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INTRODUCTION

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Summary

The Perceval-Maxwell papers comprise c.15,500 documents and c.200 volumes, 1606-1969, relating to the Maxwell, later Perceval-Maxwell, family of Finnebrogue, Downpatrick, Co. Down, and Groomsport House, Bangor, in the same county, and to the Moore, later Perceval-Maxwell, family of Moore Hill and Saperton, both near Tallow, Co. Waterford, and to their estates, mainly in Down and Waterford but also in Cos Cork, Londonderry, Monaghan, Tyrone, Tipperary, Waterford and Wexford, in London and in Canada (the whole of Amherst Island, Ontario).



Family history

The history of the Perceval-Maxwells and related families is of unbelievable complexity.



Finnebrogue from the front

Finnebrogue is reputedly, but quite improbably, the oldest inhabited house in Northern Ireland. The estate, bordered by the Quoile River and Strangford Lough, also included the ruins of the 12th-century Cistercian Abbey of Inch. It was let in perpetuity to Henry Maxwell by Thomas Cromwell, 1st Earl of Ardglass, in 1628. But this must have been in recognition of an assignment to Maxwell of an earlier 'deed of feoffment' forever granted in 1606 by Lord Ardglass's father, Edward Cromwell, 3rd

Lord Cromwell, to a Londoner who at some point between 1606 and 1628 had transferred his interest to Maxwell. It is uncertain whether there was a house on the site at this time, or when the original house was built; but the Maxwells do not seem to have taken up residence there until the late 17th century.

The Henry Maxwell who acquired a perpetuity leasehold of Finnebrogue, was the second son of the Rev. Robert Maxwell, Dean of Armagh (ancestor of the Barons Farnham). The Maxwells came from Calderwood in the Lowlands of Scotland. The historian member of the family, Professor Michael Perceval-Maxwell of McGill University, Montreal, describes the Rev. Robert Maxwell - in his *The Scottish Migration to Ulster in the Reign of James I* (London, 1973) - as one of the few '... Lowland Scots of any consequence who lived in the English Pale during Elizabeth's reign. Robert Maxwell, later to be given the deanery of Armagh by James I, seems also to have acted as an agent for Scotland ...'. His second son, Henry of Finnebrogue, married a daughter of Robert Echlin, Bishop of Down and Connor (d.1635) - ironically, in view of the fact that the Rev. Robert Maxwell had been Echlin's unsuccessful rival for that bishopric in 1612. However, Echlin was a less influential ally than might be imagined, as (according to Professor Perceval-Maxwell) he was preoccupied with trying to recover the lands and revenues of his see from rapacious and more influential Scots laymen who had settled in Co. Down, notably James Hamilton, 1st Viscount Clancuboye, and Hugh Montgomery, 1st Viscount Montgomery.

Henry Maxwell had one son, Robert Maxwell 'of Killyleagh', Co. Down, who married Jane, daughter of the Rev. John Chichester of Belfast. Robert died in 1686. It was Robert's achievement to add to the family property the Ards or Groomsport estate, near Bangor, which he purchased from Henry Hamilton, 2nd Earl of Clanbrassill, in 1674. In the deeds documenting this transaction he is still described as 'of Killyleagh'. In fact, the first mention of a Maxwell 'of Finnebrogue' is made in a lease of 1699 granted by his only surviving son, Henry. So it is likely that the house was built, or at

any rate that the Maxwell family moved into it, at some point between 1674 and 1699, probably between 1686 and 1699.



The Rt Hon. Henry Maxwell (1669-1730)

Henry Maxwell of Finnebrogue, who succeeded in 1686, married firstly a Maxwell cousin, and secondly (in 1713) Dorothea, daughter of Edward Brice of Kilroot, Co. Antrim.

Henry Maxwell expanded the Finnebrogue estate in 1710 by purchasing additional townlands from the Rt Hon. Edward Southwell (the descendant and representative of the extinct earls of Ardglass), and in 1728 acquired the three nearby townlands of Ballyrolly, Lisnamaul and Loughfalcon. These were to have a life of their own, independent of the rest of the Finnebrogue estate, to pass down two successive junior lines of the family, and be leased back to and ultimately part-owned by the main Finnebrogue branch. In 1713, Henry Maxwell's rental income was reckoned at £600 a year.

At the 1715 general election, and possibly on other occasions as well, he aspired to represent Co. Down in parliament. In the end, however, his long career in the House of Commons was spent as MP for a succession of close boroughs controlled by other people: Bangor, 1698-1699, and 1703-1713; Killybegs, Co. Donegal, 1713-1714; and Donegal borough, 1715-1730. On the evidence of his surviving papers (and the History of the Irish Parliament, 1690-1800, database), he took a keen interest as a parliamentarian in Revenue matters and was very frequently nominated to serve on committees. So closely was he in politics with the Rt Hon. William Conolly, who was both Chief Commissioner of the Revenue and Speaker of the House of Commons, 1715-1729, that he was nicknamed 'the Speaker's Shadow'. It was Conolly who returned him for Killybegs in 1713. In 1721, he wrote a pamphlet in support of the scheme, abortive at that stage, for establishing a national bank. He was made an Irish Privy Councillor in 1727 – the only member of his family to enjoy that honour until the 20th century. He died in 1730.



Robert Maxwell of Finnebrogue (d.1769)

All the children of the Rt Hon. Henry Maxwell were by his second wife, Dorothea Brice. The eldest son, Patrick Maxwell of Finnebrogue, died unmarried in 1749. The second, Robert Maxwell of Finnebrogue, then succeeded. He had married in 1741 Anne, younger daughter of Robert Ward of Strangford, Co. Down, who had died without issue. In the same year as he succeeded to Finnebrogue, 1749, Robert Maxwell married Mary, eldest daughter of William Montgomery of Greyabbey, Co. Down, by whom he also had no children. He married thirdly Anne, second daughter of the Rev. John Maxwell of Falkland, Co. Monaghan, Archdeacon of Clogher, and died in 1769, having by her had issue a son, Edward Maxwell of Finnebrogue, who died without children in 1792, two other sons who died even younger, and a daughter, Dorothea, who became the first of a number of heiresses in this complicated family history.

Robert Maxwell of Finnebrogue (d.1769) had a younger brother, Edward who, after a flirtation with the law, entered the army and, much too slowly for his own satisfaction, rose to be Colonel of the 67th Regiment and a general. He succeeded to Ballyrolly in 1763, where he and his descendants lived, and leased Ballyrolly, Lisnamaul and Loughfalcon back to the Maxwells of Finnebrogue. He died in 1803, having in later life, assumed the additional surname, Brown, which was a condition of his inheriting a property at Wycke in Hampshire from someone of that name. In addition to this brother, two of Robert Maxwell of Finnebrogue's brothers-in-law were also in the army: Hugh Montgomery (1729-1765), the brother of his second wife, Mary, and John Maxwell of Falkland, Co. Monaghan (?-1791), the brother of his third wife, Anne. Edward Maxwell's and Hugh Montgomery's letters home to Robert Maxwell from the War of the Austrian Succession and the Seven Years' War are among the most interesting components of the Perceval-Maxwell papers.



Colonel John Maxwell of Falkland (d.1791)

As well as some letters to his Finnebrogue relations from John Maxwell of Falkland, the archive includes John Maxwell's own surviving papers. In 1783, his Finnebrogue sister's daughter, Dorothea, married another sister's son, John Waring; and at the death of John Maxwell of Falkland in 1791, John Waring succeeded to almost all his property. John Maxwell had a more significant military career than his brother-in-law, General Edward Maxwell of Ballyrolly. He was probably the John Maxwell who was promoted to be Major in the 15th Regiment of Foot in 1771, and he was later Colonel of the 27th Infantry. His papers contain important documentation of the American invasion of Canada in 1775-1776, when he was on the staff of Sir Guy Carleton, Governor of Quebec. Thereafter, he was Governor of the Bahamas, 1779-1787.

His married life was equally adventurous - or rather, he appears to have behaved like an adventurer to his wife. In 1776, he married a landed widow, Mrs Grace Corry, and her property, in Cos Fermanagh, Monaghan and Tyrone, was settled on the issue of their marriage, with remainder to herself. There was no issue: as she later complained in 1779, when seeking a divorce, Colonel Maxwell, in spite of 'repeated efforts for the purpose', had 'never consummated the said marriage, but appears totally impotent'. She also complained that, in the previous year, he had induced her to re-settle her estate on him, in failure of issue; and that she had subsequently discovered that he had made a will by which he had left his remainder in fee in **her** estate to **his** nephews and nieces, leaving to her nothing but 'a small island on the coast of North America at ... [that] time ... actually in the hands of the insurgents'. It is unclear if Mrs Maxwell obtained her divorce and reacquired her landed property.



Dorothea Waring Maxwell (d.1842)

Dorothea Maxwell, later Waring Maxwell, the Finnebrogue heiress, who had married her cousin, John Waring, in 1783, came into possession of the estates on the death of her only surviving brother in 1792. John Waring then assumed the additional surname of Maxwell. He had been in the regular army, serving in the West Indies in the early 1780s, and in the 1790s he entered into the militia and yeomanry responsibilities of his new position, becoming Lt-Colonel of the Downshire Militia and Captain of the Inch Yeomanry, Downpatrick. He died young in 1802.



The restoration of Finnebrogue

According to the *Archaeological Survey of Co. Down* (HMSO, Belfast, 1966), Mrs Dorothea Waring Maxwell's most important achievement was to restore Finnebrogue. '... The present character of the building is due to an extensive restoration, carried out [by her] in 1795 ..., seemingly after the house had lain vacant in a dilapidated condition for some years. The appearance of the structure prior to this date is suggested by a small painting, presumed to represent the north elevation, previously preserved in the house but now lost; the windows of the main floors were smaller than those now existing and the attic storey was lighted by dormer windows. Additions to the house, including an extension on the south, were made in the 19th century, most of which were removed during alterations in 1934-1936.



