

## Chapter 4

### HISTORICAL BACKGROUND

---

#### A. HISTORICAL OVERVIEW

William Rumsey dipped his pen in the ink and scratched the last line of an oversized compass rose on the upper right hand corner of the plat he was drawing. Rumsey paused. Even if he sanded the ink, it would have taken a little while for his work to dry.

It was the height of summer and Rumsey's House stood on the edge of the buggy, humid marshes that fringed the Bohemia River on Maryland's Eastern Shore. The house was grand and the view was beautiful but the conditions were so bad that William's descendants would eventually abandon the site because of "the prevalence of fever and ague in that locality."

As Rumsey looked over his map (Figure 4.1), he reviewed the carefully plotted outlines of the boundaries of the original patents that made up the substantial land holdings that had been assembled at the head of the Bohemia River by his father, William Rumsey I, and his grandfather, Charles Rumsey. In proud letters across the bottom right hand corner of the sheet, he wrote "William Rumsey fecit 20th July, Anno Domini 1748." His recently deceased father and namesake, an accomplished surveyor, would undoubtedly have been pleased to see that his eighteen year old son, now master of the family lands, had absorbed his lessons in protracting.

Although William Rumsey's map also showed the boundaries of a few important neighboring properties, its real purpose was to delineate the provenance of the most substantial portion of young Rumsey's inheritance. The core properties of this inheritance had been assembled by his grandfather, Charles Rumsey, in late 17th- and early 18th-centuries. Written in a black ink faded to brown, two accounts of Charles Rumsey's

life are preserved within the family papers in the Library of Congress. Authored by later Rumseys, one possibly by his grandson William, both manuscripts hold Charles immigrated to America at some point between 1665 and 1680 (Rumsey Family Papers, Box 1, Folder 2). Conflicting at points but largely relating the same tale, these biographies state that Charles made his transatlantic journey in the company of either a cousin or a brother and that the pair landed first at either Charleston, South Carolina or Virginia where they remained for a number of years before setting out to seek their own fortunes. Most later published biographical accounts of Charles Rumsey, e.g., Johnston 1881:508 and Scharf 1888:914, cite 1665 as the year of Mr. Rumsey's New World disembarkation and state unequivocally that Charleston was the site of his arrival. These authors, undoubtedly instigated by the family members who supplied them with the basic biographical information, chose the earliest suggested date for Charles' immigration in order to emphasize the primacy of his arrival. This assertion, however, fails to take into account that at the supposed date of his immigration, the site of the refined and elegant colonial port city of Charleston had yet to be cleared of old growth trees. The first British settlers did not begin to take up lands in its vicinity until 1670. Charles Rumsey almost certainly did not arrive in Carolina before that date although a Virginia arrival could well have been possible.

Both manuscript biographical sketches and the several published biographical accounts that seem to have been based upon them further state that in pursuit of land, Charles headed first for Philadelphia and then northward to New York. According to these accounts, Charles Rumsey found colonial New York and the surrounding countryside to be so heavily settled by

the “Dutch and the Germans” that the region seemed to pose a poor prospect for a British subject seeking to establish himself with a landed interest. They hold that Rumsey returned to Philadelphia where he inquired about where good land could be obtained and was directed to the eastern shore of Maryland. Charles then, according to the manuscripts, purchased his first tract at the head of the Bohemia River, married and began raising a family on the fertile fringes of the Chesapeake.

These family accounts paint a picture of Charles Rumsey as unseated bachelor who traveled up and down the seaboard of the Middle Colonies simply in search of a quality piece of land for his own personal use...a domestic plantation with which to establish himself, attract a wife and raise a family. The facts underlying the story suggest that the elder Rumsey’s finances were considerable and that his motivations were more complex and his goals higher reaching. Walter Wharton, the Duke of York’s designated surveyor for his lands on the Delaware laid out 570 acres of land for Charles Rumsey in Mill Creek Hundred in December of 1675 (Myers 1955:56). J. Thomas Scharf’s *History of Delaware* notes that Charles continued to accumulate lands in Northern Delaware throughout the remainder of the 1670’s, that he was involved in the erection of the first mill in Mill Creek Hundred in 1679 and that he was taxed for 640 acres on the Christiana River as late as 1683 (Scharf 1888:152, 849, 914 and 923). These facts seem to dispute the basic outline of events provided by the family accounts which place him in Philadelphia and New York immediately prior to his obtaining his first tract of land in Maryland. Philadelphia was not founded until 1682, seven years after Rumsey is known to have acquired his first lands within the boundaries of the future State of Delaware. It’s not impossible that, since Rumsey’s earliest documented land acquisitions all occurred within the boundaries of the northernmost of William Penn’s three “Lower Counties,” these purchases are the roots of the family

tradition that Rumsey located himself before and after his expedition to New York in Philadelphia. It’s quite possible that as Charles later recounted the events of his life to his son and as his son repeated them to his grandson, New Castle County, Pennsylvania gradually became Pennsylvania and then Pennsylvania became Philadelphia. It’s also not clear what the Rumsey family considered “New York” as prior to the execution of William Penn’s Charter in 1681 and his arrival in 1682, all of the Delaware Valley lay within the Duke of York’s purview and was administered from Manhattan. Charles Rumsey’s first warrants to take up land were, in fact, issued by Governor Andros of New York. It is also equally plausible that Rumsey did, in fact, journey to New York before beginning to assemble lands in northern Delaware.

In any case, it is clear that by the mid-1670’s Charles Rumsey had installed himself in the area that would soon become New Castle County. This was a fluid and yet ultimately defining period in the history of the Delaware Valley. Rumsey’s first recorded land transaction occurred almost exactly one year after the signing of the Treaty of Westminster, the mechanism by which control over the Delaware Valley was finally ceded by the Dutch States to Great Britain. The Delaware Valley was then sparsely populated by European settlers but, situated between New York and New England and the well established British colonies in the South, it offered the best remaining opportunities for the acquisition of large tracts of undeveloped lands in the mid-Atlantic. Undoubtedly, this is why Rumsey chose to first take up lands along the White Clay Creek and the Christiana River. His efforts to establish a mill and his financial ability to do so indicate that he was both more than typical bachelor in search of land to support a family and also more than a simple absentee land speculator.

Rumsey’s ultimate relocation from upper Delaware to the eastern shore of Maryland was almost certainly driven by his ambition. His Delaware lands were

clearly rewarding investments but as a man who had personally traveled from the Carolinas (or Virginia) to New York and who was witnessing the explosive growth of the Delaware Valley in the 1680's, the economic promise of the lands at the head of the Bohemia River and the opportunities that they presented would have been obvious. Although some accounts hold that Charles Rumsey had relocated to the head of the Bohemia River as early as the late 1670's, the first strong evidence of his presence in area is a deed documenting a land purchase made by him that occurred in 1695 (Rumsey Family Papers, Box 4, Folder 15). In the formal recitation of grantor and grantee, its author noted that Rumsey was "of Bohemia River" providing a *terminus ante quem* for Charles' removal from Delaware. With this purchase, Rumsey acquired title to "Adjunction", a one hundred acre tract of land at the head of the Bohemia River and part of another tract known as "Harman's Addition." Adjunction was the key to the transaction as its location was as advantageous as that of any parcel of land on Maryland's eastern shore. It would become the site of Rumsey's own home and the cornerstone of Rumsey family landholdings.

Adjunction was a long narrow parcel with its westernmost end lying at the head of navigation on the Bohemia River. Just to the west of Adjunction lay the peninsular divide between the Delaware River and Chesapeake Bay watersheds. It was only a short distance overland between Bohemia Landing, which was situated next to Adjunction, to the landing at the head of the navigable waters of the *Appoquinimink* Creek which flowed into the Delaware Bay. Thus the cart road from Bohemia Landing to the landing on the Appoquinimink (near modern day Odessa, Delaware) was less than eight miles long and was the shortest overland route between the Delaware Valley and the Chesapeake Bay region. With his purchase of Adjunction, Charles Rumsey was uniquely posi-

tioned to exploit the expected rise in traffic along this key length in the primary overland route between the Northern and Southern British colonies.

Rumsey's move to Maryland and William Penn's receipt of his Royal Charter of 1681 were both well timed and providential for Charles for other reasons than the obvious economic ones. None of the Rumsey family accounts provide anything in the way of details regarding Charles' early years in Great Britain. In fact, the names of Charles' father and mother are conspicuously absent from the extensive genealogical materials included in the Rumsey Family Papers. Only one manuscript or published source was identified during these investigations which provided information concerning Charles Rumsey's ancestry. Robert Ludlow Fowler's *Our Predecessor and their Descendants*, a privately published genealogy of the Fowler family printed 1888 states without reservation that Charles Rumsey was the son of Colonel John Rumsey (Fowler 1888:65). Colonel Rumsey was a highly placed officer who had served in the military under Oliver Cromwell and with distinction in Portugal before becoming the collector of customs for the City of Bristol in the early 1670's. Colonel Rumsey is best remembered for his activities in 1683 when he was identified as one of the ring leaders in the Rye House plot, an abortive attempt to assassinate James, the Duke of York, and King Charles II. According to John Latimer's *Annals of Bristol in the Seventeenth Century*, "Colonel Rumsey, an unmitigated villain, to save himself, surrendered, and became an informer (Latimer 1900:418)." Charles Rumsey might have found his life somewhat more difficult had he remained a resident of Delaware and had Delaware remained one of the Duke of York's possessions.

Rumsey purchased Adjunction was made from *Casparius* Augustine Herrman on November 11, 1695. Casparius Herrman had obtained the property from his father. Augustine Herrman, who was by far was the most significant individual with regards to the

historic development of the lands along the Bohemia River in Maryland (Rumsey Family Papers, Box 4, Folder 15). Augustine Herrman was one of the wealthiest merchants who operated out of the City of New Amsterdam while it was under Dutch rule. Born in Prague, Herrman arrived in New Amsterdam 1644 and served initially as a North American agent for the Amsterdam based firm of Peter Gabry & Co. In partnership with George Hack, Herrman became one of the successful tobacco traders in the world trading slaves, cattle, horses, lumber and wine to Virginia and Maryland in return for tobacco. It was only natural that Herrman's prominence in the economic life of New Amsterdam would lead to his entry into its political life as well. Herrman was elected to serve as one of nine councilors selected to advise the Governor Peter Stuyvesant on matters relating to the administration of the colony. Herrman faced difficult years in the early 1650's when his public opposition to Governor Stuyvesant bought harsh reprisals down upon him and when, in 1651, the English Parliament passed the Navigation Acts which restricted the English tobacco producing colonies from trading directly with foreign merchants (Wilson 1890:25, Ingham 1983:524).

In 1659, Herrman and Resolve Waldron were appointed by Governor Stuyvesant as ambassadors to Maryland and empowered to travel to St Mary's City to negotiate a settlement to a dispute over the boundaries between the Dutch settled lands on the western edge of the Delaware River and Lord Baltimore's lands on the eastern shore of Maryland. Herrman and Waldron, in the company of Native American guides and a detachment of Dutch soldiers. Leaving New Amstel (modern day New Castle), they traveled south and west passing through the disputed area. Herrman's own journal of the trip records that as they passed by water down the Elk River they reported no signs of European habitation until they reached the Sassafras Rivers and the plantation of Jan Turner where they encountered "Abraham the Finn, a soldier who had run away from Christiana and also a Dutch woman" and a small

group of additional Swedes and Finns who had run away during the period that the lower Delaware River was under Swedish rule (Hall 1910:315)."

Although the border dispute was not adequately settled by the delegation's efforts,

Herrman came away from experience with two important understandings. The first was appreciation of the quality and economic value of the lands along the edges of the Elk River and its tributaries and the second was the knowledge that an accurate map of the Chesapeake Bay and Lower Delaware River would be of immense value to any government seeking to lay claim to those areas. To George Calvert, Lord Baltimore, Herrman offered to undertake the completion of just such a map and in return was granted 6,000 acres of land on the Bohemia River in Maryland (Bedini 2001:469). Herrman also sought and received a hereditary title to the property which was established as a manor. Bohemia Manor, named after Herrman's place of birth, was situated on the east side of the Elk River and north of the waterway which would soon become known as the "Bohemia River." Herrman relocated his family from New Amsterdam to Maryland and constructed a large house on a promontory of land near the point where the Bohemia River flowed into the Elk. Herrman's map (Figure 4.2), of which less than a half dozen original copies survive today, took close to ten years to complete... so long in fact the Herrman's Bohemia Manor (Figure 4.2a) appears on it. Herrman's achievement was celebrated by the inclusion of his own portrait (Figure 4.2b) on the map when it was finally printed in London in 1673. Further rewards came in the form of additional land grants from Lord Baltimore. The most notable of these was St. Augustine Manor which extended from the eastern boundary line of Bohemia Manor to the Delaware River. Herrman's grants would eventually total between 20,000 and 25,000 acres (Bedini 2001:469)



Figure 4.2c. Herrman, Augustine. *Virginia and Maryland*. Portrait of Augustine Herman. 1670.

