

## 3.0 BACKGROUND AND ARCHIVAL RESEARCH

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### 3.1 Previous Research

Background research for the archaeological survey of the US 301 project began with the development of a predictive model for the occurrence of prehistoric and historic archaeological resources within a broad study area that encompassed several proposed highway alignments (Baublitz et al. 2006). For the occurrence of prehistoric archaeological resources, the model relied primarily on the cost distance to various sources of water and the presence of micro-drainage divides. For the occurrence of historic resources, the model was based on the locations of extant historic structures, structures shown on historic maps, and proximity to early roads.

This was followed by a Phase Ia survey for US 301 Section 1, in which the predictive model was evaluated and applied specifically to the project area (Hay et al. 2009). This resulted in the division of the US 301 Section 1 project area into 31 survey segments, based on zones of high, medium, or low probability for prehistoric and historic archaeological resources (see Figures 2a-2f).

Background and archival research was conducted in conjunction with the Phase Ia survey, to trace the history of ownership of the historic properties within the project area. At that time, only two of the 12 identified historic properties through which Section 1 passes were successfully traced back to original land grants. The others were generally traced back to mid-nineteenth century ownerships, with the aid of names shown on the 1849 and 1868 atlases (Rea and Price 1849, Beers 1868), but could not be traced further back for various reasons.

### 3.2 Additional Research

Additional research on the historic properties within the project area was conducted as part of the Phase Ib survey. This research focused primarily on tracing the early ownership of the properties, especially since sites were identified that predated the documented ownership of some of the properties. Research included limited review of other sources of information, such as census manuscripts and tax rolls.

This additional research resulted in the identification of the original patent or warrant for each property, although the intervening steps between patent and later owners were not clearly delineated in all cases. The history of each property is described below, beginning at the southwest terminus of the project and progressing to the northeast. Charts that listed deeds, census records, and information from historic maps in the Phase Ia report were revised to reflect the additional information and are included in Section 7.2. Specifics such as deed book and will book references and tax parcel identification numbers have been included in the charts, but were not included in the histories below to simplify the narrative.

#### *Haughey-Brady Farm (Tax Parcels AHC1 and AHC2)*

The Haughey-Brady Farm was a large farm of 496 acres throughout the nineteenth and most of the twentieth century. It included two modern tax parcels, which were identified as AHC1 and

AHC2 in the Phase Ia survey. Segments 1 through 4 of the Phase Ib survey crossed AHC1, while Segments 4 through 6 crossed AHC2. This farm was associated with two extant historic resources, both of which lie outside the project area. The principal farmstead, "Weston" (CRS N00121), was listed on the National Register of Historic Places in 1985. It included a dwelling and bank barn built c.1830, together with a tenant house and outbuildings built in the 1840s and 1850s. The Brady Tenant House/Yaiser Property (CRS N14375) was a secondary farmstead on the property, located just north of Segment 5 of the alignment. It included a dwelling that was built c.1900 (Frederick et al. 2006).

This historic property was derived from two separate patents, with boundary descriptions that are based on the same reference point on the edge of Drawer Creek, also known historically as the northwest branch of Drawyer Creek (Figure 3). The northern half of AHC1 and AHC2 is derived from a property extending northwest from this point of origin. It was warranted by James Steel of Philadelphia in 1736. It contained 310 acres and extended west across the New Castle road. The property was sold by Steel's heirs to Joshua Baker in 1749, who sold it to Aaron Barton at an unknown date. Antrum's heirs sold the portion of the property east of the public road, reduced to 205 acres, to James Haughey. This transfer went to Chancery Court in 1784, because portions of the property were in the possession of others at the time.

The southern half of AHC1 and AHC2 is derived from a property that extended southwest from the reference point on Drawyer Creek, extending south to another branch of Drawyer Creek, known as Second Drawyer Creek in early deeds. This tract of 250 acres was patented to John Taylor in 1684, with the name "Weston." Later deeds related that the property was passed to David Lewis. Lewis sold a tract of 50 acres, part of "Weston," to James Norris in 1739, who sold it to Francis King in 1743. The rest of the patent appears to have been sold to Alexander Armstrong, who died possessed of 200 acres. From this, parcels of 66 acres and 33 acres were sold by Armstrong's heirs to Francis King. Francis King died in 1794, after which his heirs sold the combined property of 155 acres to James Haughey in 1798. By 1798, therefore, Haughey owned the portions of both Steel's warrant and Taylor's patent extending east of the road to New Castle. He bought other properties outside the project area that were not traced, bringing the total to 496 acres.

James Haughey was the brother of Robert Haughey Jr., who was the largest land owner in the early tax rolls of St. Georges Hundred. Robert was also elected to the Delaware House of Representatives in 1791 and to the State Senate in 1793 (Scharf 1888:270). James Haughey was not involved in politics on the state level and did not amass nearly as much property as his brother. He may have resided on this property. In the 1797 tax rolls for St. Georges Hundred, he was listed as owning 255 acres with a house, kitchen, and crib, together with livestock and seven slaves.