Side View of Finnebrogue

The house consists of a basement, two floors and attics, and is of H-plan, facing north; the main block which contains the entrance, consists of two rooms with the main stair, rising only to first floor, and originally a service stair at the rear. The wings, of greater projection towards the north, originally each contained at both main floors four rooms *en suite*, the two larger rooms separated by a massive chimney-breast and communicating through a small closet. The closets are each lighted by a small oval window set in an elliptical-headed embrasure, and similar lights, one in an oval embrasure, occur close to the re-entrant angles of the north front; these openings apparently ante-date the late 18th century reconstruction, when sashed windows were inserted throughout the house. In 1795 the attics of the main block were removed to permit the heightening of the first floor; the attic storey of the east wing was thereby rendered inaccessible from the service stair and a new stair, rebuilt above first floor level in the 19th century, was constructed in the north-west angle of the east wing. At the same time some of the rooms were thrown together by the removal of internal walls; at both main floors in the west wing the width of each room was reduced to accommodate a passage, the wall of which is said to be constructed of turf nogging. The walls of the house, which are built to an appreciable batter, are of harled rubble with a moulded and dentilled eaves-cornice; the roofs are slated. ...' And so on.

In *Burke's Guide to Country Houses: Ireland* (London, 1978), Mark Bence-Jones, who describes Finnebrogue as a 'fine, late 17th-century house', sums up these alterations rather more succinctly. '... The upper storey of the central range is treated as a *piano nobile*, with higher windows than those below. ... The original, high-pitched roof was replaced by a roof that was lower, though still high by late 18th-century standards. Late-Georgian sash windows were inserted, and some of the first-floor rooms were given high coffered similar to those of the Downe Hunt Rooms in Downpatrick, which date from the same period. ...'

Between 1802 and 1818, Mrs Dorothea Waring Maxwell acted as guardian to her eldest son, John Waring Maxwell Junior (who came of age in 1809), and her other children, aided in this task up until his death in 1817 by the family agent, the Rev. Thomas Kennedy Bailie of Kilmore, Downpatrick, who had married J. W. Maxwell Senior's sister. Dorothea Waring Maxwell herself died in 1842.



John Waring Maxwell Junior (1788-1869)

John Waring Maxwell Jnr succeeded to the estates as a minor in 1802 and married in 1817 a significant heiress, Madelina Ker, who brought him cash and in 1823 a property in the City of London.

The source of information about the Perceval-Maxwell family and estates in the 19th century is Catharine Anne Wilson, *A new Lease on Life: Landlords, Tenants and Immigrants in Ireland and Canada* (Montreal, 1994). That source, from which frequent quotations will be made, comments as follows on Maxwell, his style of landlordism and his politics.

'... Taking for a model the father-child relationship, John Waring Maxwell believed it was the duty of a landlord to encourage good tenants and strive to make his tenants respect him. At the same time, he was convinced that the prosperity of the landlord depended upon the prosperity of the tenant, and to facilitate this it was necessary to establish clearly defined, consistent, and enforceable estate rules. The tenant was to pay the rent and cultivate the soil properly but not to sublet or subdivide. In return, John Waring Maxwell provided rent abatements when necessary, employment on his estate, financing for agricultural improvements, and compensation to departing tenants for their own improvements. ... [This] policy of mutual respect ... was embodied in the Maxwell motto: "Live and Let Live". ...

In an effort to compete with [his neighbour] Lord Bangor for agricultural fame throughout Ireland, John Waring Maxwell ... expended a lavish amount of money ... [on] the latest equipment, the biggest barns, and the best pedigree livestock. Over the years, ... [he] developed an excellent herd of purebred shorthorn cattle imported from England. He hoped expenditures on crop rotation, cow-sheds, and stackyards for grain might also inspire his tenants towards better agricultural methods on their own farms. In the meantime, these experiments and the demesne farm provided tenant labourers with year-round employment, a form of charity for which John Waring Maxwell became locally renowned. ... [In his day] Finnebrogue ... employed as many as 75 full-time staff and nearly 200 labourers, amounting to a labour bill between £1,400 and £1,500 annually in the 1850s. Between 1850 and 1870, labourers' wages rose from 26 to 50 percent throughout Ireland, making the employment of so many labourers a costly proposition

The festivities of Harvest Home were a tradition on many English and Irish estates, usually consisting of a dinner and some form of entertainment sponsored by the landlord in honour of his harvest labourers. John Waring Maxwell ... [threw] splendid affairs. Often as many as two hundred people ... sat down to a table laden with roast beef, plum pudding, and ale. ... Dancing followed in the evening and lasted into the wee hours of the morning, during which time John Waring Maxwell and his agents did jigs, reels, and quadrilles with the labourers' daughters, and the Maxwell ladies danced with the labourers. ...

[In local politics and administration] ... John Waring Maxwell, in addition to working on the grand jury and the board of guardians, was an ardent Conservative member of

parliament for Downpatrick in 1820 and 1826 and was regularly involved in county politics thereafter. He was also a zealous churchman of the evangelical creed and an ardent defender of the Protestant cause. In 1840, John Waring Maxwell and his parish rector were accused of religious bigotry by the Roman Catholic priest of Kilmore. At a time when many Ulster landlords were reluctant to support the Loyal Orange Lodge, which had incurred royal displeasure, John Waring Maxwell publicly worked with it, and as chairman of the Down Protestant Association urged Protestants to stand together to stop papal aggression. ...'

Although the volume of debt run up by J.W. Maxwell Jnr was in fact small, nearly all these excesses, financial and political, were curbed post-1869 by his more cautious and prudent nephew and successor.



Family estates

The Maxwell estates in Co. Down at the time of Maxwell's death in 1869 comprised, according to Catharine Wilson, 8469 statute acres. They consisted of the Finnebrogue or barony of Lecale estate, consisting of the townlands of Ballybrannagh, Ballynacraig, Ballyrenan, Ballyrolly, Dillin, Dunnanelly, Finnebrogue, Gawley, Inch, Lisnamaul, Loughfalcon and Magheracranmoney; and the Groomsport or barony of Ards estate, consisting of Ballycroghan, Ballygrainey, Balloo, Ballyholme, Ballycaconnell, Ballymagee, Gransha and Groomsport, with some urban property in nearby Bangor.

Finnebrogue, Catharine Wilson states, was at this time '... surrounded by 1300 acres of wooded demesne Groomsport House in the coastal village of Groomsport ... [had been] built as a jointure house for Mrs Waring Maxwell, but was largely used as a summer home by the Maxwells [after her death in 1842]. ...'

There were also small properties at Ballylolly and Ballygowan, near Comber, at Waringstown, on the Co. Down/Co. Armagh border, and at Killyfaddy, near Clogher, Co. Tyrone, which came into the family through J.W. Maxwell Snr.

Additionally, Dorothea Waring Maxwell had bought or leased property during her widowhood (for the benefit of her younger children), consisting of: Ballyleck, Co. Monaghan, and Drumcovit (Feeny) and Jackson Hall (Coleraine), Co. Londonderry. There was also a 900-acre property at Bellewstown (Duleek), Co. Meath, acquired by J.W. Maxwell Junior in 1852; and London properties owned by him in right of his wife, Madelina (née Ker), at King's Head Court, Pudding Lane and Fish Street Hill in the City.



The Percevals

The Perceval family come on to the scene through an early 19th-century marriage into the Maxwells. Although they owned a small estate at Kilmore Hill, Co. Waterford, they were a professional rather than a landowning family, numbering among their forebears the Rev. William Perceval (1671-1734), Archdeacon of Cashel and Dean of Emly, and Robert Perceval, M.D. (1756-1839), Physician-General to the Army in Ireland, 1818-1821, and Professor of Chemistry at Trinity College, Dublin.

In the present context of Perceval-Maxwell family history, the Percevals are crucial because, as a result of not one, but two, marriages (in 1809 and 1839 respectively), they ultimately inherited the estates of two separate families, the Maxwells of Finnebrogue and the Moores of Moore Hill and Saperton, near Tallow, Co. Waterford, which died out in the male line and thereafter were represented by the Percevals. The marriage of 1809 was between the Rev. William Perceval of Kilmore Hill, Co. Waterford, only son of the Professor of Chemistry, and Anne, eldest daughter of J. W. Maxwell Senior of Finnebrogue, and the marriage of 1839 was between the Percevals' eldest son, Robert Perceval-Maxwell, and Helena, only daughter and eventual heiress of William Moore of Moore Hill and Saperton.



The Moores

William Moore was the second son of the Hon. William Moore, brother of the 1st Viscount Mount Cashell. He inherited Moore Hill from his uncle, the Hon. and Rev. Robert Moore, whose daughter he married. Ultimately (in 1838), he inherited Saperton from his elder brother, Stephen. He died in 1849. His unsatisfactory son and successor, another William Moore, died in 1856, leaving as his heiress his sister, Helena (who had married Robert Perceval-Maxwell in 1839). She inherited further Moore property in Co. Waterford in 1860.



The Moore estates

In the words of Catharine Wilson, '... the Moore property consisted of 2251 acres in Co. Waterford in the Baronies of Coshmore and Coshbride, including the mansion and demesne farm near Tallow known as Moore Hill, formerly the home of the Hon. William Moore. The Moore property also included 2353 acres in Tipperary, mainly in the Baronies of Middlethird and Slievardagh, 40 acres of urban property in the city of London known as Moore Park Fulham, and the leasehold of Laught and Rock Abbey, near Fermoy, Co. Cork. Additional Cork property came under Robert Perceval-Maxwell's control when Miss Harriet Moore died on 30 July 1860 and willed Helena, her niece, the estate known as Kilbarry, composed of 866 acres and situated in the Barony of Condons and Clongibbons.