Lord Baltimore's grant of St. Augustine Manor demonstrated that little progress had been made over the course of the previous decade as far as settling the dispute over the boundaries between Maryland and the settlements on the Delaware River. Most of the land over which this section of the U.S Route 301 will be constructed was, in fact, originally patented in Maryland, although all of it lies today within the bounds of Delaware. These Maryland patents began to be made in the early 1670's and typically took the form of irregularly shaped tracts of between 100 and 500 acres that pieced together somewhat imperfectly. The cross border nature of the project area is a defining and reoccurring theme in its history. Just as the project area straddles the border of two important watersheds, it also spanned the unclear and sometimes changing line between two colonies.

Shortly after acquiring his initial grant, Herrman wrote to William Beekman that,

"I have been on the Bohemiariver to visit my Colony and discovered at the same time the best place, to carry on a trade between here and the Southriver. I am now at work, to encourage people to establish a village there, with which I trust a beginning shall be made next winter and from there we shall be able to reach the Sandhoeck overland in half a day and also have, as it appears to me, a wagon-road. For the Minquaskill and the aforesaid Bohemiariver run there within a league from each other, from where we shall in time have communication with each other by water, which may serve as encouragement to the inhabitants of New-Netherland (Fernow 1877:337)."

Herrman was clearly eager to exploit the potential for a primary intercolonial trade route to be established across his new acquired manor. It was he who should ultimately be credited with establishing the overland route which attracted Charles Rumsey to Adjunction

and with creating the basic road network that continues to define the landscape of the project area today. Buried deeply within the Rumsey Family Papers is a large manuscript map (Figure 4.3), which was probably drafted by Charles Rumsey's grandson, William in the early 1740's but which shows the outline of the road network within the project area as it was carved out of the wilderness by Augustine Herrman and his sons.

Immediately upon the receipt of his grant of the 6,000 acre Bohemia Manor tract, Herrman began the construction of the wagon road that extended between a newly created landing at the head of the Bohemia River across the peninsular ridge line to a landing on the *Appoquinimink River near the modern day site of Odessa, Delaware*. Known as "*Herrman's Cart Road, this route quickly became a primary avenue of commerce both legal and illicit*."

*In a letter dated September 1661 to Governor Peter Stuyvesant from William Beekman, his representative on the Delaware, Beekman wrote that "The English offer to deliver yearly 2 to 3,000 hogshead of tobacco at our creek or Apoquenamingh, if we will provide them with negroes and other commodities" (Fernow 1877:357). This was clearly an offer made by Herrman and his associates and if it was not in outright violation of the Navigation Act of 1661 it was certainly skirting its intent.*

The utility of Herrman's Cart Road to tobacco smuggler's lasted into the early 18th-century. In a report concerning the state of trade in the colony of Maryland, its Governor, Francis Nicholson, in 1697, wrote concerning his efforts to control the illegal trade in tobacco with Pennsylvania that was taking place over Herrman's road.that...

I have P. R. O. endeavoured to make an Essay of Ports and cohabitation at Maryland, at

“this place, and at the Port of William Stadt on the Eastern Shore, which are places where Trade naturally was. To come to which places I have ordered the Pensilvanians who trade by Land at the Head of the Bay, there being severall good Cart Roads between the Two Countreys, especially one which is between the Head of Bohemia River in this Countrey, and Opoquiraing Creek which runs into Delaware River a few Miles below New Castle, the Land Carriage being only about eight miles, by which they carry Boats and Shalops of 10 or 12 Tuns upon Sleys, or in great Carts: and illegal trade is much practiced that way, especially in carrying Tobaccoes into Delaware, from whence I suppose severall hundreds of Hogsheads are carried into Scotland and other places, and I believe that when strict examination is made there, it will be found that the Acts of Trade and Navigation &c are oftner broken than kept (Browne 1903:87).”

Nicholson’s claim that “Boats and Shalops” were actually portaged utilizing the eight mile long cart road would seem highly improbable if it wasn’t corroborated by another account. In 1679, Dr. Benjamin wrote in a journal account of his trip from Boston to New Castle that *“About 8 myles below New Castle is a Creek, by wch you may come to a neck of land 12 myles over . wch are drawn goods to & from Maryland & Sloopes also of 30 tuns are carryed overland in this place on certain sleds drawn by oxen, & launched again into the water on ye other side (Mountford 2002).”*

Although the location of the historic alignment of Herman’s Cart Road from Bohemia Landing to the Appoquinimink River has been the subject of some scholarly debate, the Rumsey Family map (Figure 4.3) shows with a fair degree of accuracy the alignment of the road between Bohemia Landing and the site of modern day Middletown. Figure 4.4 shows

how the landmarks shown by the Rumsey map correspond with the landscape of the project area. The track of “the cart road from Bohemia Landing to Appoquinimink” as it is shown on the map appears to closely correlate with the alignment of Bunker Hill Road within the project area. West of the project area, the cart road turned south way from the existing road alignment in order to reach the point of the neck of land on which Bohemia Landing was located.

On its eastern end, the map shows the cart road continuing on past a house labeled “Andrew Peterson’s Now Witherspoon’s.” Andrew Petersons appears on a number of 18th-century maps of Delaware including the Eastburn map of 1737 and the Faden map of 1778 (see below Figures 4.8 and 4.10). Andrew Peterson was a descendant of Adam Peterson who settled in the Middletown area in the third quarter of the 17th-century. The map shows the family’s house which is believed to have stood near the modern day intersection of West Main Street, Bunkerhill Road and Middletown –Warwick Road. David Witherspoon, who had emigrated from Londonderry, Ireland married Andrew Peterson’s widow after Andrew’s death in 1740 and lived with her in the house before relocation to a tavern he constructed in 1767 at the crossroads which would grow to become modern day Middletown.

In 1671, following the English takeover of New Amsterdam, an agreement was struck between the Marylanders of Herrman’s Plantation and the English at New Castle to construct a road linking the two settlements (A.D. Marble & Co. 2006 25-26). John Thomas Scharf confirmed in his History of Delaware of 1888 that the road was actually constructed, “this road, which was soon built, was the first across the Peninsula of which any mention is made” (Scharf 1888:413). Exactly where this road ran remains slightly unclear. The historic context document completed for the Predictive Model study for the U.S. Route 301 project suggests that the road “extended

southward, crossing Drayer's Creek before connecting with Augustine Herrman's cartway at Appoquinimink Creek (A.D. Marble & Co. 2002 25-26)" This would seem to correlate the alignment very roughly with that followed by modern day Delaware Route 13. However, there was another early road which connected Bohemia Manor with the New Castle Area. This was the "Choptank Road" or "Delaware Path". According to William B. Marye who studied this road's origins, this route ran " in a south westerly direction across what is now New Castle County to a ford at or near the head of tidewater on Back Creek of Elk River. Thence it ran southward to fording places near the head of tidewater on the head streams of Bohemia River. From the head of Bohemia it went to the head of Sassafra (Marye 1936)." North of the cart road, the road was known as the Delaware Path and south of the road it was known as the Choptank Road. Its origins are unclear. Many have claimed that it was a Native American route that was adopted by the first settlers in the area. Although there are several reliable accounts that report that early European travelers were led over the road by Native American guides, there no documentation to show that the route predated Augustine Herrman's entry into the area. (Marye 1936)

Following Augustine Herrman's death, in 1686, his son, Ephraim Herrman, the second Lord of Bohemia Manor sold St. Augustine Manor to Matthais VanBibber(Marye 1936). The alignment of the Choptank/Delaware Road formed the dividing line between the two manors. Because of a dispute involving this boundary that first arose in the second decade of the 18th-century we know a considerable amount about the route's alignment and history. This is in large part due to a number of depositions taken in the 1720's documenting the knowledge of a number of individuals who had lived in the area and utilized its roadways since the 1680's (Marye 1936). The core of the dispute revolved around whether or not the modern day alignment of Choptank Road represented the same

alignment that was in place at the time of Herrman's sale to VanBibber. VanBibber claimed that an earlier version of Choptank Road had existed at the time of his purchase of St. Augustine Manor. The Herrman family and their supporters held that the the extant version of Choptank Road was the only alignment to ever have existed. VanBibber's earlier alignment crossed the northernmost of the three main branches of the Bohemia River near where the Rumsey map showed Pierce's Mill to have stood and then continued southward across the necks of land formed by the three branches before continuing southward towards a place later known as the "crossroads." This track is roughly followed by the alignment of modern day "Old Telegraph Road." The crux of the dispute was that if VanBibber's alignment did exist then it was the road referenced by the original deed and thus all of the lands between the old and new alignments were part of Augustine Manor and not Bohemia Manor as the Herrmans claimed.

One of VanBibber's witnesses, William Bolding, swore in 1723 that when he was around 10 years old (c. 1680), he had witnessed Casparius Herrman, Augustine Herrman's younger son and a number of others clearing a section of the current alignment of Choptank Road (Marye 1936). Both the map drawn by William Rumsey in 1748 (Figure 4.1) and the slightly earlier Rumsey Family Manuscript map (Figures 4.3-4.5) show Choptank Road north of the Bohemia Landing Cart Road in approximately the same alignment that it currently occupies. Both maps also show a no longer extant leg of the road extending southeast through the U.S. Route 301 project area. The maps show the road extending south avoiding the headwater streams of the Bohemia River and then turning south west at the point the road would have intersected with the alignment of modern day Route 301 at a location approximately opposite the modern day western terminus of Level Road and continuing to the southwest.

Another road that ran through the project area in the 17th-century that was definitely constructed by the Herrman family was the “cart road to Reedy Island.” This route began on the Appoquinimink Path and ran eastwards to Casparius Herrman’s plantation on the Delaware on the south side of Augustine Creek near Reedy Island (Scharf 1879:430). The Appoquinimink Path was a trail that ran from the Bohemia Landing to Appoquinimink Landing Cart Road to Augustine Herrman’s own house on the Elk River. Both of Augustine Herrman’s sons, Ephraim and Casparius, lived in areas controlled by the New York based government of the Duke of York and both held high ranking posts within the Duke of York’s government in the Delaware Valley. Ephraim Herrman lived in New Castle and Casparious held a plantation granted to him by Governor Andros that included all of the land between Augustine Creek, modern day Delaware Route 13 and the Appoquinimink Creek (Scharf 1888:989). The Reedy Island road was constructed by Casparious Herrman to link his plantation with his father’s house (James and Jameson 1913:113). It crossed east to west through the project area north of modern day Armstrong Corner Road. It shows up as an unidentified dotted line on the Rumsey map (Figures 4.3 and 4.5). Another unidentified road is shown extending from the east side of Choptank Road north of the Bohemia landing cart Road and heading off to the northeast but it is unclear both when this road was constructed and what its intended destination was.

Although Augustine Herrman and his direct family don’t seem to have owned any of the land within this segment of the U.S. Route 301 project corridor, the family none-the-less played a central role in the early phases of the settlement of the broader region and, more specifically, in the development of the road network over which the project corridor lies and with which it will be interwoven. Similarly, Charles Rumsey also never owned any of the lands within the project corridor but he did play an important role in

life at nearby Bohemia Manor and he laid the ground work for the family property that would grow under his son’s and grandson’s ownership to include the southernmost part of this section of the project corridor.

According to John Thomas Scharf’s History of Maryland, in 1710, Charles Rumsey presented a petition asking to open an ordinary at his home and in support there of “shewing that he was a liver at the head of Bohemia River and that he had a wife and several small children to maintain, which to him were very chargeable, and continual passengers coming to his house, travelers from this province for Pennsylvania and from Pennsylvania to this province, and to whom he in modesty gives entertainment and lodgings, victuals, &c., without pay, with in time may amount to considerable sums of money (Scharf 1879:242).”

Charles Rumsey’s house and ordinary was situated on the westernmost tip of Adjunction. It was the very same home that appears labeled “Rumsey’s” on the Rumsey map (Figure 4.3 and 4.4). When Charles Rumsey died in 1717, his lands were divided amongst his sons, Charles, William and Edward. It was William who ultimately inherited Adjunction and who drafted the outline of its boundaries on a map (Figure 4.6) which he produced in 1721. Adjunction, the core William’s inherited land holdings, did not include any of the U.S. Route 301 project corridor but William soon began acquiring adjacent parcels at the head of the Bohemia River greatly expanding the family holdings. Perhaps the most important of these new properties was a significant part of a tract of land known as “Manwaring Hall.” Manwaring Hall was a triangular parcel of land that included Bohemia Landing at its apex and much of the western end of the cart road within its bounds. Figure 4.7 is a survey map of Manwaring Hall sketched by Rumsey in connection with a resurvey of the property requested by its previous owner, Doctor Hugh Matthews who wished at one time to have the original 400 acre parcel expanded to

1000 acres (Cecil County Circuit Court, Unpatented Certificate 217). This expansion does not seem to have ever taken place. William Rumsey's subsequent purchase of Manwaring Hall gave him control in one way or another over most of the activity that took place over the cart road. From James Paul Heath, Rumsey acquired "Heath's Third Parcel" a parcel that extended between Manwaring Hall and Adjunction that Heath had inherited from his father (Rumsey Family Papers, Box 4, Folder 15, Brown 1999:105). The southern end of this segment of the U.S. Route 301 project corridor extends across part of Heath's Third Parcel once owned by William Rumsey.

