

APPENDIX B  
PROJECT AREA BLOCK HISTORIES  
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## Area A: Orange Street to Tatnall Street

Although this block never was the center of town, development on the block began early. This block contained Andrew Justison's home lot, as well as parts of Joseph Way's parcel and Milner's lower tract. On the 1736 map of Wilmington, a small stream appears on the western edge of Orange Street. The deed to Milner's lower tract places the northwesterly corner of the tract on the west bank of the stream, and somewhat east of Justison's residence. The line between Milner's and Way's tracts seems to have been intended originally to lie along the line between Milner and Justison and Way and Justison. The later corrected street alignment placed Orange Street to the east of these lines. The result was some lines lying at odd angles within the block between Orange and Tatnall Streets. These odd angles describe approximately the alignment of the stream. They survived until the late 1700s, when they seem to have died through customary use rather than by legal instruments.

Justison moved to New Jersey, where he died in 1740. He left his home lot to his daughter and to his granddaughter, Mary Scott Vanneman. Vanneman's share consisted of the southerly half of the block, west of the stream. She and her husband William Vanneman sold the parcel along Tatnall Street, which seems to have contained Justison's house, to James Few in 1748 and the remainder to Philip Jones in 1769. Jones was one of the sons of William Jones the cooper, who lived at the corner of Front and Shipley (Area B discussion). Jones in turn subdivided this land, selling a 22-foot lot along the parcel's western edge to Joseph Springer before 1783, and the adjacent 64 foot parcel to John Milner in that year. Deeds of sale for the remainder have not been located.

The Springer parcel seems to have remained in that family's hands throughout the eighteenth and nineteenth centuries. As late as 1890, M.A.J. Springer owned an agricultural implement store at 215 Front Street.

Milner apparently built a house on this lot, since he paid 198 pounds for it, and sold it for 1,000 pounds to Major John Patten, a Revolutionary War officer. Patten probably used the house as his city residence, with a country house in Kent County (Thomas *et al.* 1980). Patten died intestate in the early years of the nineteenth century, leaving this lot to his son Joseph M. Patten and to his daughter Ann Patten Wales. Joseph Patten sold his undivided moiety to his brother-in-law John Wales in 1823. The Wales' may have lived on this lot briefly during the early years of the nineteenth century, although John Wales was not listed in the 1814 directory. In the 1845 directory, however, he was listed as an attorney and Secretary of State, with his residence at Third and Shipley Streets. The lot owned by Milner, and then Patten and Wales, is within the SSI study lot for Area A.

Wales may have sold part of this land or assigned it by some informal means to Philip Plunkett, who was listed as the owner of a brew house on Front Street between Orange and Tatnall in the 1845 assessment. Wales, however, was not listed as a landowner in this assessment. In 1865, John Wales' heirs sold the easterly 44 feet lot to Plunkett. The Plunkett deed states that the westerly 20 feet were sold the same day to "Messrs. Hayes", but the Hayes deed could not be located. The easterly lot stayed in Plunkett hands until after the turn of the twentieth century. It passed through a sheriff's sale

and a will and became property of Frank W. Grubb and Sons Co. in a 1938 purchase.

The descent of the land between the Milner lot and the corner of the block is unclear. The Wales heirs to Plunkett deed states that the easterly adjoiner in 1865 was the heirs of Ann B. Staple (r). John Stapler, a merchant, was listed on Front Street in 1814. In 1867, James Morrow sold the lot to E. T. Walton and F. N. Buck, who sold it to Walton and Whann Co. in 1885. Morrow seems to have speculated in real estate, for he owned a large number of properties throughout Wilmington.

In the early years of the nineteenth century, there were a few blacks living along both Orange Street and Tatnall Street. These included a blacksmith, David Smith, as well as several individuals who had no occupation listed in the 1814 directory.

Orange Street was the site of light industry throughout the nineteenth century, almost to the exclusion of residential use after 1814. The few residents listed on this street in the latter 1800s tend to have occupations which fall into the lower categories, such as laborers. Owners of businesses in this area lived elsewhere. Among the activities along the Orange Street face of this block were blacksmithing at least since 1814 and continuing through the end of the century as a farrier's shop at 101 Orange; and wheelwrighting and later carriage manufacture on the upper end of the block. The middle properties were occupied briefly by a marble yard (1850) and a mineral water manufacturer, Joseph Dowdall. Dowdall appeared to have rented the property in which SSI conducted its intensive excavations. This information was obtained from city directories and newspaper advertisements. A 1848 advertisement states:

. . . the subscriber respectively informs the citizens of Wilmington, that he [Dowdall] has fitted up an establishment for the manufacture of LEMON and SARSAPRILLA MINERAL WATERS at 23 W. Front Street, between Orange and Tatnall, . . . (Blue Hen's Chicken 1848).