In this manner, the Moore property that in Helena's grandfather's time had been dispersed amongst three sons and their families became largely reunited in Helena's generation under one person, namely Robert Perceval-Maxwell. ... Although Maxwell's inheritance of so many estates was considered a blessing, the land brought with it many expensive commitments. Some of the Moore property was heavily burdened with mortgages and legacies. The rental value of Harriet Moore's Cork property was not enough to cover legacies secured on it worth £10,520. On the Tipperary estate, 59% of the gross rental income went towards annuities, and on the Waterford estate 17% of the gross rental income went toward Helena's marriage portion. ...

[Nevertheless, when he succeeded to his uncle's 'Northern' estates in 1869], ... Maxwell, at mid-life, was the proprietor of 6644 statute acres in the south of Ireland and 8469 statute acres in the north ..., bringing his total Irish acreage to 15,113 and his rental income to £13,881. His holdings had reached their greatest acreage; thereafter they would dwindle slightly in size as sons were provided with property. ...'



Amherst Island

Amherst Island was an extension of the Moore inheritance, although initially it was a liability rather than an asset. Catharine Wilson writes: 'In the spring of 1856, ... Robert Perceval-Maxwell found himself in a difficult position: he either had to buy Amherst Island, or lose ... £30,000 that his wife and her family had lent ... [the then owner, her second cousin, the 3rd Earl of] Mount Cashell. ...

According to William Perceval, Maxwell's brother, who had visited the Canadian property, purchasing it was much better than a bad debt. He and Maxwell's Canadian solicitor ... figured that, if the island were sold in small lots, it would more than repay Maxwell for the money he had invested. ... [They] estimated that the island was worth £10,000 in 1856, and might be worth £100,000 in fifteen years. Furthermore, sales could begin immediately, as half of the property was held at-will and tenants were eager to buy. Given these assurances, Maxwell bought the property with one aim - its profitable resale. ...' He paid only £6000 for it, in late July 1857; but he then had to spend over £22,000 in lawsuits to establish his title. Thus, allowing for the loan of £30,000 already secured on the island, the cost was £60,000 rather than £6000.

In a paper written while she was a research fellow at the Institute of Irish Studies, Queen's University Belfast in 1986-1987, Catharine Wilson gives the following brief account of the history of Amherst Island and its successive owners.

'... Amherst Island is a community situated in the mouth of the Bay of Quinte, west of Kingston, Ontario, consisting of 16,543 acres of good farm land. ... What makes it particularly interesting in an Irish context is that it was not only settled by Irish immigrants but also owned by Irish landlords right into the 20th century.

Amherst Island was originally inhabited by the Indians and in ... [1788 was granted by the Crown to] Sir John Johnson, a United Empire Loyalist. In 1823, Sir John's daughter, Catharine Maria Bowes, gained control of the island and legend is that she later lost it in a card game in Ireland. What can be documented is that in 1827 Mrs Bowes was in financial trouble and gave a power of attorney to the Earl of Mount Cashell who purchased the island from her in 1835.

Mount Cashell (Stephen Moore) is an important figure in the history of the Irish on Amherst Island. He was born August 20, 1792, the eldest son of Stephen (2nd Earl) and lived to be the eldest peer in the House of Lords. He resided at Moore Park, Kilworth, Co. Cork, and owned large estates near Fermoy, Co. Cork, and in Cos Tipperary and Antrim. His interest in Canada began in the 1820s and reached a peak in the early 1840s, when he purchased large tracts of unsettled land in the counties of Middlesex, Lambton and Victoria. These lands, then on the frontier of settlement, were held for speculation and left unimproved.



The profit and the humanitarian motives

Amherst Island, however, was different. Amidst the old settled part of the province, close to the market town of Kingston and the American towns to the South, it was the focus of Mount Cashell's attention in North America.

His interest in Amherst Island was both profit-oriented and humanitarian. Financially, he hoped to reap large returns on his investment by settling the island with industrious immigrants who would clear and cultivate the land, thereby improving its value and providing him with a steady rental income. But his vision extended beyond pecuniary ends. Inspired by the evangelical belief in human improvement, he thought that by encouraging emigration from Ireland to Canada he could help solve the over-population of his homeland, create a prosperous, loyal farming population in the new world, and strengthen the Empire through a transatlantic grain trade. Mount Cashell became a leading spokesman of these views in North America. In 1839/1840 he was President of the North American Committee of the Colonial Society whose major aim was to encourage emigration and improve colonial trade. In 1847, Dr Thomas Rolph of the Society for the Propagation of the Gospel applauded Amherst Island as a first-rate example of a planned immigration scheme that had been profitable to both settler and financier.

How the settlement and development of Amherst Island actually proceeded during these years remains rather unclear. According to Dr Rolph, Mount Cashell brought settlers out from Ireland giving them seven-year leases at nominal rent and requiring them to make certain improvements each year. He financed the establishment of a general store, maintained the church and glebe, provided the resident land agent with a home, and divided the island up into individual farms with a large section reserved for timber. Families from the barony of Ards, Co. Down, began arriving in the 1820s. Throughout the 1830s and 1840s their numbers swelled as friends and relatives continued to arrive, but by the 1860s the movement had subsided. Why they happened to be from the Ards, property not owned by Mount Cashell, is unclear. Settlers who arrived in the early years moved straight onto the land while those arriving after 1850 seem to have worked for friends before renting land. By 1841, the community had three schools and a population of over 1,000 people. The majority of families were Presbyterian, 5-6 were Church of England, 10-12 were Roman Catholics and only a few were Methodist. Most settlers lived in shanties or one-storey log houses on rented land, although some had purchased their property from Mount Cashell. ...



The collapse of Lord Mount Cashell

While Amherst Islanders prospered from the grain trade in the 1840s, their landlord fell upon hard times. The famine in Ireland hurt Mount Cashell badly. Distressed tenants and declining rents placed a heavy burden on a landlord who was already in debt because of lavish living and beleaguered by an untrustworthy agent's embezzlement. In 1848, he mortgaged Amherst Island. Several more mortgages followed on his Canadian properties, and in 1856 his creditors foreclosed and Amherst Island was sold at public auction for much less than its market value to Robert Perceval-Maxwell As his resident agent, Maxwell hired his nephew, William Henry Moutray of Favour Royal, Aughnacloy, Co. Tyrone.



Amherst Island, 1857-c.1900

From the date of R.P. Maxwell's purchase to 1900, Amherst Island's economy changed, its population declined, and the community became more closely interwoven with the mainland. Like the Ards, Amherst Island at mid-century was a mixed economy of farming wheat and barley, fishing in the Bay of Quinte, sailing the Great Lakes, and ship-building at the local yard of David Tait. Soon, however, the shipyard closed when local forests were depleted; sailing declined as railways won out over water transport; and crop farming gave way to more stable, mixed dairy farming. As the economy changed those who could not make the transition left, and those who remained behind managed to purchase and expand their farms.

In all this, R.P. Maxwell and his agent were the primary financiers, establishing the agricultural society and a cheese factory, promoting improvements, and financing loans and mortgages. Throughout these years, the Ards emigrants did very well. Many became proprietors, they held prominent positions in the community, and the Island became well known for its 'Irishness'. John Watson, from Portaferry, called his pub on the Island the 'County Down Inn'. The stone fences that lined the land were modelled after those on the Ards. Homemade medicines, local idioms and superstitions that continued into the 20th century, were said to be Irish in origin. ...'

In her book, *A new Lease on Life*, Catharine Wilson concludes: '... While Mount Cashell's well-intentioned plans were poorly carried out by inefficient and dishonest agents, Maxwell ran a carefully supervised, streamlined and efficient estate, which is even more impressive when one considers that he never set foot in Canada. ... By 1873, the initial purchase cost of Amherst Island had been retrieved in rent. And it was not long thereafter that Maxwell regained the £30,000 (\$150,000) Mount Cashell owed his family. Land sales were slow but the security was good. By 1895 he had reinvested the money from these sales in Kingston and area mortgages, and in debentures in Ontario, western Canada, and the Northwest Territories, so that he had \$428,611.85 investment capital. At an interest of 5 to 6 per cent, this gave him an annual income of over \$21,000, more than three times what his rental income had been. ...



Robert Perceval-Maxwell (1813-1905)

Robert Perceval was born on 24 June 1813, the eldest son of the Rev. William Perceval of Kilmore Hill, Co. Waterford, and Annefield, Co. Dublin, and of Ann, the eldest daughter of John Waring Maxwell Snr [of] Finnebrogue, Co. Down. ... As the eldest son, Robert Perceval inherited the Perceval property, and since his maternal uncle, John Waring Maxwell Junior had no children, he ... [was due to inherit] the Maxwell estate as well. In July 1839, by royal licence, Robert Perceval assumed the additional surname and arms of Maxwell and became Robert Perceval Maxwell, thus uniting the two families in name and in property.

The young Robert was educated at F.H. Hutton's School, located in Sidmouth, and later at Wimbledon between 1829 and 1831, then graduated from Brasenose College, Oxford, in 1836. The next few years he spent acquiring both the social and business skills his position as heir required. Like many young men of the landed class, he travelled abroad and danced and dined with the finest of London society. His apprenticeship, however, also entailed a much more practical side. His father was very ill and the management of the Perceval estate in Co. Waterford fell to Robert, who was already busy learning how affairs were managed on his uncle, John Waring Maxwell's, estate in Co. Down.

On 19 September 1839, Robert married Helena Anne, daughter of William Moore of Moore Hill Robert and Helena honeymooned in Brussels and then returned to live at Moore Hill, where they were to care for Helena's father in his remaining years. ... The situation was extremely difficult, as Helena's only brother, William, who was the heir to the Moore property, was on distant terms with his father, having run off to England with one Jane Goodden and caused the family much embarrassment. ... In the end, William married Jane, returned to Moore Hill, and at Maxwell's pleading was not disinherited. When Helena's father died in 1849, the estate passed to William. When William died in November 1856 with no legitimate children, the Moore property became Robert Perceval-Maxwell's [He bought Amherst Island in 1857, and he inherited the 'Northern' estates in 1869.]