While William Rumsey was rapidly assembling a substantial body of land holdings at the head of the Bohemia River, he was also developing a career as a surveyor. He served as the deputy surveyor of Cecil County but more importantly he was appointed to be Maryland's representative in an effort to survey a temporary boundary line between Maryland and Delaware that was to serve until a finalized border could be worked out by the courts. The other surveyor, who was principally in charge of the effort, was Benjamin Eastburn, the Surveyor General of Pennsylvania and the three Lower Counties from 1733 until his death in 1741 (Monroe and Dann 1985:222. In conjunction with his efforts to support the Penn family's claim to their western Delaware holdings, Eastburn produced a map of the three lower counties (Figure 4.8) which is the earliest surviving detailed map of Delaware currently known. Eastburn's map shows the cart road leading from Bohemia landing to the future site of Middletown and then a second segment of road leading from Middletown to Appoquinimink Landing. Eastburn's map was apparently based in part on a now lost map made by one of his assistants, Thomas Noxon. Noxon is worthy of mention in this context for he is known to have been patented a tract of land in the northern part of the project area named Noxon's Adventure. Noxon, however, owned numerous prop-

erties spread out across New Castle County and is not believed to have been resident or to have developed this particular property himself.

At about the same time that William Rumsey was undertaking his survey work to demarcate the boundary between the Maryland and Pennsylvania borders, he was also serving as the Naval Officer of Cecil County (Maryland State Archives 2007a). At this same time Rumsey also served as deputy commissary for Cecil County, receiver of rents for two of Lord Baltimore's Manors, Justice of the Peace and as a member of the Maryland Assembly (Egle 1891:548). Rumsey's appointment as Naval Officer only complicated his position in the boundary dispute between Maryland and Pennsylvania for the Naval Officer under Maryland law was responsible for collecting import and export duties and other fees on ships using Maryland's ports. This brought Rumsey into conflict with many of his neighbors who believed that they were residents of Pennsylvania and thus disputed Rumsey's right to assess duties. During the late 1730's the boundary issue was a sore one within the immediate project area vicinity as differing individuals claimed the rights to occupy properties under competing Maryland and Pennsylvania claims. The boundary line which would extend right through the middle of William Rumsey's lands was not finally settled until the Mason/Dixon line survey of 1763-1767. The map (Figure 4.9) produced to accompany this famous survey shows the line's location well to the west of the current project area. Interestingly the map also shows a road in the same positions as the alignment of the original Choptank or Delaware Road as it was claimed by Mattais VanBibber in the 1720's to have existed in the 17th-century. The final settlement of the boundary must have been relatively happily received by most of the owners of the properties along the project corridor... none are known to have been disposed of lands by the final settlement.

Around 1738, Rumsey commenced work on a substantial improvement to his land holdings. This involved the construction of a grist mill on what was the known as the Pipe Spring Branch of the Bohemia River. Rumsey arranged for the requisite rights to the land on which the mill complex was to stand and the right to impound the stream and erected the mill and contracted for the construction of the mill dam and races (Rumsey Family Papers, Box 4, Folder 15). The new mill seat stood approximately a mile and a half to the east of the project alignment near the point at which “Old Telegraph Road” crosses the tributary today known as the Sandy Branch. The “pipe spring” after which the “Pipe Spring Branch” was named appears on the Rumsey map (Figure 4.3 and 4.5) and stood a short distance to the east of the present crossing of the brook by Old Telegraph Road. The mill was a substantial component in the Rumsey family holdings but according to William Marye it was said to have never been provided with a sufficient water supply and to have been “last used as a bark mill by one of the Bassets who ran a tanyard there (Marye1936).

This improvement involved the construction of a grist mill on what was then known as the Pipe Spring Branch of the Bohemia River. Rumsey arranged for the requisite rights to the land on which the mill complex was to stand and the right to impound the stream and erected the mill and contracted for the construction of the mill dam and races (Rumsey Family Papers, Box 4, Folder 15). The new mill seat stood approximately a mile and a half to the east of the project alignment near the point at which “Old Telegraph Road” crosses the tributary today known as the Sandy Branch. The “pipe spring” after which the “Pipe Spring Branch” was named appears on the Rumsey map (Figure 4.3 and 4.5) and stood a short distance to the east of the present crossing of the brook by Old Telegraph Road. The mill was a substantial component in the Rumsey family holdings but according to William Marye it was said to have never been provided with a sufficient

water supply and to have been “last used as a bark mill by one of the Bassets who ran a tanyard there (Marye1936).”

William Rumsey died, in 1742, and left 600 acres including the mill and his lands at the head of the Bohemia River to his son, William Rumsey, Jr (Rumsey Family Papers, Box 4, Folder 15). William Rumsey, Jr. would oversee his family’s estate during the opening years of the Revolutionary but the conflict would ultimately take both his life and that of his eldest son. The Rumsey family would prove to be strong supporters of the Revolution and the Rumsey Family Papers contain numerous pieces of correspondence between William Rumsey, his brother Benjamin Rumsey and his son Nathan Rumsey on the topic of liberty and the politics of the day (Rumsey Family Papers, Box 1, Folder 9 and Box 2, Folder 4). William and Benjamin both served as members of the Assembly of Freeman, Maryland’s Revolutionary War period government. Benjamin Rumsey also served on the Council of Safety and as a representative to the Continental Congress (Brown 1903:567).

Nathan Rumsey served the cause of the Revolution in other ways. He entered into a business partnership that contracted with the Continental Congress to supply French guns to Washington’s Army (Rumsey Family Papers, Box 4, Folder 10).. Nathan left the United States and joined the American contingent in France representing the Philadelphia based mercantile firm of Hodge and Bayard where he arranged the trade of tobacco for arms and powder (Chesnut and Taylor 1990: 210). In between communicating with Benjamin Franklin and fitting out ships full of supplies for transatlantic voyages, Nathaniel Rumsey also appears to have also found the time to undertake a small measure of international trade for his father and other acquaintances on the Bohemia River (Rumsey Family Papers, Box 2, Folder 4). Rumsey may have stood to make a profit on his activities in France but the surviving evidence seems to suggest that he was

operating as an agent of the Continental Congress as much as he was a war profiteer. The extent to which he was in fact an agent of the American government remains unclear.

In any case, in February of 1777, John Bayard wrote to Rumsey enclosing a letter from his family informing him of “the news of the death of your worth father (New York Historical Society 1888:I).” According to later notes in the Rumsey Family Papers, William Rumsey Jr. was accidentally shot during a salute of the Bohemia Militia, an organization in which he served as a Major. It is unclear whether Nathan Rumsey received the news from another source or not but, in April, before he received Bayard’s communication for he left France to return to America. The biographical materials in the Rumsey Family Papers state that although Nathan left France, he never arrived in America. This would seem to have been refuted by a letter from Benjamin Snowden dated August 25, 1777 in Benjamin Franklin’s Papers at the American Philosophical Society.

“About Six weeks since I was not a little distressed with accounts from France that our Friend Mr. *Rumsey* was taken on his way to America, but within these few days I have had the pleasure of hearing from Nantes that the report was groundless, and that they have authentic tidings there of his safe arrival at Baltimore.”

Unfortunately, if Nathan ever actually landed at Baltimore, he never returned home. Although the research conducted during the course of this investigation has not determined whether Nathan died at sea of a sickness or whether his ship was taken or simply lost, it is clear that Nathan Rumsey never completed his transatlantic voyage and that the family legacy at the head of the Bohemia River passed to his younger brother, William Rumsey III (Rumsey Family Papers, Box 1, Folder 2).

The death of William Rumsey Jr and Nathan Rumsey seems to have done much to sever the ancestral ties to the family properties on the Bohemia River. In the years following the war’s close, elements of the family seem to have relocated to the more stylish urban centers of Philadelphia, New Castle, Wilmington and Georgetown, Delaware. The family chose to abandon the old home on Adjunction around this time because of its perceived unhealthy environment. It was during this same period that the significance of the Bohemia Landing and the cart road went into its last phases of decline. The emergence of new ports on the Chesapeake Bay like Baltimore and broader changes in trade patterns all helped to diminish the importance of the overland route across the Peninsula over the course of the 18th-century. Bohemia Landing became a local landing but gone were the days when it served as any more significant link in the mid-Atlantic trade network. The Faden map of 1778 (Figure 4.10), for example, still shows the cart road but no longer shows any track or lane heading toward the former site of the landing. Instead the road continued on past the landing and went directly to the mouth of the Bohemia River on the Elk River. Although Bohemia Landing was going through a period of slow decline, discussions concerning the need for a trans Delmarva began to be taken seriously for the first time during the second half of the 18th-century.

In 1764, the American Philosophical Society first began proposing that studies be undertaken to identify a route for a canal which would link Philadelphia with the Chesapeake Bay. Pennsylvania made period approaches to the government of Maryland concerning the need for a canal but these were not optimistically received until 1799 when the Maryland Legislature finally passed an act incorporating a company for the Construction of a Canal (Snyder and Guss 1974:15). A map (Figure 4.11) prepared for the Academy of Science depicting possible canal routes showed routes leading from the Sassafras to the Appoquinimink Creek, two slight variants of a route approximating the

eventual alignment of the Chesapeake and Delaware (C&D) Canal and a third route roughly following the course of the Bohemia Landing to Appoquinimink Landing Cart Road. The eventual construction and opening of the full length of the C&D Canal in 1829 was the final blow to any cross peninsular trade along the old cart road (Snyder and Guss 1974:15-17).

William Rumsey III never married and appears to have leased his estate at the head of the Bohemia River to his brother, John, in 1785. The lease included not only the real estate itself but all of the associated appurtenances including slaves and furniture. The only thing excluded was the mill which seems to have always been leased to an independent millwright (Rumsey Family Papers, Box 4, Folder 12). William Rumsey retained the bulk of his lands well into the 19th-century before finally selling the core of the family property to William Polk of Odessa in 1836.

Over the first few decades of the 19th-century the landscape of the project corridor changed relatively little. The Heald map of New Castle County Roads (Figure 4.12) documents a few alterations to the local road network. The road today known as Armstrong Road had been laid out between Choptank Road and the Middletown Road. At the southern end of the study corridor, the section of the Choptank road that extended south of its intersection with the Bohemia Landing to Appoquinimink Landing Cart Road is not depicted suggesting that it had may have begun to go out of use by that date. The segment of roadway had not entirely gone out of existence because it appears again on a map of 1836 showing the proposed alignment of the Delaware Railroad (Figure 4.13)

The historical landscape of the project area was more significantly altered between 1849 (Figure 4.14) and 1868 (Figure 4.15) – when the Delaware Railroad Company built a railroad that connected New Castle

and Dover (and the Armstrong family developed their property at the intersection of Armstrong Corner Road and the Road to Middletown.

By 1850, a railroad that had been authorized in 1836 (Figure 4.13) was finally completed between Dover and New Castle. When chartered in 1836, the Delaware Railroad was meant to connect the New Castle and French Town Railroad to the southern boundary of the state, including branches to Lewes, Seaford and other important towns in Delaware. After a number of setbacks, the railroad was finally completed in the 1850s. The construction of the railroad facilitated the shipment of the area's agricultural produce and fostered the grow of Middletown from a rural crossroads to large village. Today, the tracks cross the proposed Route 301 alignment at the northern part of section 2 (Hayes 1882).

Though the Armstrong family had held land at the crossroads since 1820, the only building they had constructed on their property was the main house situated to the north of the crossroads. By 1868 however, they had built a number of buildings including a shoe shop and store at the intersection (Figure 4.16). Benjamin Armstrong also built a brickyard in the vicinity of Armstrong Corner that he operated since about 1878 (Scharf 1888:992). In 1888 historian J. Thomas Scharf described the village as follows, "Armstrong's Corner is a small village situated between Middletown and Mount Pleasant. It contains a store kept by W.H. Science, a brick yard, a Presbyterian Chapel, a wheelwright and blacksmith shop and about twenty-dwellings (Scharf 1888:993)."

The current project area was home to several free African-Americans in the 19th century. Samuel Dale purchased nearly 20 acres of land in 1854 on which he built a house. Adam Carsons owned just over 28 acres of land on Choptank Road from 1840 to 1850 while Amos Bell owned over 120 acres on Armstrong Corner and Choptank Roads from 1838 to 1865 and (see fur-

ther discussion of these landowners below). Historian William H. Williams study *Slavery and Freedom in Delaware, 1639-1685* provides a context in which to view this pattern of settlement in the project area. According to Williams, in 1860 about 10 percent of free African-American males in rural Delaware were tenant farmers while only 5 percent owned their own farms. The average size of the 141 African-American owned farms was 67 acres. Historian Patience Essah's study of African-Americans in Delaware found that the richest free black farmer in New Castle County in 1860 owned \$8,000 worth of real estates (Essah 1985:196; Williams 1999:202-203). Thus Samuel Dale and Adam Carsons likely serve as fairly typical examples of land-owning African-Americans in ante-bellum Delaware. On the other hand Amos Bell, who in 1860 owned over 120 acres of real estate valued at \$5,000, would certainly have been considered to be of more elite status (United States Census 1860).