James Haughey died in debt in 1815, with a will dividing his estate between his son and two daughters. His son Charles continued to occupy the property, being listed in the census of 1820, 1830, and 1840. Like his father, Charles' household included both free blacks and slaves. The "Weston" house (CRS N00121) is dated to c.1830 and was therefore likely built by Charles Haughey. In 1847, the last of Haughey's heirs sold the entire 496-acre property to three brothers named Brady, from Lancaster County, Pennsylvania.

The Brady brothers lived together on the property, with eldest brother Samuel listed as the head of household in the census records and shown on the 1849 and 1868 maps as the owner. Samuel Brady died c. 1877 and his son George inherited the property, buying his brothers' shares. George Brady was listed in Red Lion Hundred in the 1880 census, but was listed in St. Georges Hundred in the 1900 census, making it unclear to what extent he occupied the property. George died in 1907 and the property passed to his son Henry, who also occupied the property. The Brady Tenant House (CRS N14375) was built c.1900, during the ownership of either George or Henry. During the Great Depression, Henry Brady defaulted on a loan, and his entire property was sold by the sheriff in 1933 to Thomas Frame, who in turn sold it to Benjamin Pleasanton. The property has largely remained in the Pleasanton family since then, although it was divided along new lines in 1975 and the eastern portion (AHC2) was sold to George Lovett, who also owned the Lovett Farm/Mrs. Templeman House (CRS N05132) property to the southeast, which is listed on the National Register.

*Bird-Houston Farm (Tax Parcels AHC3 and AHC5)*

This property is bounded by Drawyer Creek to the south and west. In more recent deeds it was bounded by Taylor Branch to the east, but the early deeds likely included property on both sides of this stream. This property is crossed by Segments 6 through 8 of the Phase Ib survey. The history of this property was not entirely clear. In the recent past, the property was associated with the farm to the north (AHC5), where the extant John Eliason Farm (CRS N14379) has been recorded. In the late nineteenth century, it was one of many properties acquired by Thomas Houston, whose "Home Farm" (AHC3) was the adjacent property to the east, where the extant T.J. Houston House (CRS N05131) has been recorded. Before that, it was a separate property owned by the Bird family.

The confusion over the property can be traced back to its initial ownership. Edmund Percus (or Perkins) had warrants for tracts of 200 acres and 300 acres in 1686, requesting a survey of 500 acres. However, he died without heirs, and apparently without having patented the property. Abraham Evans claimed to have vested right to the property. It was re-surveyed in 1751 and found to contain 625 acres. Evans sold the 625-acre property to David Williams, John Vail, and Thomas Vail in 1755, yet belatedly acquired a patent in 1757, at which time it was described as 665 acres. Despite this confusion, the property became vested in John and Thomas Vail, who requested a warrant to re-survey in 1771 and obtained a Patent for 640 acres in 1773. Thomas sold his rights in the property to John Vail in the same year. The property continued to be identified as the "Percus Tract" in later deeds.

William Bird arranged to purchase two parcels that derived from the Percus Tract shortly before his death in 1780. The sale was completed after his death, between Thomas Duff and the guardians of William Bird Jr. The acquisition of this land by Duff from Vail's patent has not been traced. Bird's will directed a tract of 160 acres on St. Georges mill pond to his eldest son Thomas, house lots in Mt. Pleasant for his daughters Susannah and Mary, and a tract of 125 acres from the Perkins Tract to his younger son William (Jr.). The 125-acre parcel was described as a "tract of land and plantation" occupied by John Crick, which implied that there were structures

on the property by 1780. William Bird Jr. died c.1817 and the property reverted to the shared ownership of his siblings. He had been listed as a head of household in the 1800 census and may have been living on the property at that time. Thomas Bird was also listed in the early nineteenth century censuses of St. Georges Hundred, but was most likely living on the lands near the mill pond, where his widowed mother had also lived. The two parcels that made up the farm from the Percus tract were traded together, passing between Thomas, his son James T., and his sister Mary [Bird] Scott in several deeds between 1828 and 1840, until they were sold by James T. Bird to James Silcox in 1842, as a single tract of 126 acres.

On the 1849 atlas, there was no structure shown on the property, and nothing in the vicinity was attributed to James Silcox, suggesting that he lived elsewhere and the property was no longer occupied. Silcox defaulted on a loan and his property was sold by the sheriff in 1860, being bought by Thomas Houston. Thomas, son of Jacob Houston, also owned the adjacent property to the east (AHC3), which he identified as the "Home Farm," also known as the T.J. Houston Farm (N05131). Thomas Houston also bought the adjacent property to the north (AHC5) in a separate purchase (John Eliason Farm, N14379).