Right from the beginning ... Maxwell brought his own good business sense to the task of integrating the management of estates scattered throughout three countries and five Irish counties. The first step in effective management was to establish a suitable administrative hierarchy, an accounting apparatus, and an advisory network. Essentially, Maxwell divided his property into four administrative units: 1) northern Ireland including Meath, 2) southern Ireland, 3) London, ... and 4) Canada. Each unit was equipped with an agent, sub-agents or bailiffs for outlying properties, a firm of solicitors, and a bank. The chief agent presided over these administrative units from the main estate office at Finnebrogue. ...

Maxwell chose his brothers as agents because of declining fortunes in the Perceval family and the difficulty in setting them up professionally, as they preferred farming to scholarly or military occupations. [His brother] Spencer Perceval had been agent for Finnebrogue under John [Waring] Maxwell since 1849. In 1857, Maxwell made him chief agent of all Irish estates with an office at Finnebrogue. Maxwell gave [another

brother] Richard Perceval the southern agency, with his office at Moore Hill. William Perceval received the Canadian agency, with his office at "Farnham" on Amherst Island. Maxwell gave William Anketel, his first cousin, the Fulham agency in London. All these men had a general knowledge of agriculture and land surveying, and they had the family's interests at heart, unlike their predecessors who, it seemed, could not be trusted. ...

Maxwell's success as a landlord can be attributed in part to his own personal qualities, but it is also important to note that the timing of Ireland's prosperity and depression fit well with Maxwell's own personal periods of wealth and indebtedness. ... Between the mid-1850s and mid-1870s agriculture was buoyant, largely due to thriving livestock markets. ... After 1878, with the onset of agricultural depression, the debt burden of landlords soared. Many proprietors faced insolvency because tenants refused to pay rents, violence depressed land values [by 30 per cent], interest rates rose, and falling prices hurt demesne farms. In contrast, Maxwell's greatest period of indebtedness occurred in the mid-1850s, when he inherited the Moore estates, complete with heavy arrears, inheritance duties and expensive court cases, and purchased Amherst Island, which was laden with expensive claims. He was pressed again in the late 1860s and early 1870s when he inherited the Maxwell estate and his [twelve] children came of age and married. By the late 1870s, however, when depression and the Land War brought ruin to many landlords, Maxwell's retrenchment and habits of astute management placed him in a strong position to weather the storm. ...

Despite cutbacks and the reorganisation of his estates, Maxwell was able to maintain reasonably good relations with his tenants throughout the most difficult period of landlord-tenant relations - the Irish Land War. His success in this matter is even more impressive when it is considered that the "Ulster Custom" was at the root of tenant dissatisfaction in the north. Maxwell was a vulnerable target for land agitators because of the traditions surrounding tenant right on his Co. Down estates of Finnebrogue and Groomsport where the custom arose after the Napoleonic Wars, when, owing to competition for land, tenants agreed to pay the extra sum and agents encouraged the practice as an easy way to collect arrears. In a few decades, however, the purchase price had grown higher than the actual value of the land. ... The free sale of tenant right, however, did not exist on the estate, and that became the focus of the land agitators' anger. ... Given Maxwell's stand on tenant right, trouble on his estate might have been expected, but while tensions increased, no major disturbances occurred. ... Temporary reduction of rents had always been part of his policy. He believed it was prudent to give ... [them] while it might still benefit the tenants, rather than wait for legislation or until tenants were broken. By handling things in this manner, he avoided the trouble of evictions, and the tenants were usually satisfied. ...

[In politics, Maxwell] continued to be loyal to the Conservative party and the Protestant cause after his uncle died. In matters of local law and order, he served as major of the ... [Royal North] Down Militia, as justice of the peace, Deputy Lieutenant, grand juror, high sheriff of Co. Down (1841), and high sheriff of Co. Waterford (1864). He was also a Poor Law guardian in Cos Waterford and Down, and a member of the Asylum and Infirmary Committee of Co. Down. In county politics, however, ... [he]

was much less vocal and visible than his uncle. His reticence was especially evident in the 1870s and 1880s when landlords, fearing for the future of Conservatism and Protestantism, rallied their forces. In the general election of 1874, the Conservatives in Co. Down lost a seat to the Liberals Following the election, Conservatives in many counties organized associations to promote their party's cause and to supervise and arrange registration. ... Maxwell attended several of their meetings where politicians, representatives of the Loyal Orange Lodge, and prominent landlords raised the cry to defend landlordism, the British connection and the Protestant religion. His presence, however, was that of a passive participant. [He] ... generally refrained from organizing, proselytizing, speech-making or seeking public office. Such activities would have been out of character for the man described as being of "unassuming demeanour" and never seeking popularity. Moreover, as landlord of estates in both the north and south of Ireland, Maxwell feared that a Protestant show of strength in the north would be detrimental to Protestant landlords in the south, who would come under attack. ...

From a political perspective, the Land War, by uniting nationalism with agrarian issues, paved the way for Home Rule in the south and for separation of the north. From an agrarian point of view, landlord-tenant relations were never the same again. ... To compound the problem, the Land Act of 1881 gave tenants a distinct advantage and shook the future of landlordism. ... Maxwell's rental income declined considerably during these years. Several tenants entered the land courts and were successful in procuring reductions ...; [and] to save law costs and publicity, Maxwell settled privately with other tenants for reductions of generally 20 per cent. The result was that between the fiscal years of 1876-1877 and 1883-1884 his total gross rental income declined from £13,746 to £10,724. In addition, he gave a general discount of 10 per cent in the years 1879 to 1881 and forgave arrears in 1882 of £1,484. Between 1877 and 1884, his rental income fell 33 per cent ... [and] another 16 per cent between 1883-1884 and 1890-1891. Rent reductions of this magnitude were enough to bankrupt landlords But it was possible to survive the Land War, and Maxwell was an example of this. His practice of living within his means, retiring inherited debts, and maintaining relatively good relations with his tenants now paid off. He was not forced to sell land in order to pay off such encumbrances, and relations with his tenants rarely reached the pitch where negotiation was impossible. Moreover, Maxwell's Canadian property afforded him a diversity of income and added security. ... Maxwell, however, wisely treated it as capital, further diversifying his income by investing hundreds of thousands of dollars in municipal debentures, mortgages, and stocks all across Canada. ...

When Maxwell died in 1905 he was described as one of the wealthiest commoners in Ireland. Maxwell not only manoeuvred his Irish estate through one of the worst periods of landlordism, he converted his Canadian property into a profitable investment. As a result, ten of his children were established with land or suitable marriages in Ireland by the time of his death. His unwed daughter, Alicia Catherine, inherited his Canadian investment portfolio, and Maxwell's twelfth child, Henry Spencer Perceval-Maxwell, inherited Amherst Island and all the money on mortgages due. Thereafter, the remaining property on Amherst Island was gradually sold by Henry and then by his eldest son, Edward Napier Perceval-Maxwell, with the last sale occurring in 1957. ...



The 20th century

Long before his death, in 1871, he had given the house and demesne of Moore Hill to his second son, William John Perceval-Maxwell (characteristically warning him, in the words of Catharine Wilson, '... that he must learn to live within his means, to economize, and not act as if he had an estate of his own ...'). At his death in 1905, he was succeeded in the Co. Waterford estates by 'Willy', who died unmarried in 1917, and at Finnebrogue and Groomsport by his grandson, Lt-Colonel the Rt Hon. Robert David Perceval-Maxwell, DL, JP. Colonel Perceval-Maxwell served in the First World War, was a member of the Ulster Unionist Council and was a Northern Ireland Senator, 1921-1925. He died in 1932.

His eldest son, Major John Robert Perceval-Maxwell of Finnebrogue (1896-1963), D.L., was a farmer, a breeder of Shorthorns and Herefords and an active figure in the political and cultural life of Northern Ireland. He was a member of both the House of Commons and the Senate, and from 1945 to 1949 was Parliamentary Secretary in the Ministry of Commerce. He was also a founder member of the Northern Ireland Regional Committee of the National Trust (NT) in 1936 and for a time the Government of Northern Ireland's nominee on the Council of the NT in London. He was appointed a DL of Co. Down in 1935, and was High Sheriff in 1937. Following his death, the 1000 acre Finnebrogue demesne and home farm, apart from the house and the 45 acres immediately surrounding it, was sold. In 1996 the house, too, passed out of family possession.

Meanwhile, the 'Southern' Perceval-Maxwells continue to thrive at Moore Hill. On the death, unmarried, of William John Perceval-Maxwell in 1917, that property reverted to an uncle, whose only son was killed in the First World War, and who died without further issue in 1934. Prior to that, in 1923, he had made Moore Hill over to his youngest brother, Henry Spencer Perceval-Maxwell, the owner of Amherst Island. Henry Spencer's grandson, John Edward Perceval-Maxwell, now lives and farms at Moore Hill.



The history of the archive

This, alas, is equally complicated. There is very little logic in this division of the archive into five deposits (T1023, D1556, D2480, D3244 and D3817), which more than anything else reflects the order in which discoveries of papers were made at both Finnebrogue and the other Perceval-Maxwell house in Northern Ireland, Groomsport, and the fact that the last deposit was received from the 'Southern' branch of the family at Moore Hill, Tallow. The first deposit (T1023) was made in 1948 and the last (D3817) in 1987.