Dowdall, who appears to have lived on this property, seems to have closed his business by 1853.

The corner of Front and Orange Streets in the nineteenth century was a center of agricultural commerce. Walton and Whann were fertilizer dealers, and Georgie Churnside, a seed dealer and implement maker, occupied a property on Orange a little above the corner in 1853. Abraham Alderdice occupied the northwest corner of Front and Orange Streets as a manufacturer of woven wire, grain fans, and sieves, and as a dealer in such commodities as salt fish, flour, and plaster. The Alderdice establishment burned on February 5, 1843, in what was considered one of the 50 most destructive fires in Wilmington to occur between 1797 and 1887 (Scharf 1888:680). Alderdice rebuilt his business in the same location, but by 1853 his advertisements indicate that he had gone out of the wire-weaving business to specialize as a commission merchant in commodities. In the 1853 directory, Alderdice advertised himself as a dealer in guano, fish, salt, plaster, flour, grain, and seeds. In 1884, William Massey operated a flour and feed store out of the same location, but in 1890 the corner building was vacant.

After the Civil War, the block's street faces briefly assumed different kinds of land use with Front and Orange becoming almost entirely commercial in nature, and Second and Tatnall becoming largely residential, with a small mix of local-service retail stores and small craft-manufacturing shops. By 1890, most of the residential occupants had gone from even Tatnall and Second Streets, and the buildings became warehouses and retail stores dealing in various kinds of household items such as wallpaper and furniture. Two rag pickers' yards occupied most of the Tatnall Street side of the block.

For Historic lot lines, see Figures 1 and 2.

#### Area B: Orange to Shipley Streets

This block contained parts of two of the original land divisions. These were the upper end of Dr. Milner's lower tract and Joseph Way's 1732 purchase. The line between these properties lay approximately 68 feet north of the north side of Front Street and along the bearing of the original, erroneous property lines. It was probably intended to have lain along Front Street. The erroneous bearings survived as property lines on this block long after they had been corrected in the rest of town. As late as the 1840s, there were small property transactions which were directed towards squaring the early internal division lines within the block with later lines and with the street grid.

Much of this block seems to have remained unoccupied until fairly late in the eighteenth century. Development occurred first along Front Street. Samuel Milner consolidated his brothers' holdings in the area along Front Street before 1763, when he passed the entire area to his son Jonathan. Jonathan's guardian, Elizabeth Milner, sold the land to the husband of Rebecca Jones, possibly in that same year, and Jones passed it along to William and Amos Jones, who were probably her sons. William received the southerly portion along Front Street and Amos received the contiguous northerly portion. Amos' land passed through a series of sheriff's sales and straw-man transactions in rapid succession, winding up in the hands of William Walker in 1812. That same year Walker and William Jones entered into a trade agreement in which they effectively voided the east-west line between their properties and established a new north-south line perpendicular to Front Street. William Jones received the land and several brick houses facing on Shipley Street, while Walker received the empty land along Front and Orange Streets.

The Jones family, probably William Jones, built the house at the corner of Shipley and Front Streets shortly after acquiring the land, probably in the 1760s. This house faced Shipley Street and extended a few feet into the Front Street right-of-way. Until its destruction in conjunction with the Wilmington Boulevard project, it was possibly the only building still standing in Wilmington that predated the reforms in right-of-way management after the Revolution. The lot in which this building was located was the area of SSI's intensive excavations.

There were at least six other buildings on the Shipley Street side of the block by the second quarter of the nineteenth century. One was the property contiguous to Jones' original parcel, which Walker traded to Jones in 1812. The others were towards Second Street. By 1820, the southerly half of the

block had acquired the configuration of property lines which it would retain until the purchase of this property by the Sunday Breakfast Mission in the twentieth century.