Likely in response to the growing settlement at Armstrong Corner, the State of Delaware created additional school districts in the vicinity. In the 1870s School District No. 96 was formed and a new school built just west of the crossroads (Figures 4.17 and 4.18) (New Castle County Clerk of the Peace). Benjamin Vance Armstrong, to whom much of the Armstrong family land at Armstrong Corner descended, was very active in the school district. In 1897, he was appointed clerk of the district (Delaware General Assembly 1897).

Outside of the above mentioned developments, the general agricultural character of the project area remained relatively unchanged through the 19th century. St. George's Hundred as a whole remained predominately agricultural. Scharf reports in 1888 that with the exception of marshland along the Delaware River, the entire Hundred was under cultivation. A large portion of St. George's Hundred was devoted to peach production in the mid-1800s and many farmers gained a great deal of wealth from the cultivation

of this crop for market. However, by the late 19th century many farmers went bankrupt when a "peach blight" destroyed the crop throughout the region (Scharf 1888:981-982).

Those farmers that remained in a financially viable position retained their wealth by diversifying the production of their farms. Thus the late 19th and early 20th centuries, farmers introduced new methods and types of production. In St. George's Hundred poultry and dairy farming became increasingly important and this is certainly the case within the current project area (see for example, the discussion of the Holton Farm below). With the exception of the introduction of new products, the farms on the rural outskirts of Middletown remained remarkably unchanged through the 19th and 20th centuries. Twentieth century maps and aerial photography reveal a landscape that continued to be marked by medium sized agricultural tracts and little development (Figure 4.19; Plates 4.1a-c and 4.2a-c).

However, by the beginning of the 21st century, these large tracts of farmland that had characterized southern New Castle County were increasingly overtaken by residential and commercial development. By the beginning of the 21st century, housing developments, shopping centers and office complexes were built along the eastern side of Route 301. In 2007, the new Appoquinimink High School and Spring Arbor Homes were built on the south side of Bunker Hill Road.

By the first decade of the 21st century, this residential and commercial growth caused increased strain on the transportation infrastructure of rural Middletown. Thus in 2007, the Delaware Department of Transportation began a full reconstruction of Choptank Road from Bunker Hill to Bethel Church Road. Plans included the construction of three roundabouts, one at the intersection of Choptank Road. The roundabout, one of the first in the state, was meant to slow traffic and deter truck traffic. However, it quickly had to be reworked

when it became evident that the roundabout could not accommodate the transportation needs of large farm equipment (Delaware Department of Transportation 2007; Henely 2008).

## B. INDIVIDUAL PROPERTY HISTORIES

For discussion purposes, the land that the proposed alignment of U.S. Route 301, Section 2 crosses has been divided into sections based on historic tract names. Please see figures 4.20a and 4.20b for a map of these tract boundaries overlaid on project plans.

### 1. Rumsey Tract (Parcels 137, 142)

In the 18th century William Rumsey, a planter, surveyor, and customs agent from Bohemia Landing, came to own nearly all of the land in the southern part of the project area. He acquired this large land tract, which once extended across the Maryland border, through various purchases of parts of 17th- and early 18th-century tracts. The southernmost portion of Section 2 of the proposed U.S. Route 301 alignment crosses a small part of William Rumsey's large landholding.

The southern portion of Section 2 of U.S. Route 301 crosses land that was part of a patented tract called "Heath's Third Parcel" (Table 4.1). Heath's Third Parcel was originally granted by patent to James Heath in 1714. When James Heath died, the tract passed to his son, James Paul Heath (Cecil County Court Land Records 6/179). James Paul Heath sold the property to William Rumsey Sr. in 1742 (Cecil County Court Land Records 6/179).

While there were likely several structures on the Rumsey property, evidence points toward the location of only a few. William Rumsey Sr.'s house was situated near Bohemia Landing, which is well outside of the project area (see Figure 3.3). He also built a grist-

mill and house on Sandy Branch near the Maryland state line by 1739. This mill was located downstream of the portion of Sandy Branch that cuts through the U.S. Route 301 alignment, and thus is outside of the current project area (Rumsey Family Papers).

When Rumsey died in 1742 his land, including the mill, passed to his son, William Rumsey Jr. (see Rumsey Family Papers). When he died in 1777, the land stayed in the Rumsey Family, passing first to William's oldest son Nathan and ultimately to his second son William Rumsey III (Rumsey Family Papers). Evidence suggests that William Rumsey III leased his property (except the mill), goods, stock and slaves to his brother John Rumsey in 1785 (Rumsey Family Papers). The mill may have been out of use by 1836 when William Rumsey sold 970 acres of his property to William Polk for the deed for that property refers to the "old mill pond." The description of the boundaries in this deed confirms that the mill was located outside of the project area (New Castle County Deed X4/79).

Rea and Price's 1849 *Map of New Castle County* (Figure 4.14) shows several dwellings located within the boundaries of the land that Rumsey had sold to William Polk, but none of these buildings are located within Section 2 of the proposed U.S. Route 301 alignment. Polk himself lived in Cantwell's Bridge where he operated a large and successful mercantile business (Delaware Historic Preservation Office, Research File, N-113). William Polk divided his land in his will dated 1853, leaving all of the land within the proposed alignment of Section 2 to his daughter Eliza, the wife of John P. Cochran (New Castle County Probate Records, William Polk, 1853).

John P. Cochran was a successful farmer and future political leader in Delaware who lived at "Cochran Grange" on the southeastern side of the road from Middletown to Warwick. He built the "Rumsey" farmhouse (N-113) on the land that he and his wife had inherited from William Polk. Though Cochran

was active in politics, serving as the Governor of the State of Delaware from 1875 to 1879, he never wanted his children to become involved in politics. Instead he sought to provide them with land and skills to pursue agriculture. Thus by 1868, Beers' *Atlas of the State of Delaware* (Figure 4.16) shows John Cochran's son Charles Cochran as the occupant of the Rumsey Farm (Norton 1977; Sobel and Raimo 1978).

In 1878, ownership of the Rumsey Farm passed to William Cochran who owned it until 1894. During this time, almost 200 acres of the farm were dedicated to the cultivation of peaches, which might have been the downfall of William Cochran. After the peach blight destroyed Cochran's peach crop he was forced to sell Rumsey (Norton 1977). The farm was put up for sheriff's sale in 1894. During the next three years, the property changed hands a number of times before being acquired by Jefferson B. Foard in 1897 (New Castle County Deed L17/90).

Foard bought the farm as an investment. He rented the land and house to tenant farmers though he visited the farm often. Foard built a half-mile horse track on the property which supported his interest in horse racing (Norton 1977). The farm continued to be rented well into the 20th century and the boundaries of the property remained intact until 2005. That year, a portion of the former Rumsey Farm was sold to the Appoquinimink School District and now serves as recreational fields for the Appoquinimink High School (Parcel 142) (New Castle County Deed #200506170058778). Poole Ventures LLC retains ownership of parcel 137 (New Castle County Deed #200503310030404).

## **2. Indian Range (Parcels 143-145, 148-155 and part of Parcel 157)**

On August 14, 1683 a 500-acre tract called "Indian Range," one of several tracts in Maryland that had been patented under that name, was surveyed to Richard Leake in pursuance of a warrant for 800 acres (Figure 4.21; Table 4.2) (Cecil County Circuit Court Patent Record 22/46, 16/559). After Richard Leake died intestate without heir (which under Maryland law was defined solely as a son), David Witherspoon set forth a petition to declare the land escheated. Witherspoon petitioned for a resurvey of the land with any other contiguous land that had not been taken up and the land office reissued a warrant to him on October 26, 1748. The following year, Indian Range was resurveyed to include 307 acres with 133 acres of additional vacancy, which was at times called "Addition to Indian Range" (Cecil County Circuit Court Patent Record TI3/262).

It is likely that a 17th- or early 18th-century house was located on the core of Indian Range prior to David Witherspoon's resurvey of the property. As discussed in the first part of this chapter, the old Choptank Road had crossed Indian Range and this section of the proposed U.S. Route 301 corridor as early as the 1680s. It intersected the cart road leading from Bohemia to Appoquinimink at the beginning corner of Indian Range and traveled in a roughly southerly direction through the project area (Figure 4.22). This road would have afforded strong overland connections between Indian Range, Bohemia Landing and Appoquinimink making it an ideal location for early settlement. According to the patent records, Richard Leake was already living in Cecil County at the time Indian Range was surveyed to him and while the location of Leake's home remains unknown, it is possible that he either settled Indian Range himself or settled a tenant farmer on the tract (Cecil County Circuit Court Patent Record 16/559). There was certainly some form of improvement on the land when Witherspoon

**TABLE 4.1. CHAIN OF TITLE, RUMSEY TRACT**

<b>Date</b>	<b>Name</b>	<b>Reference</b>	<b>Consideration</b>	<b>Description</b>
1714 -	James Heath	(Cecil County Court Land Record, 6/179)		390 acres
-1742	James Paul Heath	(Cecil County Court Land Record, 6/179)		
1742	William Rumsey Sr.	Cecil County Court Land Record, 6/179	247 pds.	
1742 - 1777	William Rumsey Jr.	Rumsey Family Papers	by will	
1777 - 1836	William Rumsey III	(New Castle County Deed X4/79)		
1836 - 1853	William Polk	New Castle County Deed X4/79	\$15,946.68	970 acres
1853 - 1878	Eliza (daughter of William Polk) and John P. Cochran	New Castle County Probate Records, William Polk, 1853	by will	416 acres
1878 - 1894	William R. Cochran, by sherriff	New Castle County Deed F11/510	\$5.00	416 acres including a three story frame dwelling house
1894	Equitable Guarantee Trust Co.	New Castle County Deed K16/244	\$17,000.00	same description
1894 - 1896	John P. Cochran Jr.	New Castle County Deed K16/250	\$18,199.62	same description
1896	Percival R. Bailey	New Castle County Deed D17/322	\$19,075.00	same description
1896	Marion E. Cochran and John P. Cochran Jr.	New Castle County Deed D17/325	\$19,075.00	same description
1896 - 1897	The Equitable Guarantee and Trust Company	New Castle County Deed E17/89	\$15,631.15	same description
1897 - 1927	Jefferson B. Foard	New Castle County Deed L17/90	\$18,000.00	same description
1927 - 1936	Frank R. and Bessie W. Pool	(New Castle County Deed Z39/284)	by will	
1936 - 1947	William Sterling and Adelaide Evans	New Castle County Deed Z39/284	\$10.00	same description
1947 - 1979	Jefferson F. and Grace B. Pool	New Castle County Deeds Y46/354 and Y46/363	\$25,000.00/\$5.00	416 acres excepting certain parcels
1979 - 1980	Charles H. Schwabe, Trustee	New Castle County Deed Q108/1	\$10.00	same description
1980 - 2005	Family Trust Von Croy	New Castle County Deed T110/300	\$1.00	same description
2005	Poole Ventures LLC	New Castle County Deed #20050331-0030404	\$4,833,540.00	2 lots (Parcels 142 and 137)

Poole Ventures LLC sold parcel 142 to Appoquinimink School District in 2005 (#20050617-0058778) but retains parcel 137.