T1023 differs from the rest in that it consists of photocopies, not original documents. The originals - and probably a good deal more which was not copied - are still in family hands in Surrey. T1023 is a small collection, the contents of which have been listed individually. It is therefore comparatively easy to use, and so has not been cross-referenced against the other three 'Northern' deposits. It consists chiefly of 18th-century letters and papers of Robert Maxwell of Finnebrogue (d.1769), his brother-in-law, Colonel John Maxwell of Falkland, Co. Monaghan (mainly relating to the invasion of Canada during the American War of Independence), and J.W. Maxwell Sen, mainly as Captain of the Inch Yeomanry and, to a lesser extent, as Lt-Colonel of the Downshire Militia and a magistrate for Co. Down in the late 1790s.

There are no anticipated additions to the other three 'Northern' deposits (D1556, D2480 and D3244), so their arrangement has been finalised, and they have been cross-referenced against each other. There is need of such cross-referencing, because there is a good deal of overlap among them. Broadly speaking, D1556 contains papers up to 1802 and subsequent to 1869; D2480 contains a bit of everything, but is strongest after 1869; and D3244 is largely confined to the papers of J.W. Maxwell Jnr and his mother, Dorothea, and to the period 1802-1869 - the former date being the date when Maxwell's father died, and the latter being the date when he died himself. This is a dangerous over-simplification, because in the case of some categories of papers the distinction is not nearly as clearly marked - for example, there are title-deeds and leases in both D2480 and D3244, and rentals and accounts, though most prolific in D1556, are to be found in D2480 and D3244 as well. There is no short-cut to reading very carefully through the respective lists.

D1556, D2480 and D3244 have been listed, not calendared document-by-document, mainly because they are much larger deposits than T1023, and to some extent because they are less important in content. One section of D3244, however - D3244/G/1, the political and local administrative papers of J.W. Maxwell Jnr - has been calendared in detail.

In addition to these four deposits, which have in common that they come from the 'Northern' branch of the Perceval-Maxwell family, there is the deposit from the 'Southern', Moore Hill, branch (D3817). Although the provenance is different, the properties documented are the same (Amherst Island; Fulham; and Moore Hill and Saperton). D3817 therefore needs to be consulted by anyone interested in any of these areas.



The T1023 deposit

This is an important example of the contribution that family papers of Northern Ireland provenance can make to the study of British and North American history.

Two series of letters to Robert Maxwell of Finnebrogue from his younger brother, Edward, and from his brother-in-law, Hugh Montgomery, give good descriptions of military life between 1739 and 1763, and include eye-witness accounts of the Battles of Dettingen (1743) and Minden (1759).

Edward's letters, first as a law student in London, later as a subaltern in the War of the Austrian Succession, show a flair for narrative and a lively interest in affairs. Shortage of money is a recurring theme both as student and soldier. In 1739 he writes: '... I have had a very good education ... but yet this very Thing proves at present my greatest Affliction. I study the Law and am therefore oblig'd to keep Company with Gentlemen much superior to me in Fortune, none applying themselves that way here who have not at least 5 or 6000£, and I cannot possibly live at the Temple under 150£ p. ann. ...' He suggests that Sir Robert Brown, MP, be approached to get him a government job. '... I have been informed there are several Posts in the Exchequer of an 150 or 200£ p. ann. ..., and then I could keep Terms at the Temple notwithstanding, till I was called to the Bar, or had so good a Prospect of Business as might induce me to lay down, or if I could, to sell my Employment ...' Expedition is necessary in this negotiation, for Walpole's '... Ministry are now in a very unsettled Way ...' and Walpole may die for he '... has lately been in a bad state of health ...'. In either event, Brown's influence would be inconsiderable. Moreover, their grandfather, on whom depends the connection, might die. Other considerations are secrecy ('... should we be disappointed, no one would laugh at us ...') and sufficient money ('... should there be any Obstacle, ... [it] would not be removed without 2 or 300 guineas').



The War of the Austrian Succession

By 1743, Edward Maxwell, the aspiring civil servant was a subaltern fighting on the Continent. His letters have the nuance of the frontline soldier, and there are no mock heroics. Lack of letters, family affairs, money and promotion always have first place. It is not until ten months after the action and then apparently after much exhortation from home, that he describes Dettingen at some length. Usually it is a matter of '... we have had already a long march of it from Spire and we have still a great one before us till we get to Bruges, where our Regiment is to be quarter'd this Winter ...' (30 October 1743); or, on hearing that his brother is a Captain: '... I have some Hopes of being in the same rank with you before the End of the Summer if it proves a warm Campagne, for there are at present but two Lieuts in the Regt elder than me ...' (28 April 1744). He then gives his account of Dettingen, continuing it in a letter of 10 June 1744 (a total of three large sheets).

The French attack woke him from a nap and broke through the first line. '... We could not keep our men cool; they fired at too great a distance (I believe about three score yards - perhaps more) ...'. General Honeywood counter-attacked with cavalry, but '... received a Fire from a Battalion of Foot which is a terrible Thing to Horse We follow'd slowly after them and had the Chagrin to see them return in a very few Minutes; they put us and several other Regnts in Confusion by their Retreat' As the allies advanced, their front line lengthened. Austrians and Hanoverians were brought in. 'Both of them behaved extremely well ... while we were in very great Confusion ..., for it is no easy matter to make young Troops quite regular after having been once broke; we stood however for a little while, but as we fir'd at a good distance, they did us no great damage & I believe we did them as little' There is criticism of some other British regiments. '... Howard's, Handyside's, Bligh's, Ponsonby's and Flack's, now Skelton's, did not engage unless you call a few popping Shots at two or three Hundred yards distance an Engagement The Rgnt of Duroun & Pulteney ... behaved well & suffered likewise a good Deal. The Welsh Fusiliers & Onslow's likewise behaved well, but they did not suffer as much as the other two ...'. The conduct of George II and the Duke of Cumberland is described and praised.

In letters of 10 June and 24 October 1744 from Bruges lack of troops is a complaint and the Dutch are blamed for the fall of Menin and a fruitless campaign. Also '... my expectation of Preferment is at present entirely over I must wait patiently for the success of another Campagne' In April 1746 he is still '... heartily tir'd of being a Subaltern, especially when I see so many Officers younger than me, who have risen by Purchase' The '45 Rebellion brought him back home, or at any rate to Inverness, from where he writes of Culloden. But in July 1747 he is back in the Netherlands criticising the Dutch for their conduct in a battle '... at a Village whose name I have not yet learn'd', but which must be Lauffeld.



The Seven Years' War

Two Seven Years' War letters from Hugh Montgomery, of 9 August and c.October 1759, describe the Battle of Minden and the subsequent state of the troops: the French have better forage, the British better health. He includes his view of Lord George Sackville's 'miscarridge', pronouncing him too slow. '... If the war continues with any vigour for about then years longer', he expects a captaincy, but meanwhile thinks a wife would be a profitable acquisition: '... I would get her the Washing and Darning of most of the Officers which, if she proves diligent and obliging, will bring us in a pretty Livelihood ...'.



The American War of Independence

The next war to be illuminated, this time much more significantly, is that of American Independence. This time the papers present in the archive are those of the serving soldier himself, Colonel John Maxwell of Falkland, Co. Monaghan, another brother-in-law of the now deceased Robert Maxwell of Finnebrogue. They also incorporate captured letters and papers of Brigadier-General Richard Montgomery, commander of the Continental Army which invaded Canada in 1775. Indeed, it is hard to distinguish which is which.

Relations between the Canadians and rebel Americans, 1774 to 1778, are the principal subject of these papers. A loyal address to George III from fifty-nine Quebec signatories dissociates them from '... murmures du très petit nombre' (September 1774), and little encouragement was given to Samuel Adams and the rebels when they made advances. In a long letter of February 1775 which the Committee of Correspondence of Boston wrote to Jack McCawley and other 'Friends of Liberty' in Quebec, the rebel case is stated. The Declaratory Act, The Quebec Government Bill, the Boston Port Bill and Lord Dartmouth's circular of 10 December 1774 to the Colonial Governors, each receives stern criticism. A draft reply of April 1755 initialled 'J. L.' [John Lee?] disapproves of '... the mode the Congress of Philada [sic - Philadelphia] thought proper to pursue ...', and points out that the Canadian view is very different from rebel preconceptions: priests and government prevent enlightened men having much effect, and the Canadians expect wisdom and relief of common grievances from the new British parliament now assembled.

The advance of the Continental Army into Canada in 1775-1776, which ended in defeat and the death of General Montgomery, is illustrated by letters from Ethan Allen and from Montgomery himself to enemies and supporters in Montreal and Quebec. There are demands for provisions when the advance outruns the supply organisation. Accusations and protests about the ill-treatment of prisoners and abuse of truce flags are sent to Sir Guy Carleton, together with pleas and threats exhorting the surrender of Quebec. There is an interesting set of orders from General Schuyler to Colonel Paterson giving detailed orders for the march of reinforcements in April 1776 from Saratoga via Lake George and Lake Champlain to Chambly and Quebec. A letter from Moses Hazen at La Prairie to the Commissioners of Congress at Montreal describes a visit to General Benedict Arnold's position at La Chine, giving a situation report in which he suggests administering the oath of neutrality to the Indians.



The United Irishmen and the '98 Rebellion

Of more local, Irish interest are the papers of J.W. Maxwell Snr relating to the 1790s. There are resolutions of the Grand Jury of Co. Down and of the Down Volunteers (1792). The former condemn Roman Catholic publications and meetings likely to lead to disorder. The Volunteers look forward to the end of Penal Laws and '... that happy period ... when the Rights and Liberties of Mankind shall be established throughout all the Earth.' Events of 1796-1798 in Down are detailed in many letters, muster rolls, and lists of swearers of oaths against complicity with the United Irishmen.