The northerly portion of this block remained in the hands of the Way family until 1800, when Joseph Way's descendants sold the land to Thomas Kean. Kean died soon after and his heirs subdivided and sold the property to pay the estate's debts. By 1805, most of the property lines in this portion had been established; and by 1820, most of the subdivisions contained buildings.

This block initially developed as mixed residential and craft-manufacturing. During the second quarter of the nineteenth century, it acquired businesses which more closely resembled light industry, even while retaining a fair number of residences. William Jones had been a cooper, and his son William G. Jones was a cabinet maker. In the 1845 directory, William G. Jones announced the expansion of his cabinet-making and undertaking business on Shipley Street, and in an advertisement several years later, Jones described himself as making and repairing a large assortment of furniture including sofas, chairs, bureaus, tables, washstands, and bedsteads at his furniture works on Shipley Street. Undertaking, however, had been relegated to a footnote.

Jones' neighbors in 1845 included a leather dealer, a wheelwright, and a carriage manufacturer. Ten years later the Jones furniture works retained about the same degree of activity, but the neighbors now included a farm implement manufacturer, and a carriage manufacturer. The 1868 Beers Atlas shows the latter business and an iron axle factory on the block. The block's character became steadily more industrial throughout the nineteenth century. Baist and Hopkins atlases show such businesses as machine shops and wood-working establishments along Orange Street and smaller businesses, a hotel, and a saloon along Shipley Street. A large stable faced Front Street. Tenants lived interspersed among the businesses. The block retained this mix until the arrival of the Sunday Breakfast Mission.

For historic lot lines, see Figures 3 to 6

#### Area C: Market to Shipley Streets

The block between Shipley Street and Market Street enjoyed the most stable configuration of land division within the project area. Virtually all the old property lines survived as property lines until the State purchased the land in the late 1960s.

The extraordinarily small land area encompassed by this block may be the result of the surveyor's error during the first divisions of Willing Town. This block remained in the hands of only a few families throughout the eighteenth century. With the exception of the hotel, it seems to have been primarily rental property until after the turn of the nineteenth century. The landowners, however, lived nearby, across the street in the case of the Broom and Way families.

This block and the block between Shipley and Orange Streets (i.e. Area B) were included in the parcel sold to Joseph Way, one of the first purchasers

of land in Wilmington. Way built a house on the northwesterly corner of Market and Front Streets, a brick structure with "IWS 1736" worked into the gable. In the nineteenth century, this house was believed to have been the oldest house in town. Benjamin Ferris mistakenly attributed this building to Thomas Willing on the strength of the "W" initial. Willing's name was Thomas, and his wife was Catherine; their monogram would have been "TWC". Because I and J were interchangeable in the eighteenth century, and Way's wife was named Sarah, it is reasonable to attribute this house to Way.

Way sold the parcel where the house stood to Robert Hannum, an innkeeper, in 1739. From this time until well towards the end of the nineteenth century, the Front Street side of the block contained a tavern, inn, or hotel. The Pennsylvania Gazette of September 19, 1752, carried the following advertisement:

To be lett by the subscriber, living in the borough of Wilmington, in the county of Newcastle, a convenient tavern, with very convenient rooms for the business, fronts on Market-street and Front-steet, near the Market-house: Also good stables, a large yard for horses, and a large garden: Likewise four acres of meadow and ten acres of pasture ground, very reasonable, by ROBERT HANNUM, living on the premises.

The March 15, 1759 issue of the same newspaper carried another advertisement to let the premises. Robert Hannum had died in the meantime, and his sons James and Thomas described the premises thus:

To be LETT, the House &c of Robert Hannum, late of Wilmington, Innkeeper, deceased, the house being an old and wel [sic] accustomed Tavern, and is large, with a good Kitchen, and Water very handy to it; likewise a large Garden and sufficient Stabling . . . The Place is scituate on the most public Street in the said town, and known by the Name of the Three Tuns.

For a time at the turn of the nineteenth century, the hotel was owned by someone other than the operator, but in 1823, the hotelkeeper purchased the building from the deceased owner's estate. From that time until the last quarter of the nineteenth century the property stayed in the hands of the Sharp family.

The Way house, or "Three Tuns", was dismantled in the early years of the nineteenth century and replaced with a large hotel building. An elevation and plan of a hotel, which can be dated on the basis of its style to the first third of the nineteenth century, is among the papers in the Ferris Collection. This building may not be the hotel which replaced the Way house, but it is quite similar to a building which shows on the 1868 bird's eye view of Wilmington. SSI's investigation of Area C focused on the property that contained the Way house.