**TABLE 4.2. CHAIN OF TITLE, INDIAN RANGE**

Date	Name	Reference	Consideration	Description
<b>Indian Range</b>				
1683 -	Richard Leake	Cecil County Circuit Court Patent Record 22/46		500 acres
1749 - 1752	David Witherspoon	Cecil County Circuit Court Patent Record T13/262		440 acres
1752 - c. 1777	Barnett Van Horn	Cecil County Deed 7476	429 pds	197 acres
Barnett Van Horn died intestate, leaving to survive him a widow Elizabeth, Jacob Van Horn, Sarah Meldrum, Nicholas Van Horn, Hannah Sappington, Rachel Van Horn and Isaac Van Horn; Jacob Van Horn purchased several of the heirs' interest in the land and in 1781 he petitioned the New Castle County Orphans Court for a division of the remaining land. When the Court ordered that land could not be divided, Jacob Van Horn purchased the remaining shares (see New Castle County Deeds D2/160, D2/161 and New Castle County Orphans Court Case File, Barnett Van Horn, 1781)				
<b>Addition to Indian Range</b>				
1749 - 1763	David Witherspoon	Cecil County Circuit Court Patent Record T13/262		440 acres
-1791	Jesse Higgins (husband of Mary Witherspoon)	(New Castle County Deed I2/266)		
1791 - c. 1794	Jacob Van Horn	New Castle County Deed I2/266	580 pds 12 shillings 6 pence	116 acres 20 perches
<b>Indian Range (including Addition to Indian Range)</b>				
By the time Jacob Van Horn died, he owned approximately 353 acres which were known together as "Indian Range"				
c. 1794 -	Elizabeth Van Horn, Samuel Van Horn, Jemimah Van Horn and John M. Van Horn	(New Castle County Deed G3/310)	by will	353 acres
Samuel Van Horn and Jemimah Van Horn (wife of A. Naudin) sell their interest separately to John Merritt, husband of Elizabeth Van Horn (G3/310 [1804] and M3/115)				
c. 1825	John Merritt	New Castle County Deeds G3/310 and M3/115		
c. 1825 - 1837	Joshua E. Driver, Mary J. Driver, Sarah E. Merritt and John Merritt		by will	
The Merritt heirs sold 35 acres on the north side of the road to Benjamin Fields in 1836 (New Castle County Deed X4/195) and the 318+ acres on the south of the road to Benjamin Fields in 1837 (referenced in New Castle County Deed K5/28)				
1836/1837 - 1839	Benjamin Fields	New Castle County Deeds X4/195 and K5/28		
1839 - 1875	George Derrickson	New Castle County Deed K5/28	\$13,700.00	416 acres in three parcels
In 1875, George Derrickson willed "Indian Range" and "Maple Grove" to his children. The portion of Indian Range north of the road became part of Maple Grove. For a continuation of the chain of title for this property see Table 4.5.				
1875 -	Maria Louisa Gibson and Anna B. Derrickson	New Castle County Probate Records, George Derrickson	by will	319 acres, except two tenant houses on the eastern end of farm <i>inter alia</i>
Anna B. Derrickson died in 1906 and Maria Louisa Gibson died in 1914, thereafter interest in the land passed to the Gibson heirs (New Castle County Probate Records Anna B. Derrickson, 1906 and New Castle County Deed A26/35)				
1914 - 1916	Charles K. and Edna Ewell Gibson, George C. and Cora S. Gibson, Anna G. Corbit (nee Gibson) and Joseph Chester Gibson		by will	
1916	Richard S. Rodney	New Castle County Deed A26/35	\$5.00	same description
1916 - 1940	Anna G. Corbit	New Castle County Deed A26/45	\$12,000.00	same description
1940 - 1972	Ann Corbit Reese and D. Meredith Reese	New Castle County Deed A42/170	\$10.00	same description
1972 - 1981	James P. Brennan, Trustee	New Castle County Deed V86/432	\$410,400.00	319 acres
1981	Carl H. Schwabe, Trustee	New Castle County Deed E114/230	\$1.00	314.2553 acres
1981 - 1986	Carl Von Croy	New Castle County Deed U115/188		same description
1986 - 2000	Rudolph Prinz Von Croy	New Castle County Deed 489/38	\$800,000.00	same description
2000 -	301 South Ridge Venture LLC	New Castle County Deed 2912/57	\$10.00	313.2629 acres
<b>Parcel 144</b>				
2005 - present	Appoquimink School District	New Castle County Deed #200506170058779	\$10.00	100.48 acres
<b>Parcels 143, 145, 148 - 155</b>				
2005	Richard C. Woodin, Chartwell Homes Inc., D.D.S. Investments LP, James G. Headley Jr., and Nelson Davidson	New Castle County Deed #200505310051085	\$10.00	118.7 acres
2005 - present	Spring Arbor Homes LP	New Castle County Deed #200505310051086	\$10.00	same description
Since 2005, Spring Arbor Homes LP has commenced selling individual lots within this housing development.				

acquired it in 1749, for in addition to the 30 pounds and 14 shillings he paid for the property he paid an additional sum of “three shillings sterling for some improvements mentioned to be made thereon” (Cecil County Circuit Court Patent Record TI3/262).

There was definitely a dwelling on Indian Range by 1752 when David Witherspoon sold 197 acres of Indian Range to Barnett Van Horn. The deed of sale clearly describes the property as “All that Messuage or Tenement of Land...” (Cecil County Court Land Records 7/476). An inventory of those in possession of a dwelling house in Bohemia Manor that was taken in 1770 lists Barnett Van Horn (Maryland State Archives 2007b). Furthermore, later deeds of sale describe this particular part of Indian Range as “the late dwelling plantation of Barnett Van Horn” (New Castle County Deeds D2/160 and D2/161). The most likely location for the dwelling would have been on or near the Choptank Road (see Figure 4.23).

When Barnett Van Horn died around 1777, his dwelling plantation passed to his widow and seven children. Barnett Van Horn’s eldest son Jacob purchased several of the other heirs’ interests in the land and in after petitioning the New Castle County Orphans Court in 1781 for a division of the remaining land, he purchased full interest in the property. In 1791, Jacob Van Horn purchased the Addition to Indian Range which gave him a total of nearly 353 acres of land (New Castle County Deed I2/266).

Jacob Van Horn wrote his will in 1794, leaving his 353 acre farm to be divided among his four children, Elizabeth, Samuel, Jemimah and John M. Van Horn (New Castle County Deed G3/310) who ultimately sell their interest in the property to John Merritt, the husband of Elizabeth Van Horn (New Castle County Deeds G3/310 and M3/115; Scharf 1888:494). Upon Merritt’s death around 1825, the land passed to his

widow Elizabeth and their children, who sold Indian Range in two parts to Benjamin Fields (New Castle County Deeds X4/195 and K5/28).

By the time Benjamin Fields purchased the property, the focus of Indian Range seems to have shifted from the Choptank Road to the road leading from Bohemia Manor to Middletown. In fact, as early as 1820 the portion of Choptank Road that lead south through Indian Range no longer appears on historic maps. Henry Heald’s *Roads of New Castle County* published in 1820 clearly shows that Choptank Road in this section had been abandoned (Figure 4.12).

The first two tracts that Fields purchased were on the north side of the road to Middletown. In 1835 Fields purchased a 60 acre parcel situated to the east of the current project area and the following year he bought a 35 acre tract bounded by the aforesaid 60 acre tract, the road from Middletown to Bohemia Manor, the Choptank Road and land of Outten Davis. Finally in 1837, Fields purchased a large tract to the south of the road to Middletown (New Castle County Deeds V4/185, X4/195 and K5/28). He did not own Indian Range for long, however as two years later he sold all three parcels to George Derrickson. The deed of sale references a house located on the property at the time of sale and it is possible, given the absence of Choptank Road through the property at this time, the deed is referencing a house that once stood along the road to Middletown (New Castle County Deed K5/28).

The house along the road to Middletown appears on historic maps by 1849 when it was occupied by George Derrickson (Figure 4.14). George Derrickson was a very wealthy farmer, who in 1850 held \$23,000 worth of real estate (United States Census 1850). In the mid-19th century, Derrickson added to his holdings on the north side of Indian Range with the purchase of land on the east side of Choptank Road. Around the time he purchased the above lots, Derrickson divided

his holdings into two farms – “Indian Range” to the south of the road to Middletown and “Maple Grove” to the north of that road and east of Choptank Road. Derrickson made several changes to his properties. He built two tenant farm houses on the eastern edge of Indian Range, well to the east of the proposed alignment of U.S. Route 301 and on the northern property he built “The Maples,” a property that will be further discussed in the next section.

George Derrickson lived at Indian Range until about 1868 by which time he had left the farm, presumably for Middletown where the 1870 census indicates he was living at that time (United States Census 1870). Charles Derrickson remained at Indian Range in his father’s absence (Figure 4.16) but moved to the newer dwelling at Maple Grove upon his father’s death in 1875 (New Castle County Probate Records, George Derrickson, 1875). In his will, George Derrickson left Indian Range to his two daughters, Maria Louisa Gibson and Anna B. Derrickson (New Castle County Probate Records, George Derrickson, 1875).

Anna B. Derrickson died in 1906 and Maria Louisa Gibson later died in 1914. Though she still owned Indian Range, the United States Census of 1900 and 1910 listed Gibson as a resident of Odessa, Delaware indicating that the farm was likely in the hands of tenants during Gibson’s tenure (United States Census 1900, 1910). After Gibson’s death, the property passed down to her heirs and would remain in family ownership into the mid-20th century.

The 20th century brought very few changes to Indian Range. The house along present Bunker Hill Road remained at the heart of a 313 acre farm into the beginning of the 21st century. In 2005 the Appoquinimink School District purchased the western part of the former Indian Range (Parcel 144) for construction of the district’s new high school which was completed by 2007 (New Castle County Deed, Instrument #200506170058779). The house at

Indian Range was torn down prior to construction of residential housing which commenced shortly after 2005 when Spring Arbor Homes, LP purchased the large tract to the east of the high school (Parcels 143, 145, 148-155) (New Castle County Deed, Instrument #200505310051086).

### 3. Maple Grove (Parcel 157)

Maple Grove Farm is a 19th-century farm tract that was formed from pieces of several 18th-century tracts, including the above-mentioned Indian Range. When George Derrickson purchased Indian Range in 1839, that tract was composed of three parcels: the large lot to south of Bunker Hill Road and two lots to the north of the road, as previously discussed. In the mid-19th century, Derrickson added to his holdings on the north side of Indian Range with the purchase of land on the east side of Choptank Road.

Some of this land was originally a part of Andrew Peterson’s vast landholdings. Andrew was a descendant of Adam Peterson who was the first of that family to arrive in Delaware. Adam Peterson arrived in the state in 1671 and took up the land on which Middletown is now situated and a tract to the north in 1678. According to historian J. Thomas Scharf, the land that Peterson held was not divided upon his death, but rather passed in whole to his son Andrew. Though Andrew came to own nearly 1,000 acres in southern New Castle County, much of his property was located near present-day Middletown where the Peterson’s house was located (see Figures 4.3 and 4.10 for the location of Peterson’s house). Only a small portion of the current project area crosses the former Peterson property (Scharf 1888:993).

When Andrew Peterson’s land was divided after his death in 1740, the land within the current project area passed to his sons Jacob and Henry Peterson. The

land that would later become part of “Maple Grove” in the 19th century descended to Jacob Peterson in this division (See Table 4.3; Figure 4.24).

After Jacob Peterson’s death in 1774 and his widow Grace’s death in 1793 the interest in his land was divided between their two living children, Henry Peterson and Hester Wynkoop. In 1794, Henry Peterson’s one-half interest passed to his son Andrew Jacob Peterson and sometime prior to 1796, Hester Wynkoop’s one-half interest passed to her three children, Mary, Hester Catholena and Harriet Grace. In 1800, upon a petition from the guardians of the above named heirs, the Orphans Court of New Castle County ordered a further division of the land. The court allotted the northwestern part of the tract amounting to 81 ¾ acres to be divided between Mary, Hester Catholena and Harriett Grace Wynkoop (Figure 4.25) (New Castle County Orphans Court Case Files, Jacob Peterson, 1800 – 1803).

As it is currently proposed, the U.S. Route 301 alignment crosses the lots that were assigned to Hester Catholena (who later married Richard Barroll) and Harriett Grace Wynkoop. The Wynkoop heirs then sold the lots to Outten Davis in 1810, at which time the tracts were described as woodland (New Castle County Deeds I3/317, I3/318 and I3/372). Outten Davis held these woodland tracts until his death in 1847 at which time they passed to his daughter Sarah Ann Thomas, wife of William C. Thomas who sold them together as one tract to George Derrickson in 1852 (New Castle County Probate Files, Outten Davis; New Castle County Deed M6/374).

George Derrickson added a final piece to his Maple Grove tract with the purchase of a 55-acre parcel adjacent to the northeast and northwest boundaries of the above tract in 1870 (New Castle County Deed N9/76). This piece of land had been assigned as lot number 8 to Jeremiah Reynolds in the division of Boaz Boyce’s land in 1783 and later passed to his daughter Amelia

before being acquired by Charles Derrickson in 1870 (Table 4.4 and 4.5) (New Castle County Orphans Court Case Files, Boaz Boyce, 1783 and Jeremiah Reynolds, 1810; New Castle County Deed N9/76). In 1740, a road or path traversed this portion of what would later become Maple Grove (see Figures 4.3 through 4.5)

Around the time he purchased the above lots, Derrickson divided his holdings into two farms – “Indian Range” to the south of Bunker Hill Road and “Maple Grove” to the north of Bunker Hill Road and east of Choptank Road. On the northern property he built “The Maples,” a National Register-listed house located to the east of the current project alignment (Norton 1977). When George Derrickson died in 1875, he devised 202 acres called “Maple Grove” situate on the northeast side of the road from Middletown to Murphy’s Mill to his son Charles Derrickson (Table 4.6) (New Castle County Probate Files, George Derrickson, 1875).

Maple Grove has remained in the Derrickson family since the 19th century, but has been in the hands of tenants since Charles’ death in 1926 (Norton 1977). There is no evidence indicating the presence of any buildings on the portion of Maple Grove Farm that will be impacted by the proposed U.S. Route 301. A survey of 19th- and 20th-century maps and aerials photographs (Figures 4.14, 4.16-4.19; Plates 4.1a-b, 4.2a-b) suggests that nothing has been built on the property and the current owner claims that the land in question “has been productively farmed” throughout the Derrickson family’s ownership (Gibson 2004).