A very good picture of the way in which the local gentry organised corps of yeomanry is given in the material here on the Inch Yeomanry, Downpatrick, of which J.W. Maxwell Snr was captain. There was some friction between the Hon. Robert Ward and Maxwell. Ward wanted to raise a corps at Castle Ward, Strangford, but the '... Ballyculter Boys ... will refuse to serve under Ward and say they swore to serve under Mr Maxwell' There are letters from Major-General George Nugent at Belfast requesting information about United Irishmen and especially a Mr Forde so that attention may be paid to him. The movement of regular troops and their replacement by yeomanry units is discussed, the latter being ordered to collect their arms from Belfast with an escort of at least 200, as it would be too dangerous to send arms without such a force.

A letter from Maxwell's agent at Augher, Co. Tyrone, gives interesting detail about the situation there in June 1798. He suggests the forming of the Killyfaddy Yeomanry, as the neighbouring landlord, '... a Gentr in England, ... has sent a Serjt from England to instruct 150 of his tenants' Some force is necessary as the 24th Light Dragoons are being withdrawn and '... from your estate again to Enniskillen, a space of 20 miles, [the population consists] of very Bad people.'



Co. Down estate papers

Of Co. Down estate interest are maps of 1710 and 1729 of Downpatrick manor, town and demesne (then the property of the Southwell family of Kingsweston, Bristol, the heirs of the extinct earls of Ardglass). There is a fine series of Finnebrogue estate maps of 1834. A series of rentals at approximately five yearly intervals, from 1743 to 1822, provides details of the tenants on the Maxwell estates in Co. Down. In 1772, the Finnebrogue estate had a rental of £660 a year, and the Groomsport £652.



Miscellaneous

Other, more miscellaneous items include: a 1724 Hearthmoney Roll for Galway town and a summary of that for Athlone (two detached pieces from the political papers of the Rt Hon. Henry Maxwell - see D1556); together with a copy of the famous letter from the Lord Lieutenant, Lord Chesterfield, dated 14 June 1746, to James Crawford of Downpatrick discussing at length the state of Ireland: '... be as much upon your Guard against poverty as against Popery: take my word for it, you are in more danger of the former than of the latter ...', is the gist of his advice.



The D1556 deposit

This includes a good deal of personal, military and political correspondence, but relates in the main to the administration of estates in Cos Down, Cork, Tipperary and Waterford and in various parts of London. In interpreting this complicated and not-very-well-arranged section of the archive, Catharine Wilson's discussion of the estate management and book-keeping systems practised by Robert Perceval-Maxwell is of great value.

'... It might seem that with [his brother] Spencer [Perceval] as chief agent Maxwell had nothing left to do. This was far from true. Maxwell was consulted on all issues requiring large expenditures, such as major repairs to tenant houses and legal proceedings. ... Much of Maxwell's time was spent in regular correspondence with Spencer on matters of arrearings tenants, improvements, game preserves, family, and philanthropic affairs, and almost daily correspondence with his solicitors on matters regarding buying land, sorting out wills, and arranging careers and marriages for his children. His letter-books served as minute books for setting down the decisions made on several subjects connected with the estate and were consulted regularly. In addition, Maxwell spent a lot of time travelling to Dublin and London to meet with his solicitors.

Maxwell's business relationship with Spencer was always that of manager and employee. Maxwell's relationship with his solicitors is more difficult to interpret, as in legal and financial affairs they were often his master and tutor. Edward Reeves of Reeves & Sons, 51 Merrion Square East, Dublin, looked after all property affairs on the Southern estate, from distraining tenants to arranging dowries for Maxwell's daughters. James Murland of Downpatrick did the same for the Northern properties. Most important was Walter Prideaux of Goldsmiths Hall, London, Maxwell's chief "law agent". He knew Maxwell's financial affairs as a whole and gave him advice on loans, investments and legal affairs. Maxwell, always prudent and cautious, consulted Prideaux on most matters legal and financial, especially those involving his Canadian land. Eventually, most of his Canadian transactions were conducted through Prideaux and Maxwell's Kingston lawyers, John Macdonald and John A. Macdonald, the future Prime Minister of Canada. By choosing his agents carefully and keeping them well informed and supervised, Maxwell commanded a team of administrators he could trust. Moreover, the same agents and solicitors remained in his employ for decades at a time, ensuring both landlord and tenant a degree of consistency and security in estate affairs. ...

[In Ireland] the local agents were paid fifty pounds a year. They audited the rent-receiving books, paid expenses and did the banking. Maxwell required that each agent keep a day-book into which each day's transactions were entered, a rent ledger where each tenant's account was tabulated, and a cash-book with all money remitted to Maxwell or expended on his behalf listed on the right side as a credit. Every six months the agents sent a rental (a schedule of rents) and a copy of the cash-book to Spencer, the chief agent. Following the advice of Spencer, the local agent regulated the farm covenants, settled disputes between tenants, recorded tenant improvements, and reprimanded arrearings tenants. As part of his routine

duties as chief agent, Spencer then collected information from all the estates, perused it, and reported to Maxwell. He audited the accounts of each estate, recorded the gross and net rental income, and itemized the expenses. The information was then aggregated and entered into general cash-account books and ledgers. Spencer also kept track of all other sources of income and expense, using separate accounts for the estate, the household, personal expenditure, the rental income, and extra landed income, such as that from mortgages and debentures. The whole system demonstrated careful accounting, regular supervision, and a hierarchy of command.

The demesne farms were administered in a similar manner to the tenanted property. At the peak of the administrative hierarchy was Maxwell, who was in constant communication with his three stewards, one at Finnebrogue, one at Moore Hill and one at Groomspoint. Maxwell gave instructions to his stewards on matters ranging from seeding to selling cattle to looking after Master William's pony. Each steward had a staff of salaried labourers and craftsmen who worked on the demesne, the mansion house, and tenants' properties if necessary. From these labourers and craftsmen, a manager for each department was appointed. This manager kept separate accounts that were audited by the steward, then by Spencer, the chief agent, who entered the sum totals in his general account book along with the rentals. Separate accounts were kept by the gamekeeper, the estate-keeper, the gardener and the fish-keeper, each of whom managed a number of salaried and part-time labourers and craftsmen, ranging from the chimney-sweeper to the needlewoman. ... Turning his attention to household economies, Maxwell made changes ... [which resulted in the keeping of] detailed accounts ... of all household expenditures, from spools of thread to candles. ...'

Usually it is possible to establish a distinction within D1556 between the 'Northern' or Maxwell estates, on the one hand, and the 'Southern' or Moore estates, on the other (each of which includes London property). However, in one instance this is impossible: this is a series of 19 damp-press estate letterbooks of Robert Perceval-Maxwell, Spencer Perceval and their successors, 1856-1926, relating to all the estate and business interests of the Perceval-Maxwell family - Finnebrogue, Groomspoint, Waringstown, Bellewstown, Cork, Tipperary and Waterford, London and Amherst Island. Catharine Wilson in her bibliography describes these as 'one of the best ways to enter the collection'. After the death of Robert Perceval-Maxwell in 1905, when the 'Southern' or Moore estates (as opposed to just Moore Hill and its demesne) devolved on his second son and other estates, including Amherst Island, on other younger sons, the few remaining volumes relate solely to the 'Northern' or Maxwell estates.



Co. Down estate correspondence

This comprises c.2000 letters and related papers, 1860-1950, and the correspondence relates to Waringstown and Bellewstown as well as to the Finnebrogue and Groomsport estates. The correspondence is with Robert Perceval-Maxwell and his grandson and successor at Finnebrogue, Colonel Robert David Perceval-Maxwell, and it includes one run of letters to them from their Downpatrick solicitors, James Murland & Sons, 1870-1910.



Co. Down estate and household papers

The main runs of material comprise: rental and account books for the Maxwells' Finnebrogue estate, 1803-1922; rental and account books for the Groomsport estate, 1803-1899; household account books for Finnebrogue recording payments to servants, c.1756-c.1776, with some entries for debts due and owed, 1730-1739 and 1794; farm account books, etc, for Finnebrogue, 1803-1918, including a drainage account book, 1846-1848; household and demesne account books for Finnebrogue, 1834-1920; herd and stock books for Finnebrogue from c.1850; and general account books, ledgers, cash books, etc, 1856-c.1905, particularly an account book giving gross and net rentals for all the Irish estates, North and South, 1871-1885, a general account book between Robert Perceval-Maxwell and Spencer Perceval, 1875-1881, and an account book containing audited accounts for all the Irish estates, 1875-1882.

Other, more piecemeal items of note include: title deeds to the Finnebrogue estate, 1606 and 1628; J.W. Maxwell Snr's account with R.D. Nicholson for building and building materials [in relation to Finnebrogue?], c.1799; plans for various farm buildings, cottages, cow sheds, piggeries, etc, at Finnebrogue, 1800-1877; Andrew Stevenson's accounts for surveying work done at Finnebrogue demesne, c.1803; early 19th-century elevations of cottages in Groomsport; surveyor's correspondence of 1823, probably relating to Finnebrogue; a Lecale Farming Society poster, 1828; a cellar book, probably for Finnebrogue, 1830s; an agreement and plans for the building of a house at Magheracranmoney in 1841 by James Sands of Hillsborough; details of moss lettings at Gransha, 1844-1846; and a ledger recording improvements made by tenants on the 'Northern' estates, 1844-1878.



'Southern' and London estate papers

The next corpus of estate material relates to the 'Southern' and also Fulham property brought to the Percevals and thence to the Perceval-Maxwells through marriage with the Moores of Moore Hill, who themselves had inherited part of this property through marriage with the Foulke and Maynard families.

This material runs from 1687 to 1910. The earlier material includes: leases of part of the Earl of Cork's estate at Tallow, 1751-1776; mid-18th-century title deeds and accounts relating to the Maynard estate at Maginstown, Co. Tipperary, with legal correspondence of Digby Foulke of Tallow, Co. Waterford, relating to this estate and to property in Hammersmith and in the City of London (all inherited under the will of Robert Maynard of Curryglass, Tallow, Co. Waterford, and of Hammersmith, who had died in 1756); map of the Moore estate at Ediston, Co. Cork, 1778; and letters and papers, 1780-1860, of the Moore and Perceval-Maxwell family, mostly about general matters of business and not related to any particular property, including correspondence about the marriage and marriage settlement of 1839.