The lots above Front Street enjoyed somewhat more active development. In 1794, the original hotel lot was divided in half by a line running parallel to Front Street. The northerly half was sold to a blacksmith. At that time the lot already contained a smith's shop, according to the deed. The lots in

the middle of the block were sold to various merchants during the eighteenth century.

The first lot to be divided on a line parallel to Market and Shipley Streets was located about halfway between Front and Second. This lot was rejoined later and in the nineteenth century was again subdivided. Jacob Broom, who lived directly across the street, owned these lots for a time during the fourth quarter of the eighteenth century.

The Way family retained most of the northerly end of this block until the end of the eighteenth century. The upper third of the block was divided into four lots by 1866 and retained that configuration afterwards.

The 1845 assessment suggests that like the Market Street to King Street block, this block developed at different rates on its several street faces. There were several vacant lots on the Shipley Street side in the middle nineteenth century, although the Market Street side seems to have been fully developed by the turn of the eighteenth century. The 1868 bird's eye view shows no buildings facing either Front or Second Streets on this block. Both brick and frame buildings appeared on this block, but lots with buildings facing Shipley Street were valued somewhat lower than those facing Market Street in the 1845 assessment.

The commercial nature of this block remained unchanged throughout the nineteenth century. Land ownership tended to be of fairly long duration, until after 1900 when transfer of ownership increased noticeably.

For historic lot lines, see Figure 7 and 8

#### Areas D, E, and F: King to Market Streets

This block was one of the first parcels laid out in Willing Town. It comprised Dr. James Milner's upper tract, but because of the surveyor's error, was described as somewhat larger than it actually was. Dr. Milner subdivided this block in 1736 among himself and his three sons.

From the beginning this was one of the more actively developed blocks in Willing Town. Its situation, contiguous to the lower market, insured that the land facing Second Street would have certain commercial potential, and indeed the corner of Market and Second was one of the first small rental properties in town. According to the 1736 map, this block contained several of the first houses in Willing Town. James Milner, Jr. sold the house and lot in the middle of the block in 1737 to John Hannum.

In the latter 1730s, Samuel Milner bought out his brother James' interest in the northwesterly quarter of the block and his brother's interest in their father's southeasterly quarter of the block. He also bought most of his brothers' interest in Dr. Milner's lower tract between Front Street and the Christina west of Market Street. Samuel Milner thus became one of the larger landholders in Willing Town. During the next 20 years, he dealt and traded in real estate, although he retained the designation of "yeoman" and "carpenter".

Dr. Milner apparently laid out Milner's Alley, intending it to run from Front to Second Streets. It seems to have been planned to lie along the easterly edge of Milner's property, adjoining Samuel Scott's holding. The reorientation of the streets and the missing deeds from the 1740s has made determination of Milner's intentions difficult, however.

By 1760, the Market Street side of the block was almost fully developed. In 1763, the Broom family inherited the former Hannum parcel, and over the next several years, they also acquired other land along Market Street between their house and Front Street. In 1774, the senior Brooms deeded the northerly half of the Hannum's lot, including the house, to their son Jacob who resided there until his death in the early years of the nineteenth century. Jacob Broom was one of the signers of the United States Constitution, and he and his son James Broom were active in the development of the water mills along the Brandywine. Their presence on Market Street attests to the comparatively high socio-economic character of Market Street properties in early Wilmington. The Area E excavation units were placed partially within the rear of the Broom property.

Jacob Broom was also a merchant and operated a store on Market Street. The Delaware Gazette of September 15, 1791 carried the following advertisement of imported goods and what was commonly called "groceries" at Broom's store on Market Street:

JACOB BROOM

Has for Sale,

On the most reasonable terms at this store, the East side of Market Street - by the pipe, half pipe & quarter cask

-

London Particular &	1	
London Market Madiera	1	
Sherry	1	WINES
Lisbon	1	
Teneriffe	1	
White & Red Port	1	

Of an excellent quality; many of them being old & fit for immediate [sic] use -

ALSO

Cogniac [sic] Brandy, Jamaica spirit, Old Rum, Holland Geneva by the case, Souchong & Hyson skin teas, Martinique & other coffee by the bag & barre[1], Molasses by the hogshead, Sugar by the Hogshead or barrel, Coarse Salt, Nova scotia [sic] grind stones, Herrings by the barrel, Window Glass 10 by 8 9 by 7 & 8 by 6, Brown 3-4 Irish linens, and a few pieces of bagging. N.B. The public may depend on it, that he will make it his study to keep a constant supply of Liquors fit for the best of public Inns, & that all liquors sold by him shall be perfectly free from any kind of adulteration.