Thomas Houston died in 1888, leaving these three properties to his sister Harriet for life. After her death in 1907, the properties passed to the descendants of their brothers (mostly distant relatives living in the midwest). These heirs separated the properties and sold the western and northern parcels (AHC5) to John Eliason in 1907. Eliason defaulted on a loan during the Great Depression and the properties were sold by the sheriff to the bank in 1934. The bank sold the properties back to William Eliason (John's son or relative?) for a nominal \$10. The property that included the Bird-Houston Farm was sold repeatedly between 1941 and 1954, when it was bought by Bronislaw Koper. During this period of change, it was separated from the farm to the north (AHC5), and again associated with the farm to the east (AHC3), as well as being reduced in size to 80 acres. It was further reduced in 1975, when a strip cutting across the north of the property was bought by Delmarva Power and Light for a transmission corridor associated with the construction of a proposed nuclear power plant. The rest of the property remained in the Koper family until 2004, when it was transferred to the Churchtown LLC corporation for proposed development.

#### *Houston Home Farm (Tax Parcel AHC3-West)*

This property is located immediately east of the Bird-Houston Farm, on the east side of Taylor Branch. It is crossed by Segments 8 and 9 of the Phase Ib survey. This was one of several farms owned by members of the Houston family between the late eighteenth and early twentieth centuries. The T.J. Houston Farm (CRS N05131) is located on the eastern part of the property (AHC3-East), which was not traced in its entirety because it lay outside the project area. The western portion of the property (AHC3-West) was not associated with an extant historic structure.

In 1745, Samuel Guthrie (Guttery) obtained a patent for 106 acres, extending from Drawyer Creek in the south to the public road in the north, described as Harman's road to Reedy Island. This included both AHC3-West, described here, and AHC7, described below. On the west side, the boundary followed the course of Taylor Branch, which meant that it overlapped and

conflicted with the southeastern-most corner of the old Percus Tract, which had not yet been resurveyed (Figure 3).

Mary Houston acquired the entire Guthrie patent before her death in 1816, although her purchase and the earlier history of the property could not be traced. Since the property was not identified in deeds with her husband Jacob Houston as grantee, it may have been acquired through inheritance or by passing from her relatives directly to her. Deeds between members of the Houston family do not appear to have been systematically recorded.

Mary Houston died intestate in 1816 and her estate was settled in Orphans Court in 1828-1829, consisting of approximately 100 acres north of the public road (Bohemia Road) and 100 acres south of the road. Her daughter Mary had died without issue, and her property was apportioned among her sons James, Jacob, and George. Jacob was assigned the southern field (AHC3-West), together with a small wood lot, while James was assigned most of the lands to the north (AHC7 and AHC8). A plan of the division showed that the area of overlap with the Percus Tract was *not* included in her property. Only one structure was depicted on the entire property, in AHC7 on the south side of the road. The document indicated that James Houston was living on that parcel at the time. It is likely that this was also Mary Houston's home before her death.

The estate division plan indicated that George Houston owned adjacent properties to the east and James owned properties on the west side. Since the T.J. Houston House (N05131) was located to the east (AHC3-East), it must have been owned by George at that time, but was later owned by Jacob, and was inherited by Jacob's son Thomas Houston. It was Thomas who applied the term "Home Farm" to the property on which he was living, to distinguish it from two other properties in his will, which were described by reference to their previous owners. This may also have served to distinguish a property occupied by the owner from one occupied by a tenant. In this case at least, the use of the term "Home Farm" does not seem to indicate that it was the original homestead of the Houston family in this area.

The Houstons were apparently dealing with the issue of overlapping claims during this period. James Houston bought a small parcel of 6 acres from the heirs of William Bird in 1812, which was described as constituting the southeast corner of the Percus Tract and being on the *east* side of Taylor Branch. Another triangular parcel of similar size must have been bought by James, although the deed was not identified. Later descriptions of the property indicate that both parcels must have passed to Jacob or his son Thomas, since they were later included within the bounds of the "Home Farm," which was described as a single tract of 170 acres (AHC3, AHC4, and AHC6), including both the area of former deed overlap and the triangular wood lot.

This Houston Home Farm property was inherited from Thomas Houston by his sister Harriet in 1888, and passed to their distant relatives in 1907. It was sold by the heirs to Fred Robinson, and was passed down by inheritance until 1954, when it was sold to Bronislaw Koper together with the 80-acre Bird-Houston Farm. The two properties have remained linked in later deeds, with the exception of the power transmission corridor bought by Delmarva Power and Light in 1975 (AHC4 and AHC6).

*Houston-LeCompt Farm (Tax Parcel AHC7)*

This property lies on the south side of Boyds Corner Road, some distance west of the intersection with Jamison Corner Road and Cedar Lane. It was crossed by Segments 10 and 11 of the Phase Ib survey. There was no extant historic structure directly associated with this property.