The rest of the 19th and 20th century material comprises: legal papers of 1812 endorsed 'Mr Moore's not taking the name of Foulke'; an inventory in 1817 of the personal estate of the Hon. and Rev. Robert Moore of Moore Hill, Co. Waterford, with some related, early 19th-century correspondence; correspondence and rent accounts for the Moore estate at Tallow, 1835-1849; memoranda and succession duty papers about the Moore inheritance, 1856 onwards; letters and papers, 1860-1910, of Robert Perceval-Maxwell and his second son, William John, on whom the 'Southern' estates were settled, about the Moore estates and particularly a Land Court *cause célèbre* of the 1880s over Maginstown, Co. Tipperary; maps, awards, etc, relating to the Fermoy-Lismore railway, 1871; and rentals of the Perceval-Maxwell estate in Fulham (inherited from the Moores), 1894-1905.



The Ker inheritance

Other London property documented is of a completely different provenance. It derives from the marriage in 1817 of J.W. Maxwell Jnr to Madelina Ker, daughter of David Ker of Portavo, Co. Down, and niece and co-heiress of her uncle, Richard Gervais Ker of St Mary's, Marylebone, and Red Hall, Larne, Co. Antrim, a prosperous London banker. The material relating to her inheritance from R.G. Ker includes c.30 title deeds, etc, to property in King's Head Court, Pudding Lane and Fish Street Hill in the City of London, 1644-c.1823, with a survey and memoranda, c.1668, of property destroyed in the Great Fire of London, and the will of David Ker of London, 1759.



Amherst Island

The damp-press letter-books, as already mentioned, include correspondence about Amherst Island, 1856-1905, including correspondence with Lord Mount Cashell, 1856-1858. There is also an all-purpose account book, 1857-1886, recording income from Amherst Island mortgages as well as from many other sources



Colonel John Maxwell (d.1791)

An isolated item relating to London is a lease to Colonel John Maxwell of Falkland, Co. Monaghan, of a house in Leicester Square, London, 1783. D1556 also includes the extraordinary case papers of 1779 about Colonel Maxwell's matrimonial disputes, together with a quantity of additional military, business and personal papers, 1767-1790, among them further American War of Independence papers, 1774-1776, and a few letters and papers relating to the Bahamas, 1780-1789.



The Rt Hon. Henry Maxwell (d.1730)

The political letters and papers, 1715 and 1724-1726, of the Rt Hon. Henry Maxwell comprise: a letter from William Conolly, Speaker of the House of Commons, about obtaining a captaincy of Foot for Mr Graham and about Conolly's efforts to obtain support for Maxwell, particularly from [the Rt Hon. Edward] Southwell, in the forthcoming Co. Down election, 1715; a list of precedents for the House of Commons's departing from its standing order of 1707 '... not to proceed upon any petition, motion, address, bill or vote of credit for granting any money, but in a committee of the whole House' [post 11 October 1723], with notes on the precedents by Henry Maxwell; letters and returns from James Forth [one of the Commissioners of Revenue], and others about the number and quality of the houses in the suburbs of Athlone and Galway inhabited by papists (see also T1023 - miscellaneous), with slight comment on Wood's Halfpence, 1724-1725; letters from John Gordon, William Maxwell and James Arbuckle about the malpractices of one Wallace in connection with the weighing of butter in the port of Belfast, with draft heads of a bill to correct such abuses, 1725; 'An abstract of what remained due to clear the several heads of the Civil List and Military Lists of the establishment of Ireland at Ladyday 1725', with notes by Henry Maxwell taking the figures up to Michaelmas; a letter from Samuel Waring, Waringstown, about the necessity for a regular attendance in parliament, 1726; two letters from Hugh Floyd, Dungarvan, and Henry Macneale, London, about patronage, 1725 and 1726; 'Considerations for laying a duty on raw and salt hide export' [1724-1726?]; and a letter from Thomas Medlicott urging Maxwell to use his influence to get the Co. Down assizes restored to [the Rt Hon. Edward] Southwell's town of Downpatrick [1724-1726?].



John Waring Maxwell Senior (d.1802)

J.W. Maxwell Snr's papers mostly comprise correspondence, some of it deriving from his parents and grandparents back to 1747. His own correspondence with family and brother-officers in the regular army runs from 1777 to 1796, and includes many letters written to him as a lieutenant in the 56th Regiment serving in Antigua and elsewhere in the West Indies, 1781-1782. One of these letters is incomplete and undated, but c.1780, and describes the writer's 60,000 acre estate on the Mohawk River. (By an extraordinary irony, could the writer be Sir John Johnson, Bt? He was of Irish extraction, and his estate had been on the Mohawk River before he was extruded from it and was granted Amherst Island in compensation as a United Empire Loyalist.)

During this period, Waring's mother, Mrs Sarah Waring, writes to him from Dartrey Lodge, Co. Armagh, and later, in the period 1786-c.1790 (i.e. before his wife succeeded to Finnebrogue), Waring himself writes from Dartrey Lodge, 'Co. Tyrone'. (From this it may be conjectured that the house was at Blackwatertown, on the Armagh-Tyrone border, and was rented from Lord Dartrey, who held the Blackwatertown estate under the See of Armagh.)

After Waring's retirement from the regular army in 1786, and particularly after his wife inherited Finnebrogue and he assumed the additional surname of Maxwell, the correspondence becomes increasingly Co. Down-related: the celebrated Co. Down election of 1790, the Downshire Militia, the Inch Yeomanry, law and order generally, etc, etc. Included is J.W. Maxwell Snr's account with his haberdasher, Ambrose Cramer, 1792-1797, a resolution of loyalty from his corps, the Inch Yeomanry, 1797, and a letter offering him (shortly before his death) a majority in the North Down half of the now divided Downshire Militia, 1801.



Political and personal papers of the Perceval-Maxwells, 1870-1950

This comprises political or semi-political papers of Robert Perceval-Maxwell, his grandson and successor, Lt Col. Robert David Perceval-Maxwell, and the late Major J.R. Perceval-Maxwell, including: MS and printed matter about the political aspects of Tenant Right and land legislation; an album containing photographs of the royal visit to Belfast in 1885; papers about Co. Down and Downpatrick politics and elections; a volume containing a few entries about the drill attendance of the Inch UVF, with a letter from the Adjutant raising 'several questions' about the battalion, 1914; early 20th century leaflets and newspaper cuttings about the Orange Order; an early 20th century confidential memorandum about the future of the Church of Ireland; Major J.R. Perceval-Maxwell's commission as a DL for Co. Down, 1936; printed reports on King George's Jubilee Trust, 1936-1937; printed matter concerning the coronation of King George VI, 1937; and a letter to Major J.R. Perceval-Maxwell, as Parliamentary Secretary to the Ministry of Commerce, from Sir Basil Brooke, Prime Minister of Northern Ireland, about Northern Ireland Cabinet politics [1945?].



*Robert (Bob) Perceval-
Maxwell*

There is also a quantity of Perceval-Maxwell family correspondence, 1900-1930, mainly the papers of Mrs Selina Perceval-Maxwell, widow of John William Perceval-Maxwell (d.1875), the eldest son of Robert Perceval-Maxwell, who outlived him by thirty years; and of Mrs Edith Perceval-Maxwell, wife of Lt-Colonel Robert David Perceval-Maxwell, and of Colonel Perceval-Maxwell himself. Much of the post-1914 correspondence reflects the fact that Colonel Perceval-Maxwell and his sons, Richard and John, served in France during the First World War. Most of the letters were written to Edith, Robert's wife and Richard and John's mother, although there is other correspondence between the boys and their father and between the boys themselves. It is noteworthy that the

letters written to their mother by the boys are lighter in tone and much more optimistic than the letters exchanged with their father and between themselves. When writing to his wife, however, 'Bob' - as he signed his letters - never tried to hide his feelings, whether it was his exasperation at the petty-mindedness of some officers, his concern about his sons or even the anxieties of leaving her to cope alone at home. All three saw active service in the trenches: Robert suffered a gunshot wound to his thigh in August 1917, John suffered a similar injury in October 1918, and Richard was shot in the face in late July 1917. Almost exactly a year later, he was killed in action. These c.700 letters are essential reading for those interested in the more human aspects of the First World War.

Also present are a number of printed training manuals, propaganda post-cards on the theme of German frightfulness, etc, decoration recommendations made in August 1917 by Major Holt Waring, commanding the 13th Royal Irish Rifles, 108 Brigade, 36th Division (in which Lt Col. Robert David Perceval-Maxwell also served); and

mess accounts of the 1st Garrison Battalion of the Royal Munster Fusiliers. [For other First World War material, see D2480/8 and D2480/6.



Wills and testamentary papers

In addition to the already-mentioned will of David Ker of London, 1769, D1556 contains a significant corpus of pre-1858 Irish wills and testamentary material, as follows: the probate of the will of George Carey of Carrigaturlane, Co. Cork, 1739; a copy of the will and unsigned codicil of Robert Maxwell of Finnebrogue, together with related testamentary papers, 1763-1772; the will of Isabella Waring of Drogheda, spinster, 1777; the unsigned will of Mrs Sarah Waring of Dartrey Lodge, Co. Armagh [c.1780]; copies of the wills and 3 codicils (each) of Digby Foulke of Tallow and the Hon. William Moore of Saperton, 1780-1784; a copy of the will of Colonel John Maxwell, 1790; and voluminous papers about the wills and legacies of the Misses Louisa and Harriet Moore, who died in 1853 and 1860 respectively.