#### **4. Black Marsh Tract (Parcel 158)**

Upon Andrew Peterson’s death, eleven-year-old Henry Peterson inherited 187 acres of land adjacent to his brother Jacob’s allotment (Table 4.7; Figure 4.24). He later inherited a small portion of his brother Andrew’s

**TABLE 4.3. CHAIN OF TITLE, MAPLE GROVE**

Date	Name	Reference	Consideration	Description
1686 - 1703	Adam Peterson	Scharf 1886:993; Bendler 2005:32		
1703 - 1740	Andrew Peterson	Scharf 1886:993; Bendler 2005:32		
1740 - 1810	Jacob Peterson	New Castle County Orphans Court Case Files, Jacob Peterson, 1800 - 1803	Assigned to Jacob Peterson in the division of Andrew Peterson's land	161 3/4 acres
After Jacob Peterson's death, his land was divided several times by the New Castle County Orphans Court. Within the current APE, one lot (Lot A) was ultimately assigned to Hester Catholena Barroll and another (Lot B) to Harriet Grace Wynkoop.				
<b>Lot A</b>				
-1810	Richard Barroll (wife Hester Catholena Barroll)	(New Castle County Deed I3/317	Assigned in the division of Jacob Peterson's land	
1810	Isaac Cannell Jr.	(New Castle County Deed I3/317)	\$600.00	18 ac 3 r 28 p of woodland
1810 - 1847	Oутten Davis	New Castle County Deed I3/318	\$625.00	same description
<b>Lot B</b>				
-1810	Harriet Grace Wynkoop	(New Castle County Deed I3/372)	Assigned in the division of Jacob Peterson's land	
1810 - 1847	Oутten Davis	New Castle County Deed I3/372	\$625.00	26 ac 3 r 26 p of woodland
When Oутten Davis died, both of the above tracts descended to his daughter Sarah Ann Thomas who subsequently sold them together to George Derrickson.				
<b>Lots A and B</b>				
1847 - 1852	Sarah Ann Thomas (wife of William C. Thomas)	New Castle County Probate Files, Oутten Davis, 1847-1848	by will	
1852 - 1875	George Derrickson	New Castle County Deed M6/374	\$2,313.00	46 ac 1 r 3 p

(Continued on Table 4.6)

TABLE 4.4. CHAIN OF TITLE, BOAZ BOYCE TRACT

Date	Name	Reference	Consideration	Description
1685 - c. 1700	John Riley	(New Castle County Deed H1/216)		300 acres
c. 1700 -1722	Nicholas and James Riley	Cecil County Will Book 11/46		150 acres each to Nicholas and James
1722 -	William Carden	G1/1	11 pds 10 shillings	300 acres
Boaz Boyce eventually acquired William Carden's 300 acres and an adjacent tract that had previously been surveyed to John Webster. He held this property until his death in 1783 at which time the tract was divided among his heirs.				
-1783	Boaz Boyce	New Castle County Orphans Court Case Files, Boaz Boyce, 1783		500 acres

(Continued on Tables 4.5., 4.8., 4.10. and 4.11)

**TABLE 4.5. CHAIN OF TITLE, NO. 8 OF THE BOAZ BOYCE TRACT**

Date	Name	Reference	Consideration	Description
-1783	Boaz Boyce			
1783 - 1810	Jeremiah Reynolds	New Castle County Orphans Court Case Files, Boaz Boyce, 1783		55 acres
1810 -	Amelia Reynolds	New Castle County Orphans Court Case Files, Jeremiah Reynolds		

**Lot A**

-1870	Charles Derrickson			
1870	George Derrickson	New Castle County Deed N9/76	\$5,500.00	55 acres

(Continued on Table 4.6.)

**Lot B**

1840 - 1850	Adam Carsons	New Castle County Deed G5/369	\$312.00	28 acres 1r 30p
1850 -	Spencer Holton	New Castle County Deed F6/101	\$400.00	26 acres 2r 18p

(Continued on Table 4.9.)

TABLE 4.6. CHAIN OF TITLE, MAPLE GROVE (PARCEL 157)

(Continued from Tables 4.2, 4.3 and 4.4)

Date	Name	Reference	Consideration	Description
1875 - 1926	Charles Derrickson	New Castle County Probate Files, George Derrickson, 1875	by will	202 acres
1926 - 1972	Mabel E. Derrickson	(1271/190)		
1972 - 1991	John M. Gibson, Joseph Chester Gibson III and Douglas Wadworth Gibson	(1271/190)	by will	185 acre farm; Mabel Derrickson left the farm to John M. Gibson who then sold 10/645ths interest to each of his sons
1991 - present	Maple Grove Associates, LLP	1271/190	\$10.00	185 acre farm <i>inter alia</i>

TABLE 4.7. CHAIN OF TITLE, BLACK MARSH TRACT/ASH FARM (PARCEL 158)

Date	Name	Reference	Consideration	Description
1686 -	Adam Peterson	Scharf 1886:993		
-1740	Andrew Peterson	Scharf 1886:993; Bendler 2005:32		
1740 - 1814	Henry Peterson	Bendler 2005:32	assigned to Henry Peterson in the division of Andrew Peterson's (his father) and Andrew Peterson's (his brother) land	200 acres
1814 - 1827	Andrew Jacob Peterson (taken and sold by the executors of Henry Peterson, per his will dated 1807)	New Castle County Probate Files, Henry Peterson, 1827	by will	200 acres
1827 - 1839	Outten Davis	F4/340	\$800.00	208.25 acres 2 perches
1839 - 1843	Benjamin Fields	G5/155	\$7,000.00	385 acres
1843 - 1858	Henry Allen Fields	New Castle Count Orphans Court Case Files, Benjamin Fields, 1843 - 1875	assigned to Henry Allen Fields by New Castle County Orphans Court, 1846	156 acres
<p>Henry Allen Fields died intestate on April 9, 1858 leaving as heirs at law his sister, Mary P. Ash and William B. Hazell and Sarah Elizabeth Etherington, the children of Henry Allen Fields' half sister Sarah Jane Hazell. In 1873, the New Castle County Orphans Court ordered a division of Henry Allen Fields' land - one half was assigned to Mary P. Ash and her husband Charles G. Ash and one half was assigned to William B. Hazell, Sara Elizabeth Etherington and her husband Edwin D. Etherington. However, the surveyors determined that no division could be made, the land was put up for public sale and purchased by William B. Hazell (New Castle County Orphans Court Case Files, Henry Allen Fields, 1873-1874).</p>				
1873 - 1880	William B. Hazell	New Castle County Orphans Court Case Files, Henry Allen Fields, 1873-1874	\$8,500.00	154 acres 67 square perches
1880 - 1889	Charles G. Ash	O11/480	\$18,500.00	same description <i>inter alia</i>
1889 - 1914	Mary P. Ash	New Castle County Probate Files, Charles G. Ash, 1889	by will	
1914 - 1977	Trustees of the Protestant Episcopal Church of the Diocese of Delaware as trustees of the Charles G. and Mary P. Ash Memorial Fund	(Z95/177)	by will	
1977 - 1979	Alfred E. Brennan, Trustee	Z95/177		324.1 acres
1979 - 1981	Carl H. Schwabe, Trustee	F107/346		same description
1981 - 1986	Prinz Von Croy	E114/235	\$1.00	same description
1986 - 1990	Rudolph Prinz Von Croy	489/34	\$800,000.00	same description
1990 - 1992	Ash Associates, Inc. as Trustee for Ash Associates, Inc., Ash/Ramunno Associates, Inc., and Liborio and Ramunno Associates, L.P.	1082/60	\$3,889,440.00	same description
1992 - present	Middletown Development, Inc.	1396/92	\$10.00	324.116 acres except 56.2170 acre lot sold to Ash/Ramunno Associates, Inc. in 1990 (on the West side of Route 301)

**TABLE 4.10. CHAIN OF TITLE, NO. 4 AND 5 OF THE BOAZ BOYCE TRACT**  
(continued from Table 4.4.)

Date	Name	Reference	Consideration	Description
<b>No. 4 of the Boaz Boyce Tract</b>				
1783 - 1785	John Boyce (sold by sheriff)	New Castle County Orphans Court Case Files, Boaz Boyce, 1783		56 acres
1785 - 1808	Jacob Harman	New Castle County Deed G2/251	275 pds. 5 shillings	** message tenement or piece of land
1808 - 1809	Andrew and Sarah Harman, Jacob and Elizabeth Streets, John Harman and Andrew Harman, Guardian for Hester and Susanna Naudain	(New Castle County Deed I3/315) and New Castle County Probate Files, Jacob Harman, 1808-1810	by will	three tracts
1809 - 1812	Outfitt Davis	New Castle County Deed I3/315	\$650.00	
1812 - 1836	William Cann	New Castle County Deed M3/120	\$600.00	56 acres <i>inter alia</i>
1836 - 1838	Andrew Eliason	New Castle County Orphans Court Case Files, William Cann		
1838 - 1865	Amos Bell	New Castle County Deed B5/379		56 acre tract (with Boaz Boyce Lot 2)
1865 - 1883	Martin E. Walker (sold by administrators)	New Castle County Deed Z7/341	\$7,511.00	same description
<b>No. 5 of the Boaz Boyce Tract</b>				
1783 - 1824	Boaz Boyce (Jr.)	New Castle County Orphans Court Case Files, Boaz Boyce, 1783		67 acres
1824 - 1842	Heirs of Boaz Boyce	(New Castle County Deed K5/256)	by inheritance	above land, except 7 acres of woodland sold to Joshua Clayton
1842 - 1855	John W. Gallahan	New Castle County Deed K5/256	\$1.00	70 acres
1855 - 1868	Garrett Cox	New Castle County Deed V6/52	\$2,067.50	54 acres
1868 - 1883	Martin E. Walker (sold by administrators)	New Castle County Orphans Court Case Files, Garrett Cox, 1867-1872		116 acres
<b>No. 4 and 5 of the Boaz Boyce Tract</b>				
1883 - 1891	Josiah Blackway (sold by administrators)	New Castle County Deed T12/492	\$7,621.77	134 acres 48.8 sq perches
1891 - 1896	John F. Price and Mary Clayton Price	New Castle County Deed I15/388	\$4,767.83	same description
1896	Joseph V. and Cornelia C. Wallace, Mary A. Price, Caleb N. and Clara V. Price, Thomas L. Price	(New Castle County Deed I19/308)	by inheritance	same description
1896 - 1924	Mary Clayton Price (sold by administrators)	New Castle County Deed I19/308	\$1.00	same description
1924 - 1937	William J. Wilson	New Castle County Deed T33/295	\$4,800.00	same description
1937 - 1963	John B. and Margaret E. Hobson	New Castle County Deed G40/310	\$100.00	same description <i>inter alia</i>
1963 - 1964	Delaware Trust Company	New Castle County Deed O71/364	\$10.00	135.614 acres
1964 - 1967	Sylvan N. Levy St. and William B. Levy t/a Lincoln Steel Company	New Castle County Deed C73/437	\$10.00	same description
1967 - 1976	William B. Levy, t/a Lincoln Steel Company	(New Castle County Deed M92/145)		same description
1976 - 1981	William B. Levy, trustee	New Castle County Deed M92/145	\$10.00	same description
1981 -	Midfarms L.P.	New Castle County Deed N113/285	\$10.00	same description
<b>(see below for the modern division of the Midfarms property)</b>				
<b>Parcel 164</b>				
1999 - present	Vijay K. and Sandra L. Reddy	New Castle County Deed 2747/65	\$96,000.00	12.74 acres
<b>Parcel 165</b>				
2001	Jeffrey B. Stover	New Castle County Deed #200103090016560	\$120,900.00	12 acres
2001 - present	Christian J. and Jennifer I. Longato	New Castle County Deed #200110100083671	\$375,000.00	same description
<b>Parcel 166</b>				
2003 - present	Steven Augustiewicz and Susan E. Beers	New Castle County Deed #200308290106683	\$140,200.00	21.20 acres
<b>Parcels 167, 168, 169, 307 [and 308]</b>				
2003 - 2005	Henry E. Rozanski III and Cynthia L. Rozanski	New Castle County Deed #200309100114567	\$165,200.00	21.6 acres
2005 -	Robert and Deanne Niggebrugge	New Castle County Deed #200507120068456	\$450,000.00	same description
Robert and Deanne Niggebrugge sold Parcels 169 and 307 to Dominick C. and Antoinette M. Carucci in 2006 (#200610190009235) and Parcels 167 and 168 to DelDOT in 2008 (#200807230050550 and #200810290071355)				

land when he died without issue in 1753. Though he held nearly 200 acres of land in Delaware, Henry Peterson spent his entire adult life in Europe. After receiving an education at Francis Allison's academy in New London, Pennsylvania (the predecessor of the University of Delaware), Peterson traveled to Utrecht, Holland, the home of his mother's relatives, where he remained for thirty-five years. At the outset of the American Revolution, Peterson, like his family in America, declared loyalty to England. But as anti-English sentiment in Holland intensified after the war, Peterson relocated to Wakefield, England where he lived until his death in 1814 (Bendler 2005).

There is evidence that buildings were standing on Henry Peterson's Black Marsh tract when Peterson wrote his will in 1807. In his will, Peterson stated that the land he inherited from his father and brother "with the houses and buildings thereon" amounted to the entirety of his real estate in North America and that the rents and profits accrued from the land supported his relatives in Middletown (Lane 2001:7). However, no further evidence has been found to suggest where on the 200-acre tract the aforesaid buildings were located.