This property likely had the same early history as the Houston Home Farm (AHC3), described above. It was part of the 106-acre tract patented by Samuel Guthrie's in 1744 and acquired by Mary Houston by unknown means before her death in 1816. The area of overlap with the Percus Tract was not included in this property.

In the division of Mary Houston's estate by the Orphans Court in 1828-1829, her son James was assigned the largest share of the property, since he had bought his brother George's share. James was thus given one parcel of farmland on the south side of the public road (Bohemia Road) and two parcels of farmland on the north side, for a total of 130 acres (AHC7 and AHC8-south). The document indicated that he was then living on the parcel on the south side of the road, where the only structure on the property was shown.

James Houston continued to live on this property until his death in 1849. He was listed as a head of household in the censuses of 1810 through 1840. His household included two slaves in 1820, and four in 1830. In 1840 the household was reduced to two older men and one young woman, who was likely keeping house for them. Houston acquired several small parcels adjacent to this property. One was the parcel of 6 acres mentioned above, which resolved part of the overlap between the Vail and Guthrie patents. Another was a parcel of 11 acres that he bought from Samuel Rothwell in 1824, adding to the west side of his property on the south side of the road. He also bought a farm of 170 acres in Appoquinimink Hundred, which was not traced. He died in debt in 1849 and the Appoquinimink farm was sold to pay his debts, while the farm in St. Georges Hundred passed to his heirs. Since he had no children, his closest heirs were the three children of his cousins.

The Orphans Court had James Houston's estate of 159 acres surveyed in 1850 and determined that it could not be divided among the three heirs. A plan associated with this case showed the addition of the 10-acre parcel to his property on the south side of the road, and the addition of a small triangular area of approximately 6 acres on the north side. The latter would also have come from the Rothwell property. The estate plan showed James Houston's house on the property south of the road (AHC7) and depicted a second house on the property north of the road (AHC8), described below. The heirs chose to divide the property despite the court finding, and exchanged deeds to implement this in 1851. The parcel on the south side of the road was thus increased on the west by the 11 acre parcel from Rothwell, but reduced by the division among the heirs.

The reduced parcel on the south side of the road (AHC7) was sold to Richard Mulford in 1853, who sold it to James LeCompt in 1865. LeCompt also bought the parcel on the north side of the road, combining it with his adjacent property to the north (AHC8). He may have lived in the principal farmstead on this property, which was set back from Ratledge Road on the northern

property (see AHC8, below). The dwellings on the former Houston property would each have been occupied by tenants during the LeCompt ownership.

James LeCompt died in 1884. His family was living in New Castle at the time, which suggested that he had been an absentee landlord, not living on his property. The property on the south side of the road (AHC7) was sold by his heirs to Harriet Houston in 1885, although it was still shown as the property of J. LeCompt on the 1893 atlas. Through Harriet, this property was reunited with other holdings of the Houston family on the south side of the road. Following her death in 1907, it was sold together with the adjacent tract to the west, where the Robinson House is located (N05185). The Robinson House, which dates to c.1860, was not traced because it is located outside the project area. The two properties were bought by Fred Robinson, who acquired much of the Houston property in the early twentieth century. The two properties have continued to be owned together, having been sold by Robinson's heirs to Isaac Cleaver in 1948, then to Frank Rausch (the current owner) in 1951. A small portion of the property was bought by Delmarva Power and Light in 1975, which sold all the properties acquired for a proposed nuclear plant to the Welfare Foundation in 1984.

#### *J. LeCompt Farms (Tax Parcels AHC8-South and AHC8-North)*

This large modern tax parcel was made up of two historic properties. The southern part, bordering the north side of Boyds Corner Road (AHC8-South) had been part of Mary Houston's estate, while the northern portion (AHC8-North), which extended on both sides of Ratledge Road, had been part of David Thomas' estate. The southern part was crossed lengthwise by Segments 12 through 14 of the Phase Ib survey. The survey crossed the southeast corner of the northern part, in Segments 14 and 15 of the Phase Ib survey. The two were combined by James LeCompt, who bought both in the mid-nineteenth century. They have since remained linked. A twentieth century historic resource is associated with the property, the Bertha Hobson Chicken House (CRS N14385). This consists of a chicken house that was built elsewhere c.1941 and was moved to the property, where it is associated with a dwelling and outbuildings dating to the 1970s.