In another advertisement in the same issue, Broom offered cash for "a Quantity of WHITE OAK Barrel Staves".

In 1810, Jacob Broom's heirs sold the lot to the south of the Hannum's house to Jared Chestnut, a chair maker. The Broom family moved from lower Wilmington at this time. There are discrepancies in the deed descriptions of this and several subsequent sales, which seem to be the result of a clerk's copying error. The back part of the Broom property was subdivided and subsequently consolidated albeit with slightly adjusted property lines during the middle of the nineteenth century.

This sale illustrates the transition of lower Market Street into an intensively developed center for commercial and small craft manufacturing activity concurrent with the development of the Brandywine water power. However, the street is more notable for the departure of high status residents than for the appearance of commercial activities, as the Broom advertisements strongly suggest.

Samuel Milner sold the land on the corner of Front and Market Streets in several small parcels in the 1730s and early 1740s. By 1749, James Broom had consolidated the three lots between Front Street and Dr. Milner's old division line with his son Samuel into a single holding, which he sold to Jonathan Robinson in 1769. One should note that this sale followed Broom's acquisition of the Hannum property. Although Broom may well have lived in one of these properties until the 1760s, the land was probably rental property after Broom's sale to Robinson. Robinson owned land on Third Street which seems to have been where he lived. Unfortunately, there are no records to give clues as to whether these lots were rented as commercial, residential, or mixed use.

Jonathan Robinson acquired several properties between these lots and Milner's alley. He died in the last years of the eighteenth century, leaving minor children. When Jonathan Robinson, Jr. attained majority in 1811, he and his sister divided the land between them. The properties along Front Street were brick row houses of differing heights.

Like Broom, Robinson was one of the more prominent residents of Wilmington. He had widespread commercial interests and owned property in other parts of the State. His son eventually settled in Philadelphia, while his daughter married into an established family in Kent County, Delaware. Subsequent to the 1811 property division, the Robinson line of heirs sold their Wilmington holdings and disappeared from the Wilmington record. The Torberts (by way of Broom's daughter), however, retained their share as absentee landowners until after 1846, when William M. Torbert of Mill Creek Hundred sold the remaining Robinson property. A sailmaker's loft occupied the corner building during much of the middle of the nineteenth century.

The ownership of the lots between the properties owned by Broom and Robinson at the end of the eighteenth century is uncertain. In 1748, Samuel Milner sold William Grubb an L-shaped parcel adjacent to Robinson's corner lot. The adjoining parcel on the north belonged to Joel Bailey, who does not appear in any other land records associated with this block. By 1786, Bailey's parcel and apparently some of Grubb's lot had come into the hands of Dr. Nicholas Way, a physician. Much of the remainder of Grubb's lot had been absorbed into the corner lot belonging to Robinson. Way sold the northerly part of his lot to Charles Paulson in 1786, retaining the southerly portion where he

apparently lived. The Paulson deed describes the southwesterly boundary line as lying along a three-foot alley adjoining the north gable wall of Ways brick house. Way moved to Philadelphia in the late 1790s, where he died without direct heirs. Subsequent deeds of sale to this property have proved elusive, but by 1811 it was in the hands of a man variously called Thomas and William Little in adjoining transfers. By 1814, this property housed either a grocery store or a "slop shop", a sailors' outfitter. It remained largely commercial in nature thereafter. The Area D investigations focused on the rear of the lot owned by Way and Paulson.

As was the pattern throughout the project area, this block developed differently on its several sides. Property along Market Street was almost fully subdivided and developed by 1760, while as late as 1845 there were still empty lots on the strip of land between King Street and Milner's Alley. The land facing Milner's Alley itself was not laid out as residential property until the middle of the nineteenth century, but it did contain at least one substantial stone stable during the middle of the eighteenth century.