Henry Peterson left all of this real estate near Middletown to his grand-nephew Andrew Jacob Peterson with the requirement that Andrew Jacob Peterson pay \$500 with interest to the executors as repayment for a loan made to his father in 1793. In the event of default in payment, Henry Peterson empowered the executors of his will to sell the real estate (see New Castle County Deed F4/340). Andrew Jacob Peterson must have defaulted on the payment, for in 1827 the executors of Henry Peterson's will sold his portion of the Black Marsh tract to Outten Davis (New Castle County Deed F4/240). Davis held the land until 1839 when he sold the farm to Benjamin Fields (New Castle County Deed G5/155). The farm then remained under ownership of Benjamin Fields' descendants into the 20th century.

Benjamin Fields died intestate in July 1843 leaving a widow Sarah E. Fields and two minor children, Henry Allen Fields and Mary P. Fields, to survive him. Records pertaining to the New Castle County Orphans' Court division of Fields' estate show that at the time of his death, Fields' Black Marsh tract contained a dwelling house, barn, stable and three tenant houses, all situated outside of the current project alignment. The alignment of the proposed U.S. Route 301 crosses a portion of the 156-acre tract that was assigned to Henry Allen Fields. Though Henry Allen Fields allotment contained a barn, this building was situated well outside the current project alignment and no buildings are depicted within the proposed U.S. Route 301 alignment (Figure 4.26) (New Castle County Orphans Court Case Files, Benjamin Fields, 1843 – 1875).

Henry Allen Fields died intestate on April 9, 1858 leaving as heirs at law his sister, Mary P. Ash and William B. Hazell and Sarah Elizabeth Etherington, the children of Henry Allen Fields' half sister Sarah Jane Hazell. In 1873, the New Castle County Orphans Court ordered a division of Henry Allen Fields' land - one half was assigned to Mary P. Ash and her husband Charles G. Ash and one half was assigned to William B. Hazell, Sara Elizabeth Etherington and her husband Edwin D. Etherington. However, the surveyors determined no division could be made and the land was put up for public sale and sold to William B. Hazell. A survey made in 1873 described the 154 acre tract as follows: "116 A + 42 p are tillable land, 11 A + 83 p are wood or brush land + 26 A + 102 p are low land Brach + wood" (New Castle County Orphans Court Case Files, Henry Allen Fields, 1873-1874). Again, the plot accompanying this division shows a barn located well outside the project area, with the proposed U.S. Route 301 alignment crossing a portion of the aforesaid farmland (Figure 4.27).

William B. Hazell also acquired the eastern portion of the farm at some point prior to 1880 when he sold both tracts to Charles G. Ash, who at the time was living in Red Lion Hundred (New Castle County Deed O11/480). After his death, the land passed to his widow Mary who continued to reside in Red Lion Hundred (New Castle County Probate Files, Charles G. Ash, 1889; United States Census 1900). This evidence, along with Ash's absence from agricultural census returns, indicates that a tenant, rather than Ash himself occupied and managed the farm (Herman 1984).

After Charles G. and Mary P. Ash died, the land passed to the Trustees of the Protestant Episcopal Church of the Diocese of Delaware as trustees of the Charles G. and Mary P. Ash Memorial Fund who continued to lease the farm to tenants until 1977 (New Castle County Deed Z95/177). Aerial photographs show that through this time, the portion of the farm through which the proposed alignment passes remained farmland. The makeup of the Black Marsh Tract/Ash Farm did not change until the late 1990s when the Middletown Development, Inc. subdivided the farm for construction of residential and commercial buildings (New Castle County Deed 1396/92). To date, no buildings have been constructed on the portion of Parcel 158 within the project alignment.

### **5. Boaz Boyce Tract (Parcels 157, parcels 161, 162, 164 – 174, 177, 179, 307, 385)**

By 1783 Boaz Boyce had acquired 500 acres of land in the project area. At least two early tracts composed the land that Boaz Boyce would acquire – a 300-acre tract called Riley's Industry, which was patented to John Riley in 1685 and a tract called Eckmon that was patented to John Webster (Table 4.4) (New Castle County Deed H1/216).

In 1722, John Riley's heirs, Nicholas and James Riley, sold Riley's Industry to William Carden (New Castle County Deed G1/1). Carden also acquired Eckmon sometime prior to 1727 when he sold 100 acres of Eckmon and Riley's Industry to Daniel Hailey (New Castle County Deed H1/216). This 100-acre parcel was situated at the northwest corner of the 500-acre tract that Boaz Boyce would later own. William Carden made his home somewhere on the remaining property. When David Lewis sold the adjacent property (Armstrong Farm) to Francis Moore in 1751, the deed of sale described a point as a "black oak being the north east end of William Carden's old home place" (New Castle County Deed Q1/615). This would situate Carden's "home place" on the eastern portion of Riley's Industry, or what would later become the northeastern section of Boyce's property, though no additional evidence of the location of Carden's house was uncovered in the course of this research. A manuscript map from *circa* 1740 reveals that a road once crossed the Boyce property leading roughly northwest from Choptank Road. Though the map shows only the southern part of this road, it likely continued through the Boyce property and possibly Carden's dwelling (see Figures 4.3 – 4.5).

Boaz Boyce acquired Carden's property and other land prior to his death in 1783, for in that year the New Castle County Orphans Court ordered a division of his property among his 8 children: William, John, Boaz, Henry, Jacob, Mary (Guy), Sarah (Cann) and Janet (Reynolds). Number 1 was allotted to William Boyce, number 2 to Robert Cann and his wife Sarah, number 3 to John Guy and his wife Mary, number 4 to John Boyce, number 5 to Boaz Boyce, number 6 to Henry Boyce, number 7 to Jacob Boyce and number 8 to Jeremiah Reynolds and his wife Janet (New Castle County Orphans Court Case Files, Boaz Boyce, 1783). The proposed alignment for Section 2 of U.S. Route 301 crosses lots numbered 8, 7, 6, 5, 4 and 2 of this division (Figure 4.28).

**TABLE 4.8. CHAIN OF TITLE, NO. 6 AND 7 OF THE BOAZ BOYCE TRACT**

(Continued from Table 4.4)

Date	Name	Reference	Consideration	Description
<b>No. 6 of the Boaz Boyce Tract</b>				
1783 - 1784	Henry Boyce	New Castle County Orphans Court Case Files, Boaz Boyce, 1783		
1784 - 1810 (see below)	Jeremiah Reynolds	New Castle County Deed I2/275	300 pds	67 acres
<b>No. 7 of the Boaz Boyce Tract</b>				
1783 - 1789	Jacob Boyce	New Castle County Orphans Court Case Files, Boaz Boyce		67 acres
1789 - 1810 (see below)	Jeremiah Reynolds	New Castle County Deed H2/12	125 pds. 2 shillings 6 pence	same description, except 7 acres sold to Joshua Clayton
<b>No. 6 and 7 of the Boaz Boyce Tract</b>				
1810 - 1811	Heirs of Jeremiah Reynolds	New Castle County Orphans Court Case Files, Jeremiah Reynolds, 1811		134 acres <i>inter alia</i>
1811 - 1820	Jeremiah Reynolds	New Castle County Deed M3/257	\$1,018.91	133 acres
1820 - 1836	William Cann	New Castle County Deed Y3/392	\$1,800.00	same description
1836 - 1838	Andrew Eliason (wife, Lydia A. Cann)	New Castle County Orphans Court Case Files, William Cann, 1835 - 1840		
1838 -	Spencer Holton	New Castle County Deed A5/162	\$1,348.50	134 acres 137 perches

(Continued on Table 4.9)

*No. 6 and 7 of the Boaz Boyce Tract (Holton Farm)  
(Parcels 161 and 162)*

Henry and Jacob Boyce sold their shares of Boaz Boyce's property, lots numbered 6 and 7, to Jeremiah Reynolds in 1784 and 1789 respectively (Table 4.8.; Figure 4.28) (New Castle County Deeds I2/275 and H2/12). As previously discussed (see Maple Grove), lot number 8 was assigned to Jeremiah Reynolds in the interest of his wife Janet. By the time he died intestate on November 24, 1810, Jeremiah Reynolds had accumulated 230 acres in the vicinity of the project area and another plantation called the "Mansion Farm" on the road from Middletown to Warwick, which was his home plantation (see New Castle County Deed M3/257). Upon his death, all of the land then passed to his widow Janet and six children (New Castle Orphans Court Case Files, Jeremiah Reynolds, 1810-1811). Within the current project area, Reynolds' daughter Amelia acquired the former lot number 8 of Boaz Boyce's land while his son Jeremiah (Jr.) acquired lots 6 and 7 which amounted to approximately 133 acres (see Tables 4.5. and 4.8) (New Castle County Orphans Court Case Files, Jeremiah Reynolds, 1810-1811; New Castle County Deed M3/257).

William Cann purchased the 133-acre lot from Jeremiah Reynolds in 1820 (New Castle County Deed Y3/392) and owned the property until his death in 1836. Upon his death, the New Castle County Orphans Court ordered a division of his property and this farm was assigned to Cann's daughter Lydia A. and her husband Andrew Eliason. At that time, there was certainly a dwelling and various other buildings on the farm. Upon order of the New Castle County Orphans Court, all of William Cann's property was surveyed in 1836. At that time, this farm was reportedly occupied by Daniel Cann and contained "about one hundred and thirty acres, about one hundred of which is clear, the remainder woodland and cripple... an apple orchard of about seventy-five trees, an old

frame dwelling house, log kitchen, stable and corncrib." The buildings were "mostly in bad repair," requiring weatherboarding on one end of the house and rebuilding the stable along with various repairs to the kitchen. A plot accompanying the Orphans Court records shows the location of the house in relation to Choptank Road (Figure 4.29). When compared to modern maps and aerial photographs, this house seems to sit just behind the standing Holton house, within the proposed right-of-way of U.S. Route 301. Based on the location of the house on this plot and its state of disrepair in 1836, this house likely predates the standing structure (New Castle County Orphans Court Case Files, William Cann, 1835 – 1840).

Spencer Holton purchased the farm from Andrew Eliason in 1838 (New Castle County Deed A5/162) and built the house that stands on the property today around 1850. Rea and Price's 1849 *Map of New Castle County* (Figure 4.14) places the farm house very close to its location on the 1836 Orphans Court Plot of William Cann's land, but by the time Beers published his *Atlas of New Castle County*, the location of the house had shifted closer to the road (Figure 4.16). The new farmhouse was either an addition to or a replacement of the earlier building (New Castle County Deed A5/162). In 1850 Holton added land to his farm with the purchase of about 28 acres which adjoined the farm to the south from Adam Carsons, a free African American. At the time of the sale, the property contained "improvements" though no building appears on Rea and Price's 1849 *Map of New Castle County* (Figure 4.14; Table 4.5) (New Castle County Deeds G5/369 and F6/101). With this addition in 1850, the Holton farm contained approximately 165 acres, which encompassed all of modern-day parcels 161 and 162 (Table 4.9).

Spencer Holton's family occupied this farm until 1886. Holton was a farmer of middling sorts, producing corn, wheat, oats, butter, potatoes, hay and clover as well as livestock on his farm in 1850. Between

TABLE 4.9. CHAIN OF TITLE, HOLTON FARM

(Continued from Tables 4.5 and 4.8)

Date	Name	Reference	Consideration	Description
Spencer Holton acquired the following parcel in two deeds: 134 acres from Andrew Eliason (A5/162, 1838) and 26 acres from Adam Carsons (F6/101, 1850)				
-1870	Spencer Holton	NCC Probate Files, Spencer P. Holton, 1870 - 1872		
1870 - 1871	Mary A. Holton (widow of Spencer Holton) et al	(B10/37)		
1871 - 1872	Jesse R. Holton, trustee	(B10/37)		
1872 - 1886	Andrew E. Holton and William M. Holton (sold by sherriff)	B10/37	\$10,250.00	164.5 acre farm
1886	John Baily (assignee of John Baily and David M. McFarland, exec. Of George T. Baily)	T13/30		same description
-1896	Jane R. Scarlett <i>et al</i>	(A17/485)	by will	same description
1896 - 1897	Marcellis Jones	A17/485	\$3,670.00	same description
1897 - 1898	Fannie Armstrong (wife of David)	M17/175	\$4,750.00	same description
1898 - 1903	John W. and Martha C. Denney	O17/360	\$5,100.00	same description
1903 - 1912	William F. and Ida L. Elliott	R19/10	\$7,000.00	same description
1912 - 1918	Oscar and Martha Elliott	P23/542	\$8,000.00	same description
1918 - 1921	William and Emma Smith	Y27/300	\$12,300.00	same description
1921 - 1925	Josephine Price (wife of Edward T. Price)	D30/467	\$12,000.00	same description
1925 - 1928	Edward T. Price	(Q35/129)	by will	
1928 - 1968	Howard V. and Mary D. Crossland	Q35/129	\$2,500.00	same description
1968 - 1991	S. George Crossland and Howard D. Crossland, trading as Fairview Farm Partners	(1255/337 and 1255/339)	by will	Two tracts, each 83.670231 acres

Parcel 161				
1991 - 2005	Howard D. Crossland	1255/339	\$10.00	83.670231 acres
2005 - 2006	Howard D. and Marion J. Crossland	#200512300133737	\$10.00	same description
2006 - 2007	Daniel T. Crossland, trustee	#20060309002346	\$10.00	same description
2007 - present	Crossland Estates LLC	#200710110088942	\$10.00	83.670231 acres except lots sold to State of Delaware

Parcel 162				
1991	S. George Crossland	1225/337	\$10.00	83.670231 acres
1991 - 1992	S. George Crossland and Irma J. Crossland	1255/335	\$10.00	same description
1992 - 2005	Irma J. Crossland	(#200601100003629)	by will	
2005 - 2006	Irma J. Crossland <i>et al</i>	#200512300133700, #200601030000671, #200601100003629	\$10.00	same description
2006 - present	Crossland Enterprises LP	#200603070022636	\$10.00	83.670231 acres

1860 and 1870 production of orchard products added diversity to the farm's output. Though Spencer Holton had died in 1870, his sons continued to farm the property, and by 1880 the Holton heirs also produced poultry, eggs, mil and rye. The Holtons hired African American servants and farm laborers who lived on the farm – some in the main house and some in another dwelling on the property (Herman 1984).