Both portions of this property derived from the extensive lands patented by Edward Green. In Scharf's history, Green is described as having patented 2,500 acres in 1686 (Scharf 1888:987). The history goes on to list the early owners of the tract, who may all have been absentee land speculators, rather than settlers on the property. The entire tract came into the possession of James Hamilton, John Moland, and John Inglis c.1745. These three divided the extensive holding, selling much of it to David Thomas in 1750. David Thomas died in 1772 and his estate was divided between his sons Nathan and Enoch. The other properties of David Thomas were not traced as part of this project, so it is not known whether he or either of his sons occupied the property on what is now Ratledge Road. Nathan Thomas died in 1803, leaving an estate of 120 acres (AHC8-North) to his only daughter, Margaret Ann Osborne. She was married and living in Wilmington, not in St. Georges Hundred, but retained ownership of the property until she sold it to James LeCompt in 1845.

A pair of deeds executed in 1794 gave Mary Houston clear title to a tract of 100.5 acres on the north side of the public road (AHC8-South). The history narrated in these deeds listed the same

early owners recorded by Scharf, and indicated that it had been sold by Hamilton, Moland, and Inglis, being part of the "Green Forest" patent. Mary Houston died in 1816, owning this tract of 100 acres on the north side of the road and a tract of approximately 100 acres on the south side of the road (AHC7 and AHC3-East, described above). In the division of her estate by the Orphans Court in 1828-1829, two parcels on the north side of the public road (AHC8-South) and one parcel on the south side (AHC7) were assigned to James Houston, while two smaller wood lots from the northern property were assigned to his brothers Jacob and George. There were no structures shown on the northern parcels in the estate plan, only the house on the parcel south of the road (AHC7), where James Houston was living at the time of the division (and where Mary Houston had likely lived until her death).

James Houston continued to live on the property south of the road (AHC7) until his death in 1849. He died intestate and without children, the Orphans Court identifying the children of his cousins as his heirs. Improvements made during James Houston's ownership included the addition of small parcels to both the northern and southern properties, and the construction of a second house on the property. This structure was depicted on a plan of James Houston's estate made in 1850, when the Orphans Court determined that it could not be equitably divided among the three heirs. The secondary structure was depicted as being set along the northwest boundary of the property, where it adjoined a wood lot inherited by Jacob Houston.

The heirs disregarded the court's decision and divided the property along new lines. Jacob Boggs' share consisted of the western 2/3 of the property on the north side of the public road, which he acquired in 1851 and sold to James LeCompt in 1852. During James LeCompt's ownership, historic atlases showed two structures north of the public road, indicating that he must have built a second tenant house on the property. These two tenant houses were identified as LeCompt Area 1 and LeCompt Area 2 in the Phase Ia survey. Additional research has shown that the northern of these two, LeCompt Area 2, was built during James Houston's ownership, while the southern one (LeCompt area 1; closer to the road) was built during LeCompt's ownership. The location of LeCompt Area 2 was well documented on the 1850 estate plan. Comparison with early twentieth century aerial photographs and modern property lines indicated that it was located on the northwest side of the field crossed by Segments 13 and 14 of the Phase Ib survey. The adjacent parcel has remained a wood lot (as depicted in the 1829 estate plan) and the house would have been in the edge of the field, close to this woods. The location of LeCompt Area 1 was not shown on these detailed plans, but its position on the historic atlases suggests that it was also situated near the western edge of the property, possibly on the small parcel that James Houston had bought from Samuel Rothwell.

James LeCompt died in 1898. In his will, he described his estate as consisting of three tracts, the 120-acre northern property (AHC8-North) that was his home farm, a small 5-acre tract that served to adjust his boundary with Thomas Read (his neighbor to the east), and a 52-acre tract that had belonged to James Houston. The property (AHC8-North and South) was seized to settle his debts, and sold by the sheriff to the bank, Security Trust & Safe Deposit Company. The bank sold the same property to James T. Eliason in 1915. Eliason bought several properties in the vicinity. Census records showed that he lived in New Castle. The dwellings likely continued to be occupied by tenants during his ownership. His son, James T. Eliason Jr., sold the property to Nellie Hobson in 1945, together with the adjacent 8-acre wood lot that had been Jacob Houston's

share of his mother's estate. Almost the entire property was bought by Delmarva Power and Light in 1974, with only two small parcels totaling 10 acres being retained by Hobson. This smaller property is the location of the Bertha Hobson Chicken House (CRS N14385).

*Reed-Elliot Farm (Tax Parcel AHC9)*

This property consists of a large tract on the west side of Jamison Corner Road, extending from the headwaters of Scott run in the southeast to the headwaters of Ivy Run in the northwest. It was crossed by Segments 17 through 19 in the Phase Ib survey. No extant historic resources were associated with this property.

This is one of two properties derived from the same patent, together with the Bowman Farm (AHC10), described below. Thomas Lawes received a patent for a tract of 500 acres in 1683. When he died, he left the entire property to his daughter, Ann Ashton, and his grandson [actually Ann's son-in-law], Richard Humphries. They sold the western half of the patent, a rectangular tract of 300 acres, to Thomas Hyatt in 1722. The disposition of the eastern 200-acre portion (AHC10) is described below.