During a period of yellow fever plagues in the late eighteenth century, there were complaints of people living in wretched conditions in stables in the vicinity of lower Market Street. Records from the epidemics of 1798 and 1803 indicate that one of the houses on King Street was a particularly noxious breeding place for the plague.

Buildings on this block ranged from stables on King Street and Milner's Alley to three-story brick houses on Market Street. Of the 29 structures listed on Market Street (both sides) in 1845, 23 were brick and 23 were three stories high. Fifteen of the properties were occupied in either a residential or a business capacity by their owners. In contrast, King Street contained both frame stables and small brick houses, while Milner's Alley contained only an empty lot.

Landowners and residents in this area tended towards the skilled and mercantile trades. Jacob Broom, for instance, was a surveyor and instrument maker; his family eventually became merchant millers. Broom was also active politically. Dr. Nicholas Way owned and probably occupied a house just above Front Street in the 1780s and 1790s. Most of the people who still carried the title "gentlemen" or "gentlewoman" in the 1814 directory lived on Market Street, although further inland than the project area block. By the middle of the nineteenth century, small retailers occupied the majority of the Market Street properties. This type of occupation prevailed throughout the century.

This block was mixed owner-occupied and rental property throughout much of the nineteenth century. About half of the landowners who were assessed for property along Market Street in 1845 occupied their property for some purpose, either residential, business, or mixed. A boarding house also stood on this block. Run by the Misses Barr, this facility housed mostly businessmen and white-collar workers.

Not until the middle of the twentieth century was the land along Market Street consolidated into a single large holding. Throughout the nineteenth century, the lots retained their individual integrity, and the block seems to

have had an unusually high degree of owner-occupancy during the long period from 1760 to the turn of the twentieth century. At the same time, this block consistently enjoyed the highest land values in the project area and the greatest concentration of three-story masonry houses.

For historic lot lines, see Figures 9 to 12

#### Area G: Tatnall to West Streets

This block was one of the few blocks to develop with lots oriented towards Front Street before 1800. It consisted of the easterly portion of Thomas West Sr.'s 1736 purchase. West subdivided the block in 1737 and by 1744 this block had passed out of the West family's hands. The 1736 map of Willing Town shows only the easternmost edge of this block, suggesting that this was effectively the edge of town at that time. The block contained a house, which may have belonged to William Seal, a "yeoman". By 1800, the Front Street side of this block was divided in essentially the configuration it would have until the latter years of the nineteenth century.

The properties on this block were owned by a mix of small tradesmen, merchants, and investors who lived elsewhere in town. This mixture of type of ownership continued until the third quarter of the nineteenth century, when the land became largely, but not exclusively, residential and small commercial rental property. The lots along Front Street housed such tradesmen as a cordwainer, a confectioner, and a basket maker. These were all skilled occupations, but they tended to fall into the lower end of the economic scale.

The 1868 Beers Atlas shows that the northwest quarter of the block as well as most of the interior was open land, used for a coal yard. There were a few clusters of buildings on all four faces, but only the Front Street side was really extensively developed. Later insurance maps and birds-eye perspective views show that this block was still largely vacant until near the end of the nineteenth century.

SSI's archaeological investigation of Area G focused on the William Seal property on Front Street.

For historic lot lines, see Figures 13 to 17

#### Area H: West to Washington Streets

Throughout the eighteenth century, the block between West Street and Washington Street was the far end of town. Although Justison Street was opened during the eighteenth century, Washington (or Pasture Street as it was called then) was not opened until 1837, when land which had been part of a block of rental properties along Justison Street was broken into individual lots (see Area I discussion).

This block comprised the easterly portion of the land which Andrew Justison sold to Thomas West in 1736. The land and the adjoining block passed to Thomas West, Jr. in 1744, and in 1745 he sold off approximately half of the West to Washington Street block. There was already a house standing on the

Second Street side of the block, and the property line passed along the wall of the house and through the privy behind it.

Descendants of the 1745 purchasers sold the northeasterly quarter block to Zachariah Ferris in 1768. The parcel contained the house and half of a privy described in the earlier deed, as well as a tanyard. The property stayed in the Ferris family until 1803.

The topography of this block is unusual, in that it drops approximately 25 feet from its northwest corner to its southeast corner. The block contained a spring in its northwesterly quadrant, which was used during the 1740s, and remained an important neighborhood resource until the middle of the nineteenth century. These topographical features had a decided effect on the development of land on this block.

