Fund Hall, Chestnut, above Tenth.
 - Franklin Institute, No. 9 South Seventh street.
- BENEVOLENT INSTITUTIONS.**
- Almshouse, west side of Schuylkill, opposite South street.
 - Almshouse (Friends'), Walnut street, above Third.
 - Association for the Employment of Poor Women, No. 292 Green street.
 - Asylum for Lost Children, No. 36 North Seventh street.
 - Blind Asylum, Race, near Twentieth street.
 - Christ Church Hospital, No. 8 Cherry street.
 - City Hospital, Nineteenth street, near Coates.
 - Clarkson's Hall, No. 163 Cherry street.
 - Dispensary, Fifth, below Chestnut street.
 - Female Society for the Relief and Employment of the Poor, No. 72 North Seventh street.
 - Guardians of the Poor, office No. 56 North Seventh street.
 - German Society Hall, No. 8 South Seventh street.
 - Home for Friendless Children, corner Twenty-third and Brown streets.
 - Indigent Widows' and Single Women's Society, Cherry, east of Eighteenth street.
 - Masonic Hall, Chestnut, above Seventh street.
 - Magdalen Asylum, corner of Race and Twenty-first streets.
 - Northern Dispensary, No. 1 Spring Garden street.
 - Orphans' Asylum, (colored,) Thirteenth street, near Callowhill.
 - Odd Fellows' Hall, Sixth and Haines street.
 - Do. do. S. E. corner Broad and Spring Garden streets.
 - Do. do. Tenth and South streets.
 - Do. do. Third and Brown streets.
 - Do. do. Ridge Road, below Wallace.
- PENNSYLVANIA HOSPITAL, Pine street, between Eighth and Ninth.**
- Pennsylvania Institute for the Instruction of the Blind, corner Race and Twentieth street.
 - Pennsylvania Society for Alleviating the Miseries of Public Prisons, Sixth and Adelphi streets.
 - Pennsylvania Training School for Idiotic and Feeble-Minded Children, School House Lane, Germantown, office No. 152 Walnut street.
 - Philadelphia Orphans' Asylum, northeast cor. Eighteenth and Cherry.
 - Preston Retreat, Hamilton, near Twentieth street.
 - Providence Society, Prune, below Sixth street.
 - Southern Dispensary, No. 98 Shippen street.
 - Union Benevolent Association, N. W. corner of Seventh and Sansom streets.
 - Will's Hospital, Race, between Eighteenth and Nineteenth streets.
 - St. Joseph's Hospital, Girard avenue, between Fifteenth and Sixteenth.
 - Episcopal Hospital, Front street, between Huntingdon and Lehigh avenues.
 - Philadelphia Hospital for Diseases of the Chest, S. W. corner of Chestnut and Park sts, West Philadelphia.
- PUBLIC BUILDINGS.**
- Custom House, Chestnut street, above Fourth.
 - County Prison, Passyunk road, below Reed.
 - City Tobacco Warehouse, Dock and Spruce streets.
 - City Controller's Office, Girard Bank, second story.
 - Commissioner of City Property, office, Girard Bank, second story.
 - City Treasurer's Office, Girard Bank, second story.
 - City Commissioner's Office, State House.
 - City Solicitor's Office, Fifth, below Walnut.
 - City Watering Committee's Office, Southwest corner Fifth and Chestnut.
 - Fairmount Water Works, Fairmount on the Schuylkill.
 - Girard Trust Treasurer's Office, Fifth, above Chestnut.
 - House of Industry, Catharine, above Seventh.
 - House of Industry, Seventh, above Arch street.
 - House of Refuge, (white,) Parrish, between Twenty-second and Twenty-third street.
 - House of Refuge, (colored,) Twenty-fourth, between Parrish and Poplar streets.
 - Health Office, corner of Sixth and Sansom.
 - House of Correction, Bush Hill.
 - Marine Hospital, Gray's Ferry road, below South street.
 - Mayor's office, S. W. corner Fifth and Chestnut streets.
 - New Penitentiary, Coates street, between Twenty-first and Twenty-second streets.
 - Navy Yard, on the Delaware, corner Front and Prime streets.
 - Northern Liberties Gas Works, Maiden, below Front street.
 - Post Office, No. 237 Dock street, opposite the Exchange.
 - Post Office, Kensington, Queen street, below Shackamaxon street.
 - Post Office, Spring Garden, Twenty-fourth street and Pennsylvania Avenue.
 - Philadelphia Exchange, corner Third, Walnut and Dock streets.

- Philadelphia Gas Works, Twentieth and Market; office, No. 8 S. Seventh street.
- Pennsylvania Institute for Deaf and Dumb, Broad and Pine streets.
- Penn's Treaty Monument, Beach, above Hanover street.
- Public High School, S. E. corner Broad and Green.
- Public Normal School, Sergeant, above Ninth.
- Recorder's Office, No. 3 State House, east wing.
- State House, Chestnut street, between Fifth and Sixth streets.
- Sheriff's Office, State House, near Sixth street.
- Spring Garden Commissioner's Hall, Spring Garden and Thirteenth streets.
- Union Temperance Hall, Christian, above Ninth street.
- United States Mint, corner of Chestnut and Juniper streets.
- United States Arsenal, Gray's Ferry Road, near Federal street.
- Naval Asylum, on the Schuylkill, near South street.
- United States Army and Clothing Equipage, corner of Twelfth and Girard streets.
- United States Quartermaster's Office, corner of Twelfth and Girard streets.