Thomas Hyatt died in 1745 and directed in his will that half of his property should go to his son Jacob, while the other half should be divided equally between his sons Caleb and Peter. This did not occur until a suit was brought by Jacob's heirs against Caleb's heir and Peter Hyatt in the Court of Common Pleas in 1758. In the resulting court decision, a tract of 156 acres (AHC9-South) was awarded to Jacob's heirs, a tract of 70 acres (AHC9-North) was awarded to Peter, and a tract of 78 acres (AHC9-West) was awarded to Caleb's daughter.

The 156-acre parcel (AHC9-South) represented Jacob's moiety and consisted of the southeast half of his father's tract. Jacob had died intestate before the division, and his parcel was inherited by his son William. William died without heirs, and his parcel was sold at public auction to William Moody in 1773. Moody died intestate and in debt, and his property was sold at public auction in 1787 to pay his debts, being bought by John Moody (his son). John Moody apparently entered into separate agreements to sell the 156-acre property to both William Aull and Thomas Read. This was finally resolved in 1795, when John Moody and Richard Aull together sold the parcel to the Reverend Thomas Read. In that deed, which narrated the history of the property, this parcel was described as a "messuage, plantation, and tract of land," indicating that there were structures on this parcel and that it was occupied.

The 70-acre parcel (AHC9-North) awarded in the division to Peter Hyatt consisted of the northeast quadrant of their father's 300-acre tract. Peter sold it to James Anderson (Sr.) in 1759. It was inherited by his son, James Anderson Jr., who later died intestate and in debt, leaving a minor daughter, Mary. The property was sold at public auction in 1772 by the administrator of his estate. It was bought by James Partridge, who sold this parcel (AHC9-North) and the western parcel of 78 acres (AHC9-West) to the Reverend Thomas Read in 1773.

The 78-acre parcel (AHC9-West) that was Caleb's share of the property went to his daughter Susannah, who married Benjamin Van Gezell. She sold the property to Thomas McKean and George Read in 1769. They sold it to James Partridge in 1773, who sold it to the Reverend

Thomas Read on the same day, selling the 70-acre and 78-acre parcels together. The 1773 deed narrated the history of these two parcels. Both were described simply as tracts of land, indicating that neither contained a dwelling. The rapid transfer from one owner to another also suggested the actions of land speculators, who did not occupy the property.

Reverend Thomas Read, who reunited the three portions of Thomas Hyatt's property, lived in Newark and later Wilmington. The property appears to have been occupied by tenants during this period. Thomas Read died in 1823 and the property was inherited by his son Alexander S. Read. In 1835, Alexander Read (living in Christiana Hundred) sold 202 acres of the property to Dr. John Martin (of Philadelphia), who was Thomas Read's adopted son (Scharf 1888:653). When John Martin died, his 1844 will first directed the property to his brother Alexander, but a codicil directed it to his sister's child, John Martin Connell instead. This heir died and the ownership reverted to his mother, Rebecca S. R. Connell, sister of Alexander S. Read.

On the 1849 map, the property is attributed to J. Reed (which may have meant John Martin Connell, mistakenly identified as Read). On the 1868 map, it was attributed to A.S. Read. However, both Rebecca Connell and Alexander Read were listed in Christiana Hundred in the 1860 census, indicating that neither party occupied the property. It is not known when Alexander Read died. After his death the entire property became vested in Rebecca Connell, both the 202 acres that John Martin willed to her son, and the 99 acres that Alexander had retained. After her death, her heirs exchanged various deeds between 1877 and 1881, with the result that James H. Elliot bought the 202-acre southern part of the property, and John R. Elliot bought the 99-acre northern part of the property. Both men were living in Wilmington in the 1880 census, and both sold their parts of the property to Dr. John H. Parvis on the same date in 1885. Thus the 300 acre property continued to be owned together. However, on the 1881 map, and the 1893 map that copied it with only minor revisions, it was shown as a single property of 300 acres, owned by J.R. Elliot.

When Dr. Parvis died, his lands were sold at public sale, including the 301-acre farm, which was bought by his widow, Henrietta Parvis in 1890. The deed described a farm dwelling house, barn, stables, wagon shed, and other outbuildings, indicating that there was a full farmstead on the property in the late nineteenth century. Following the death of Henrietta Parvis, the land was again sold at a public sale in 1927, being bought by James and Andrew Crothers, who formed the Crothers Brothers firm. Following their deaths, it was sold by their heir Howard Crothers to John Davis in 1952. Davis sold the entire property to the Delmarva Power and Light Company in 1974 for a proposed nuclear power plant, and the company sold its multiple holdings to the Welfare Foundation in 1984.