The properties on the Front Street side of this block were maintained as rentals through the eighteenth century. The 1803 deed, for example, describes the lot on the northwesterly corner of Front and West Streets as being in the hands of a tenant. In 1812, the tanyard and the adjoining rental property were purchased by Louis McLane and Outerbridge Horsey, prominent attorneys and among the wealthiest people in Wilmington, if not in Delaware at the time. The land then went through a series of straw-man transactions and mortgages among McLane, Horsey, and the Farmer's Bank, which suggest that the tanyard and adjoining lots were used as collateral for the capitalization of other ventures. These parcels were doubtless occupied by tenants during this period.

The spring near Second and Washington was mentioned in several deeds to this block, beginning with the first major division of this land in the middle of the eighteenth century. Landholders on the south and east of the spring retained water rights to within seven feet of the spring house, including the right to enter the property on which the spring stood and clean the stream bed. The spring probably fed the tanyard which was in operation from at least 1768 until some time after 1812, and by 1814 a bath house had been developed in conjunction with the spring. One of the residents of this block is listed as a huckster and bath house keeper in the 1814 directory; this person also seems to have been a tenant. Although the tanyard disappeared before 1845, the bath house remained until the third quarter of the eighteenth century. Deeds to contiguous properties in the post-Civil War years describe residual rights to free access to the bath house and free use of the water as part of the landholder's rights.

The westerly edge of this block along Washington (Pasture) Street descended from a different original division. This 14-foot wide strip was the easterly edge of a parcel which was developed after 1837. Its descent is identical with that of Area I. David Bayard, a free black, purchased this strip and subdivided it into very small lots during the ensuing years. Bayard, incidentally, lived to be 112 years old, according to the 1850 Delaware census. This property line existed until it was extinguished in the course of acquiring land for the Wilmington Boulevard Project. The 1814 directory indicated that blacks also resided along West Street and were all lower level manual workers. By 1845, these individuals had left the West Street area and were replaced by white manual workers.

At any one time, perhaps half of the area on this block was held as investment property. One sale in 1843 describes a lot as containing five brick dwellings. The resident landowners in the middle years of the eighteenth century were skilled workers, but the other non-resident landowners were a silversmith, a lottery broker, and a gentleman. Land values ran from \$300 to \$1200, which is among the broadest spread of any block's value in the project area.

During the mid-nineteenth century, this area became a center of skilled workers operating from small, primarily owner-managed shops. The area along Front Street near West Street contained the homes and shops of a blacksmith and a wheelwright. One of the landowners on Front Street near West Street owned interest in a sand mill and interest in 130 reams of sand paper in 1838. The lots on this block tended to be fairly large, in the neighborhood of 7500 square feet. Buildings were of both brick and frame construction.

As the nineteenth century progressed, however, the occupational status of residents tended to decline from largely skilled workers to people with semi-skilled and lower level manual occupations. Moreover, the block faces exhibited different characteristics after the Civil War. Second Street retained its skilled occupants, and most of those seem to have been the property owners as well. All of the dwellings seem to have been single-family houses, and the only non-residential buildings on the Second Street face after the Civil War were local-service stores dealing in such items as dry goods and wallpaper and a public school which was built between 1884 and 1890.

The Front Street side of the block consisted of mixed residential and commercial property, with shop owners generally living and doing business at the same location. The southwesterly quarter of the block contained a livery stable after the Civil War.

The building at the corner of West and Front was oriented towards West Street. Most of the properties along West Street were divided and sold to individuals during the 1850s, including the "L" shaped lot fronting on both West and Front Streets, and most if not all of the buildings seem to have been built at approximately that time. These were almost exclusively residential buildings after the Civil War, although the building nearest Second Street contained both a livery stable on the ground floor and a carpentry shop on the second floor. The Area H excavations focused on what had been the "L" shaped lot surrounding the two corner lots at West and Front Streets prior to 1854, and then subdivided forming long lots fronting on West Street. The Washington Street face of this block was sparsely settled. Some of the lots were barely 20 feet square. Throughout the nineteenth century, the residents were people with low status occupations.

For historic lot lines, see Figures 18 and 19, in addition to Figures 13 to 17 in the Area G block history discussion.

#### Area I: Justison to Washington Streets

This was the last of the project area blocks to develop. It was open land quite late and may have been included in the area of the French encampment

along the banks of the Christina prior to the Battle of the Brandywine, 1777. Washington Street, or Pasture Street as it was originally named, existed only on paper at least until 1797 and probably was not opened until 1837.