- COLLEGES.**
- College of Pharmacy, Lane street, above Seventh.
 - Eclectic Medical College, Haines street, west of Sixth.
 - Girard College, Ridge road and College Avenue.
 - Homeopathic Medical College, Filbert street, above Eleventh.
 - Jefferson Medical College, Tenth street, below George.
 - Polytechnic College, corner Market and West Penn Square.
 - Pennsylvania Medical College, Ninth street, below Locust.
 - Philadelphia Medical College, Fifth street, below Walnut.
 - Female Medical College, 229 Arch street.
 - University of Pennsylvania, Ninth street, between Market and Chestnut.
 - University of Free Medicine and Popular Knowledge, No. 68 Arch street.

- LOCATION OF COURTS.**
- United States Circuit and District Courts, No. 24 Fifth street, below Chestnut.
 - Supreme Court of Pennsylvania, Fifth and Chestnut streets.
 - Court of Common Pleas, Independence Hall.
 - District Courts, Nos. 1 and 2, corner of Sixth and Chestnut streets.
 - Court of Quarter Sessions, corner of Sixth and Chestnut streets.

- RELIGIOUS INSTITUTIONS.**
- American Baptist Publication Society, No. 113 Arch street.
 - American and Foreign Christian Union, No. 144 Chestnut street.
 - American Sunday School Union (new), No. 1122 Chestnut street.
 - American Tract Society (new), No. 929 Chestnut.
 - Monist, Crown street, below Callowhill street.
 - Pennsylvania and Philadelphia Bible Society, corner of Seventh and Walnut streets.
 - Presbyterian Board of Publication (new), No. 821 Chestnut street.
 - Presbyterian Publication House, No. 1334 Chestnut street.
 - Young Men's Christian Association, No. 162 Chestnut street.
 - Northern Young Men's Christian Association, Germantown Road and Franklin.
 - Philadelphia Bible, Tract, and Periodical Office (T. H. Stockton's), No. 635 Arch street, first house below Sixth street, north side.
 - Lutheran Publication Society, No. 732 Arch street, below Eighth.

Traveller's Guide.

- RAILROAD LINES.**
- Penna. Central R. R.—Depot, Eleventh and Market.**
- 7 A. M., Mail Train for Pittsburgh and the West.
 - 12.55 P. M., Fast Line for Pittsburgh and the West.
 - 2.30 P. M., for Harrisburg and Columbia.
 - 4.30 P. M., Accommodation Train for Lancaster.
 - 11 P. M., Express Mail for Pittsburgh and the West.
- Reading Railroad—Depot, Broad and Vine.**
- 7.30 A. M., Express Train for Pottsville, Williamsport, Elmira and Niagara Falls.
 - 3.30 P. M., as above (Night Express Train.)
- New York Lines.**
- 1 A. M., from Kensington, via Jersey City.
 - 6 A. M., from Camden, Accommodation Train.
 - 7 A. M., from Camden, via Jersey City, Mail.
 - 10 A. M., from Walnut street wharf, via Jersey city.
 - 2 P. M., via Camden and Amboy, Express.
 - 3 P. M., via Camden, Accommodation Train.
 - 5 P. M., via Camden and Jersey City, Mail.
 - 6 P. M., via Camden and Amboy, Accommodation.
- Connecting Lines.**
- 6 A. M., from Walnut street wharf, for Belyidere, Easton, Water Gap, Scranton, &c.
 - 6 A. M., for Freshold.
 - 7 A. M., for Mount Holly, from Walnut street wharf, 2 P. M., for Freshold.
 - 2.30 P. M., for Mount Holly, Bristol, Trenton, &c.
 - 3 P. M., for Palmyra, Burlington, Bordentown, &c.
 - 4 P. M., for Belyidere, Easton, &c., from Walnut street wharf.
 - 5 P. M., for Mount Holly, Burlington, &c.
- Baltimore R. R.—Depot, Broad and Prime.**
- 8 A. M., for Baltimore, Wilmington, New Castle, Middletown, Dover, and Seaford.
 - 1 P. M., for Baltimore, Wilmington, and New Castle.
 - 4.15 P. M., for Wilmington, New Castle, Middletown, Dover, and Seaford.
 - 5 P. M., for Perryville, Fast Freight.
 - 11 P. M., for Baltimore and Wilmington.
- North Pennsylvania R. R.—Depot, Front and Willow.**
- 6.15 A. M., for Bethlehem, Easton, Mauch Chunk, &c.
 - 8.45 A. M., for Doylestown, Accommodation.
 - 2.15 P. M., for Bethlehem, Easton, Mauch Chunk, &c.
 - 4 P. M., for Doylestown, Accommodation.
 - 6.35 P. M., for Gwynedd, Accommodation.
- Camden and Atlantic R. R.—Vine street wharf.**
- 7.30 A. M., for Atlantic City.
 - 10.45 A. M., for Haddonfield.
 - 4 P. M., for Atlantic City.
 - 4.45 P. M., for Haddonfield.
- For Westchester.**
- By Columbia R. R. and Westchester Branch.
 - From Market street, south side, above Eighteenth.
 - Leave Philadelphia 7 A. M., 11 A. M., 1 P. M., 4 P. M., Westchester 6.30 A. M., and 3 P. M.
- ON SUNDAYS**
- Leave Philadelphia 7 A. M.
 - Westchester 3 P. M.
 - Westchester Direct Railroad, open to Pennelton, Grubbs Bridge.
 - From northeast Eighteenth and Market streets.
 - Leave Philadelphia 6, and 9 A. M., 2, 4, and 6 P. M.
 - Pennelton, Grubbs Bridge, 7, 8, and 11 A. M., and 4 and 6 P. M.
- On Saturdays last train from Pennelton at 7 A. M.**
- ON SUNDAYS**
- Leave Philadelphia 8 A. M. and 2 P. M.
 - Pennelton 9 1/2 A. M. and 6 P. M.