#### *Bowman Farm (Tax Parcel AHC10)*

The modern tax parcel for this property is bordered by Hyetts Corner Road to the north and Scott Run to the southeast. Historically the property was larger, including a portion across Hyetts Corner Road to the northeast. However, only the portion crossed by the project area was studied in detail. Segments 20 through 24 of the Phase Ib survey extended across this large property. No extant historic resources are associated with the property.

This property was traced back to the same patent from which the Reed-Elliot Farm (AHC9) originated, a tract of 500 acres that was warranted by Thomas Lawes in 1683. In his will, Lawes left half of his property to his wife Ann, who married John Ashton, while the other half was to be divided equally among his children. The heirs sold the western portion (300-acre AHC9) to Thomas Hyatt, but retained the eastern portion of 200 acres. Tax parcel AHC9 was inherited by Richard Humphries, but was seized by the sheriff to pay his debts, being sold at public auction in 1788. It was bought by Dr. Alexander Steward, and was described at the time as a plantation tract with frame messuage and other improvements, indicating that there was a farmstead on the property. The property was surveyed as containing 197.5 acres, which included a section north of what is now Hyetts Corner Road and a larger section south of the road, both bordering the west side of Scott Run. Dr. Stewart did not occupy the property, being a resident of Cecil County, Maryland. He sold the property to Peter Bowman (Sr.) in 1794. The next year, Peter Bowman (Sr.) also bought a tract of 95 acres from John Chatten. The latter parcel lay south of the first property, also along the west side of Scott Run. Together they made up the 296 acres of the Peter Bowman Farm. The southern 95-acre parcel was not traced further back, because it lay outside the project area.

Peter Bowman died intestate in 1796, leaving a widow and five children. His estate was not settled by the Orphans Court until 1837. Before that settlement was reached, Peter Bowman (Jr.) bought the 1/5 share of his sister Hester, who had married Henry Colesberry. At the time of the settlement, Peter (Jr.) was thus determined to have rights to the largest share of the estate (9 of 20 shares), with the other shares being apportioned among the siblings or their descendants. A plan of the estate associated with the 1837 Orphans Court settlement showed the property in detail, depicting the division into fields and wood lots, as well as two dwellings. The principal farmstead was depicted as a large dwelling surrounded by several outbuildings, all set back from the public road on an alleé of trees. This may have been the same plantation with frame dwelling and improvements described in the 1788 deed, perhaps having been enlarged by Peter Bowman (Sr.). In contrast, the secondary dwelling on the estate plan was a small house shown in isolation, situated in a woodlot on a corner of the property, far distant from the principal group of structures.

The principal farmstead shown on the 1837 plan was occupied by Peter Bowman Jr. in the decades leading up to the court settlement. Peter Bowman was listed in the census as the head of a large household in 1820 that included five whites, six slaves, and one free black man, and head of a household in 1830 that included only two whites and nine slaves. He apparently left after he gained clear title from the Orphans Court settlement. In 1840 he was listed in Brandywine Hundred and by 1850, he and his family had settled in Wilmington, where they remained. It is assumed that the farm was occupied by a tenant or farm manager during his ownership.

Peter Bowman (Jr.) died in 1864 and the property passed to his daughters, although his widow Mrs. Bowman was shown as the owner of the 300 acres on the 1868 map and subsequent historic maps. On the 1868 map, she was attributed as the owner of structures both at the location of the isolated house from the 1837 plan and a new structure in the middle of the property, south of the road. However, the elaborately depicted farmstead north of the road was not shown. This was interpreted to mean that the old farmstead, which may have dated to the occupation of Richard Humphries, or possibly the ownership of Thomas Lawes, was removed and replaced with a new

principal farmstead, which was shown as the only structure on later historic maps. This would fit with the pattern described for other farmsteads in nineteenth century St. Georges Hundred, where older dwellings or whole farm complexes were either remodeled or replaced with grand new structures (Herman 1984; Herman et al. 1989).

Bowman's daughters willed their shares of the estate to each other, with the result that the property became vested in the son of Mary [Bowman] Bird, Peter Bowman Bird, who in turn passed it to his daughter Barbara Bowman Bird. The property was still intact and was called the Peter Bowman Farm when Barbara Bird sold it to Howard Crothers in 1943, one of the Crothers brothers who also bought the former Reed-Elliott Farm (AHC9). Like other farms in the project area, the entire property was bought by Delmarva Power and Light in 1974 for a proposed nuclear power plant, and was sold to the Welfare Foundation in 1984, when efforts to build the power plant had been abandoned.