The eastern part of this block was included in Andrew Justison's sale of a large tract of land to Thomas West, Sr. in 1736 (Area H discussion). Justison's grandson-in-law, William Vanneman, received the westerly 100 feet bordering Justison Street. In 1745, Thomas West, Jr. sold the land lying approximately between West Street and Vanneman's holding to Daniel Barker. Barker purchased the Vanneman lot, consolidating the two blocks between West and Justison Streets into one holding by 1750. Between 1750 and 1790, the land came into the possession of the Way family, one of the city's leading families and descendants of one of the first settlers. They seem to have held the land as investment, for they are known to have lived in the vicinity of Market Street. Dr. Nicholas Way, a physician, sold the land in 1798 to Isaac Hendrickson, a merchant, just prior to the former's moving to Philadelphia. The tract at this time lay between the easterly side of Justison Street to a line just east of the easterly side of Washington Street, indicating that Washington Street was not open at the time.

Hendrickson's land was seized for non-performance and in 1803 was sold at a Federal Marshal's sale. The purchaser was John Jones. Jones owned rental properties in Wilmington and in Smyrna and probably was the person who developed this land. A list of tenants and rents due in the Jones estate papers (1825) suggests that Jones' Wilmington rental properties were far from elegant - one rented for only \$1.25. In 1829, one of Jones' executors, Reuben Webb, acquired clear title to the property in a series of straw man transactions.

Beginning in 1837, Reuben Webb sold this land in small parcels to individual landowners. According to the deeds, Webb seems to have been the person who opened Lafayette and Pasture Streets which are described as "recently opened through this land".

An undated plat in the Ferris collection at the Historical Society of Delaware shows this block divided into a number of very small lots. The plat can be dated on the basis of internal evidence to some time between 1811 and 1837 and probably is from the Jones estate papers. When Reuben Webb sold the lots on this block, he followed much the same configuration as on the plat. Lafayette Street was established on the southernmost through-block lot, but the lower portion of the block followed the old layout. It is not clear whether or not the purchasers had also been the tenants in 1837.

The period of owner-occupancy, or possible owner-occupancy, of this block was short-lived. By 1845, three-quarters of the lots on this block were in the hands of non-resident owners, including two black landowners who lived two or three blocks uphill. Of the 32 buildings on streets facing this block which are listed in the 1845 assessment, only three were built of brick. Most of the buildings were two-story structures, although one was one and a half stories and one or two were only one story each.

According to the 1814 directory, a cluster of blacks had lived on this block while it was strictly rental property. A few blacks were present in 1845.

One, on Lafayette Street, was a tenant, while two were landowners on Second Street. The sale of lots on this block coincided with the establishment of the African Methodist Episcopal Church and the recluster of blacks around that center, but there is no clear evidence of any relationship other than coincidence.

In 1885 Benjamin Ferris established the Ferris Industrial School on the east side of Justison Street. This institution held title to the westernmost lot on the block until the end of the nineteenth century when it sold the property. The lots in the middle of the block were subdivided and sold during the years between 1845 and about 1875. The four parcels along Lafayette Street were sold as a unit, and seemingly as rental properties. The land along Front Street was variously subdivided and reconsolidated, but remained mixed rental and owner-occupied. The Washington Street side of the block was divided into extremely small lots, some containing fewer than 1,000 square feet.

During the 1870s, masonry buildings appear in the deeds associated with properties on this block. Where the block had contained almost strictly frame structures in 1845, by 1885 at least half of the buildings were either of masonry or mixed frame and masonry construction. The building of these structures accompanied a dramatic rise in value, in some cases as much as five or six-fold.

By the turn of the twentieth century, this block was very largely rental and small industrial or commercial property. Several properties had been reconsolidated and the half-block bounded by Washington, Front, Justison, and Lafayette Streets was in the hands of two or three owners. Thus, diminishing lot size, and more expensive and larger buildings did not accompany a rise in owner-occupancy.

SSI's study of this block included mechanical trenching and stripping of areas within lots facing Justison, Front, and Lafayette Streets. The center area of the block was also examined.

For historic lot lines, see Figures 20 to 22, in addition to Figures 13 to 17 in Area G block history discussion.