Miscellaneous

Other, more miscellaneous deeds, accounts, correspondence, etc, include: a volume containing the accounts, 1685-1700, of a Belfast wine importer and general merchant trading with France and the West Indies, possibly Edward Brice of Kilroot, and also executors' accounts for the estate of the Rt Hon. Henry Maxwell of Finnebrogue, 1730-1738; marriage settlements between Henry Maxwell of Finnebrogue and Dorothy Brice, daughter of Edward Brice of Kilroot, in 1713, and between Robert Maxwell of Finnebrogue and Anne Ward in 1741; tradesmen's accounts to Dorothea Waring Maxwell and her son, J.W. Maxwell Jnr, 1808-1869; a rental of the manor of Killyfaddy, Co. Tyrone, 1820 (the lion's share of Killyfaddy passed to J. W. Maxwell Senior's younger son, Robert, and at Robert's death, childless, in 1855 to FitzAmeline Anketell, Robert's nephew); family correspondence of Matthew Anketell of Portarlinton, Queen's County, early 19th century (presumably present because of the Killyfaddy connection); J.W. Maxwell Jnr's election address to Downpatrick Borough, 1830; printed papers relating to the Irish Land Bill and Ulster Tenant Right, c.1870; account books relating to property in Co. Londonderry, particularly that of the Fishmongers' Company (for which a Perceval-Maxwell may have acted as agent?), 1881-1937; and newspaper cuttings relating to the 1902 South Belfast election.



The D2480 deposit

This comprises mainly Co. Down material, including: title deeds and leases relating to the Finnebrogue and Groomsport estates, 1636-1928, particularly the conveyance of Groomsport to Robert Maxwell in 1674; rentals and agents' accounts for the Groomsport estate, 1929-1947, and the Bangor town estate, 1932-1956; farm, garden and household accounts for Finnebrogue, 1919-1955; estate correspondence, memoranda, etc, 1747-1949, which include references to the sale of timber from Finnebrogue demesne, 1747-c.1800, the construction of the new Quoile bridge and floodgates near Downpatrick, and the drainage of the Inch marshes, 1755-1877, the planting of trees at Ballyrenan, Dunnanelly and Magheracranmoney, 1833-1835, the restoration of Inch Abbey and graveyard, 1874-1875, and the construction of an electric tramway between Bangor and Donaghadee, 1898-1901; a map of Groomsport, 1763; legal papers and correspondence relating mainly to marriage settlements, 1819-1936; testamentary papers, 1884-1946; and family correspondence, 1880-1932, which includes letters from Lt Col. Robert David Perceval-Maxwell while on active service with the 13th Royal Irish Rifles in France, 1914-1918, commenting on conditions in the village billets and in the trenches.



The D3244 deposit

The 'Southern' material in this deposit consists of title deeds, leases, accounts, rentals, correspondence, etc, 1755-1860, mainly deriving from William Moore (d.1849) of Moore Hill and Saperton. Apart from a certain amount of family correspondence, particularly about the marriage and marriage settlement of 1839, the Moore papers document scattered property at Kilbarry and Lower Carigaturtane, Co. Cork, Ballynattin, Grangemockler and Maginstown, Co. Tipperary, and Ballysaggartmore, Co. Wexford, in addition to the Co. Waterford estates already mentioned. There is also a small bundle of letters and papers, 1812-1815, about the building of Kilworth School, Co. Cork.



Mother and son, 1802-1869

The documentation of the 'Northern estates' and family and political affairs of the Maxwells of Finnebrogue mainly falls within the period 1786-1869, although the outside covering dates are 1705-1946. The papers principally derive from the Finnebrogue heiress, Mrs Dorothea Waring Maxwell, whose husband, J.W. Maxwell Snr, died young in 1802, and from their elder son, J.W. Maxwell Jnr, who succeeded to most of the property on his coming-of-age in 1809 and died in 1869.

In addition to the Finnebrogue and Groomsport estates, there is documentation of the shorter-lived properties at Ballyleck, Co. Monaghan, Killyfaddy, Co. Tyrone, Drumcovit and Jackson Hall, Co. Londonderry, and Bellewstown, Co. Meath, together with the Ker property in the City of London. Of particular interest is 'A resumé of John Waring Maxwell's view of Tenant Right, c.1869'.



Political and personal papers of J.W. Maxwell Junior

J.W. Maxwell Jnr's papers in this deposit, 1818-1869, in addition to his voluminous family and estate correspondence, include: letters and papers, 1805-1857, about local elections, politics and patronage in Co. Down, Downpatrick, etc, particularly the work-up to the Co. Down election of 1852, and others relating to his captaincy of the Inch Yeomanry (in succession to his father), 1811-c.1830, his term of office as sheriff of Co. Down, 1817-1818, Downpatrick gaol, 1817-1818 and 1866, the Corporation of Horse breeders ('The Maze') and horse-breeding and racing generally, 1814-1859, etc. Personal letters to him from friends and family living or serving abroad include descriptions of Jamaica (1817), Mauritius (1838-1840 and 1844-1845), South Africa (1852 and 1854) and Sydney and Tasmania (1855-1858).



Architecture and building

Architecture and building are a major theme of the papers, particularly during the period 1819-1854, and material of this kind includes: papers about the plumbing and roofing of Groomsport House, 1819-1820; letters and estimates concerning the 'salt water bridge', 1819 and 1843; designs and estimates for gates and a bridge, c.1823 and c.1841; letters, including two from William Farrell, architect to the Board of First Fruits, and other papers about Inch Church, 1825-1834; letters and designs from John Lynn relating to a gatehouse at Finnebrogue and to Inch School, 1836-1837; letters etc, from James Sands about the re-building of Groomsport House and the building of Groomsport Church, 1841-1848; a letter from the Rev. Henry Cooke about Groomsport Church, 1842; an abusive anonymous letter of 1844 about the incompetence displayed by Sands as Lord Downshire's architect at Hillsborough; two letters and one ground plan from two other architects, Alexander Davison and Richard Aiken, relating to Groomsport House, 1843 and 1846; and estimates, agreements, plans, etc, of John Martin and George Stockdale, two local builders, for work at Finnebrogue, 1853-1854.



Wills and testamentary papers

Pre-1858 wills consist of: an attested copy (1803) of the will of General Edward Maxwell Brown of Ballyrolly, Co. Down, and Wycke, Hampshire (d.1803); a grant of administration (1804) to the effects of the Rev. Dr Robert Maxwell; and draft wills, 1815 and 1817, of the Rev. Dr Thomas Kennedy Bailie.

The papers also include one amusing example of the accidents and traps which are to be met with in the sorting of any large family and estate archive: this is an 'Executor's ledger', 1802-1805, turned upside down in 1935 by the late Major J.R. Perceval-Maxwell so that he could use the empty pages at the back as a diary, 1935-1937, recording meetings of the Ulster Unionist Council and an interview with the Prime Minister, Neville Chamberlain.



The D3817 deposit

This is distinguished from its predecessors by the fact that it, uniquely, was made by the 'Southern' branch of the Perceval-Maxwells, who descend from the youngest son of Robert Perceval-Maxwell (d.1905).



The Amherst Island archive

The papers in this deposit, which run from 1775 to 1969, mainly relate to Amherst Island and the 'Southern' estates.

They include: title deeds, leases and abstracts of title, 1798-1906, for Amherst Island going back to the original grant in 1788 to Sir John Johnson, Bt, the United Empire Loyalist, and documenting its sale in 1835 by Catherine Maria Bowes, Johnson's daughter and heiress, to the 3rd Earl of Mount Cashell. Mount Cashell's gathering difficulties, and his sale of the island in 1857, to his kinsman, Robert Perceval-Maxwell; rentals of Amherst Island, with details of tenants, for 1835 and 1855; letters to Robert Perceval-Maxwell from Lord Mount Cashell, from Walter Prideaux, Maxwell's London solicitor, from John MacDonald and John A. MacDonald, his Canadian solicitors (the latter of whom was to become Prime Minister of Canada), and from William and Spencer Perceval, his brothers and agents, about Mount Cashell's debts and the purchase of Amherst Island, 1854-1858; a corrected valuation of Amherst Island, 1871; a 'Statement showing amount of property sold by William H. Moutray [the resident agent] on Amherst Island estate, 6 May 1879'; a rental ledger, 1902-1925, and rentals, 1940-1950; and Canadian investment ledgers of the Perceval-Maxwell family, c.1870-1956.

A good many other references to Amherst Island, as well as all the documentation on the Irish and English estates of the Moore and Perceval-Maxwell family, will be found in T1023, D1556, D2480 and D3244.



'Southern' estate papers

The Irish estate material in D3817 runs from 1768 to 1954, and includes: a rental ledger, 1879-1952, and a miscellaneous account book, 1930-1954, for the Waterford estate; copies of maps of 'Cunemucky', Ballyneety, Fountain [Saperton] and Ballymuddy, Co. Waterford, by John O'Brien, 1768 and 1775, of Ballyclement, Co. Waterford, then the property of William Moore, by James O'Brien, 1822, and of part of Fountain, the property of Stephen Moore, by James O'Brien, 1832; and a typescript copy of a letter from Henry Spencer Perceval-Maxwell who, prior to succeeding to Moore Hill, acted as agent for the Lansdowne estate in Co. Kerry, in which he describes the Civil War in the Derreen and Kenmare area of the county, 1922.



Miscellaneous

There are also: notes on the contents of the wills of various members of the Moore family, 1787-1856; letters and poems to Helena Moore, the future wife of Robert Perceval-Maxwell, from her father and others, 1824-1835; a manuscript memoir of Dr Robert Perceval, Physician General to His Majesty's Forces in Ireland, written by his grandson, Robert Perceval-Maxwell, 1839; and 'Notes on the Moore family of Moore Hill' by Edward Napier Perceval-Maxwell, March 1973.