*Johns-Garman Farm and Johns-McMullin Farm (Tax Parcel AHC11 and AHC12)*

These two modern tax parcels were owned jointly at various times in their history. They consist of a property on the north side of Hyetts Corner Road (AHC12), extending west to Scott Run, and a property on the south side of the road (AHC11), also extending west to the stream. Segment 25 of the Phase Ib survey crossed the southern property, and Segments 27 through 30 crossed the northern property. These properties were associated with two recorded historic resources, one of which is no longer extant. The Mondamon Tenant Farm (CRS N05246) was recorded as a farmstead and determined eligible for the National Register in 1986, as part of the US 13 Relief Route study. The highway toll plaza was constructed immediately east of the farmstead. Since then, the buildings have been removed or demolished, and the location is now marked by a farm lane leading to a patch of woods. Kirkwood, or the Dr. M. Johns House (CRS N05245) is a surviving brick house that was historically part of a larger farm complex. It is situated on a one-acre lot on the north side of the road, but was historically associated with the property on the south side (AHC11).

These two properties originated from two tracts warranted by Amos Nichols. Nichols had warrants from William Penn for tracts of 200 acres and 300 acres, which were surveyed together as 525 acres. Amos Nichols sold both his warrants to Edmund Perkus in 1686 (variously listed as Edward Percus or Edmund Parkes). The 200-acre tract (AHC11-12-East) was described "with all that house or part of house which the said Amos Nichols procured to be built by Thomas Louis" (BD A1:167). This not only indicated the presence of a structure on the property, but that it may have been occupied by Thomas Lawes (Louis), who patented the property on the opposite side of Scott Run.

The next year Francis Huckin, attorney for Edmund Perkus, sold the 200-acre tract to John Sims. Sims sold the same property to Edward Gibbs in 1697, who in turn sold it to Matthias Erikson in 1699. It was Matthias Erikson who divided the property on a line roughly parallel to Scott Run to form two narrow parcels. He sold the northwest portion (which was bordered by Scott Run on the northwest) to Erazmaus Alrichs in 1707. This tract was acquired by John Greenwater some time thereafter, since a later deed recorded that Greenwater sold it to John McCool in 1741. Matthias Erikson sold the southeastern portion of his property to Philip Vossell. In 1701, this

parcel was seized and sold at public sale to pay Vossell's debts. It was bought by John Greenwater, who also owned the parcel that was bordered by the stream. Greenwater did not reunite the two portions, instead selling the southeastern part to John Pullar, a weaver, in 1716. Pullar died in 1722 and willed the property to his godson, James Surne, who lived in Staten Island, New York. James Journey, identifying himself as the same person as James Surne, sold the property to John Goldsmith in 1737, and Goldsmith sold it to John McCool in 1739. In both of these deeds, the boundary described a point "at the head of a valley and at John Greenwater's door," indicating that Greenwater had a house at the dividing line between the two 100-acre properties.

John McCool brought both tracts, reuniting them. He died in 1761, leaving conflicting wills on record. In one document, he left his land and houses to the Quaker meeting house, including land near Scotts Run and Drawyer Creek. In another will however, referenced in later deeds, he willed these two parcels to John Meriss and Mary his wife, to be inherited by Mary's male heir. Following this directive, the property was inherited by their son Benjamin Meriss. Benjamin Meriss sold the two parcels to Kensey Johns, in a deed that recounted some of the history of ownership.

Kensey Johns was a prominent legal and political figure, who served as Chief Justice of Delaware in 1798-1828 and as Chancellor of Delaware in 1830-1832. He resided in New Castle, but invested heavily in lands in St. Georges Hundred. It is assumed that his various properties were occupied by tenant farmers or farm managers. Kensey Johns died in 1848, and 350 acres of his estate were inherited by his son Henry Van Dyke Johns, including the properties that became AHC11 and AHC12. When the Reverend Henry Van Dyke Johns died, the property was divided along new lines, along the public road. The property north of the road, which was associated with the Mondamon Tenant Farm (CRS N05246) was inherited by his son James Carroll Johns, as a tract of 195 acres (AHC12). He sold it to James McMullin in 1867. McMullin had financial difficulties with a mortgage default in 1903, but the family was able to recover the property, and keep it in the family. In 1988, it was inherited by the heirs of Lillian McMullin, Helen M. Elkins and Maris M. Van Allen, the current owners of the property.

The southern half of Henry Van Dyke Johns' estate was inherited by his son Montgomery Johns in 1859, consisting of a tract of 150 acres on the south side of the road (AHC11), together with a one-acre tract on the north side of the road on which the Kirkwood/Dr. M Johns House is located (CRS N05245). Montgomery Johns sold his tract to James Garman in 1868. Garman defaulted on a loan to Alice Othoson, who acquired two properties in the public sale. Tax Parcel AHC11 was inherited by her son in 1904, and passed to his widow in 1935. She sold the southern property, now reduced to 102 acres, to John Reynolds, who sold it to Marion Amick, who formed Red Lion Farm. in 1941. Since then, the property had changed hands six times, mostly between one business and another. It is currently one of several parcels owned by Hyetts Corner, LLC.