By 1886, the Holton farm was sold at sheriff's sale to John Baily, executor of the estate of George Baily to whom the Holtons had owed a debt of \$6,000. John Bailey leased the property to Thomas P. Riley, who rented the farm for a share of the production (Herman 1984).

In the early 20th century, the Holton Farm passed through a number of owners until it was purchased by Howard V. and Mary D. Crossland in 1928 (New Castle County Deeds A17/485, M17/175, O17/360, R19/10, P23/542, Y27/300, D30/467 and Q35/129). The Holton Farm remained intact until 1991, after which it was divided into two parcels of equal area (New Castle County Deeds 1225/337 and 1225/339). The farm, which is referred to as "Fair View Farm" in modern deeds, remains in the hands of the Crossland family today under the auspices of Crossland Estates LLC and Crossland Enterprises LP.

No. 2, 4 and 5 of the Boaz Boyce Tract (Gallahan House, Amos Bell House, Martin E. Walker House)

In the division of Boaz Boyce's property in 1783, lot number 5 was allotted to his son, Boaz Boyce (Table 4.10; Figure 4.28). Out of this lot Boyce sold 7 acres of woodland which cut across the modern parcels 163 and 164 to Col. Joshua Clayton (New Castle County Deed H2/339). The remainder of the tract subsequently descended to his children. By 1842, Ann W. Boyce and Maria Gallahan, wife of John Gallahan, were the sole surviving heirs of Boaz Boyce and in

that year Ann W. Boyce transferred her interest in the property to the Gallahans (New Castle County Deed K5/256). John Gallahan built a house on the property by 1849, which was situated within modern parcel 385 (Figure 4.14).

Gallahan sold a majority of his property to Garrett Cox in 1855, keeping a small piece along Choptank Road (New Castle County Deed V6/52). Here, on modern parcel 163 and outside of the proposed alignment of Section 2 of U.S. Route 301, Gallahan built a new house by 1868 (Figure 4.16).

Prior to dying intestate on August 15, 1862 Garrett Cox had acquired additional land adjacent to the parcel he had purchased from Gallahan giving him a total of 116 acres all of which was assigned to Martin E. Walker by the New Castle County Orphans Court. A plot accompanying the Orphans Court division shows that Garrett Cox had a house situated on the road to Middletown, outside of the bounds of the current project area. No other buildings are depicted within the project area on this plot (Figure 4.32) (New Castle County Orphans Court Case Files, Garrett Cox, 1867 – 1872).

In the division of Boaz Boyce's property in 1783, lot number 4 was allotted to his son, John Boyce (Table 4.10; Figure 4.28). A house may have been on the property at the time John Boyce acquired it. Two years later, when the sheriff of New Castle County seized the property and sold it to Jacob Harmon as repayment of Boyce's debt, the land was described as "a certain messuage or tenement and piece of parcel of land" (New Castle County Deed G2/251). Jacob Harmon held the property until his death in 1808 when it passed to his heirs: Andrew Harmon, Elizabeth Streets, John Harman, Hester Naudain and Susannah Naudain. The heirs sold the property the following year to Outten Davis (New Castle County Deed I3/315).

TABLE 4.11. CHAIN OF TITLE, NO. 2 OF THE BOAZ BOYCE TRACT

(Continued from Table 4.4.)

Date	Name	Reference	Consideration	Description
1783	Robert Cann and his wife Sarah (Boyce) Cann	New Castle County Orphans Court Case Files, Boaz Boyce, 1783		66 acres
Robert and Sarah Cann died intestate, leaving four children to survive them: Eleanor (who married William Byce), Robert Cann, William Cann and Jacob Cann; On 19 May 1812 sold his 1/4 share in the parcel, thus Robert Cann became seized of 1/2 part of the premises (see NCC Deed T3/39) (see NCC Deed T3/39)				
1816 - 1834	William Cann	New Castle County Deed T3/39	\$300.00	1/2 share in 66 acre tract
1834 - 1838	Andrew Eliason	NCC Orphans Court, William Cann		66 acre tract and adjacent property
1838 - 1865	Amos Bell	New Castle County Deed B5/379	\$1,000.00	same description
1865 - 1883	Martin E. Walker (sold by administrators)	New Castle County Deed Z7/341	\$7,511.00	125 acres 3 rods and 16 perches
The administrators of Martin E. Walker divided his property into three pieces and part of no. 2 of the Boaz Boyce tract was sold with no 4 and 5 to Josiah Blackway. The part of lot no. 2 sold to Blackway included a house situated on modern parcel 173. (For a continuation of the chain of title of this property see table 4.10.) The rest of lot no. 2 was sold to Benjamin Armstrong in two tracts.				
1883 -	Benjamin Armstrong	New Castle County Deed T12/489	\$10,028.18	two tracts: 83 acres and 36 acres

(Continued on Table 4.12)

Lot number 2 of the Boaz Boyce tract was assigned to Boyce's daughter Sarah and her husband Robert Cann (Table 4.11). After both Robert and Sarah died intestate the land passed to their heirs and whose interest in the land was ultimately purchased by William Cann who had also purchased lot number 4 from Outten Davis in 1812 (New Castle County Deeds M3/120 and T3/39). Thus by his death in 1836, William Cann owned approximately 122 contiguous acres.

When Cann's property was surveyed after his death in 1836 buildings stood on each of the above properties. Lot number 4 of the Boaz Boyce tract which had previously descended to John Boyce was described as follows: "A lot of about sixty acres...about forty acres of which is clear, and the remainder woodland and cripple, there is no Orchard, Meadow or Marsh on the premises and no more land should be cleared, there is an old cabbin [sic] on the premises, not in tenantable condition and not worth repair. There is no other building thereon" (New Castle County Orphans Court Case Files, William Cann, 1835 - 1840). Perhaps this "old cabin" is the tenement described in the 1785 deed of sale (New Castle County Deed G2/251). A plot accompanying the Orphans Court records shows the location of the house, which is situated outside of the current project area (Figure 4.30).

Lot number 2 of the Boaz Boyce tract held two dwellings in 1836. Surveyors described this property as: "A lot of about fifty acres...forty of which is clear, the remainder woodland and cripple, no meadow or marsh and no more land should be cleared, there is on this lot a log tenement in bad repair, also a small log [dwelling] nearly new but wanting a chimney." An accompanying plot shows the location of the houses. The house to the west on the plot sits in modern parcel 313, near the Middletown Baptist Church while the other house depicted sits near the border of modern parcels 177 and 178.01. Both of the above lots were assigned to William Cann's daughter Lydia A. and her

husband Andrew Eliason. (Figure 4.31) (New Castle County Orphans Court Case Files, William Cann, 1835 – 1840).

Andrew Eliason sold the two lots totaling approximately 130 acres to Amos Bell, a free African-American farmer, in 1838 (New Castle County Deed B5/379). Bell seemingly moved into the nearly new log dwelling described above as Rea and Price's 1849 *Map of New Castle County* depicts Bell's house in this location (Figure 4.14.) Sometime before 1853 he may have built a new house further west on Armstrong Corner Road which is shown on a New Castle County road return from that year (Figure 4.33). Regardless, Bell owned the 130 acre farm until 1865. In 1860, the United States Census valued Bell's real estate at \$5,000 and he sold the property to Martin E. Walker in 1856 for \$7,511 (United States Census 1860; New Castle County Deed Z7/341).

Thus when Garrett Cox's land passed to him in 1868, Martin E. Walker had already acquired over 100 acres of land to the north from Amos Bell (New Castle County Deed Z7/341). He likely lived in Bell's former house (Parcel 173) until he built his "fine brick residence" on Middletown Road in 1873 (McCarter and Jackson 1882:502; Herman 1984). Garrett Cox's former house on the road to Middletown was either used as or replaced by a tenant farm house and by 1881 Walker had several tenant farm houses on the southwest corner of Armstrong's Corner which is outside of the proposed alignment of U.S. Route 301 (Figure 4.36) (New Castle County Orphans Court Case Files, Martin E. Walker, 1882 – 1883).

J.M. McCarter and B.F. Jackson described Walker's farm, which they call "Bell Plain," at the time of his purchase in 1868: "it was then a wilderness, none of it under good cultivation. He soon had it cleared, and has wonderfully improved the whole property, till it is now one of the finest farms in that locality." In addition to grain and stock, Walker had a peach orchard

of 3,000 trees (McCarter and Jackson 1882:502). Whereas many other farms decreased in value by 1880, Walker's actually increased by fifty percent. This could be due in part to the fact that Walker introduced poultry and egg production to his farming operation, thus reducing his reliance on orchard crops for wealth (Herman 1984).

When Martin E. Walker died intestate in 1882, the New Castle County Orphans Court ordered a sale of Walker's estate, for the payment of the decedent's debts (New Castle County Orphans Court Case Files, Martin E. Walker, 1882 – 1883). In 1883, the administrators of Walker's estate divided the property into three tracts and part of number 2 of the Boaz Boyce tract, including the former house of Amos Bell, was sold along with numbers 4 and 5 of the Boaz Boyce tract to Josiah Blackway (New Castle County Deed T12/492). The rest of lot number 2 of the Boaz Boyce tract was sold to Benjamin Armstrong in two pieces (New Castle County Deed T12/489).

Very little changed in this section of the project area in the late 19th and 20th centuries. Though the property Walker farm had been divided, it still remained in agricultural use. In fact, virtually no development occurred on the property until B. Irvin Armstrong began subdividing the eastern portion of the tract in the 1970s and 1980s. No additional development occurred on the western portion of the old Walker farm until the beginning of the 21st century.

## **6. Noxon's Adventure (Samuel Dale House)**

In 1734, John and Richard Penn patented a 300-acre tract called Noxon's Adventure to Thomas Noxon in pursuance of a warrant dated June 18, 1734 (Table 4.12) (Pennsylvania Land Patents A6/353). Born in Kingston, New York, Thomas Noxon settled in New Castle County in 1728. Though he served as a deputy

surveyor to Surveyor General, Benjamin Eastburn and as a Justice of the Peace, Noxon is best known for the mill he built at Noxontown on the headwaters of the Appoquinimink Creek around 1736 (Scharf 1888:1015; Munroe and Dann 1985:229). At the time Noxon's Adventure was surveyed, the old Reedy Island Road crossed the tract and our project area approximately through modern parcel 179 (Figure 4.38). Another road depicted on this plot that runs north from the Reedy Island Road through Noxon's Adventure does not fall within the alignment of U.S. Route 301 as currently proposed.

After Thomas Noxon died in 1743, Noxon's Adventure passed to his children Benjamin Noxon and Sarah Frisby (Scharf 1888:1015). In 1768, Benjamin Noxon agreed to sell the property to Samuel Burchard, a sale which was formalized in 1798 when Benjamin Noxon's heirs executed a deed to transfer clear title to the property to the heirs of Samuel Burchard. However, this sale did not include the portion of Noxon's Adventure through which the proposed U.S. Route 301 corridor crosses, which had previously been sold to Robert Haughey (Scharf 1888:1015; New Castle County Deed Q2/303)

This 18-acre parcel was described as woodland in 1800 when it was sold to Francis Haughey (New Castle County Deed A4/196). In 1819 Francis Haughey sold the woodland to Richard Mansfield, who owned a 396 acre farm elsewhere in St. Georges Hundred (New Castle County Deed W3/1). In 1847 the tract passed to James Mansfield who sold it to Samuel Dale in 1857 (New Castle County Deed Q6/24).

Samuel Dale was a free African American who bought the property at the age of 65. The United States Census of 1860 lists Dale as a farmer. Though there was a Reverend Samuel Dale who founded an African Methodist Church in the 19th century though it remains unknown whether the two men are the same.

**TABLE 4.12. CHAIN OF TITLE, NOXON'S ADVENTURE (SAMUEL DALE HOUSE)**

Date	Name	Reference	Consideration	Description
<b>Parcel 192 and 179 (partial)</b>				
1734 - 1743	Thomas Noxon	Pennsylvania Land Patent A6/353		300 acres
1743 - before 1798 -1800	Benjamin Noxon and Sarah Frisby Robert Haughey (sold by Maxwell Bines, Sheriff)	(New Castle County Deed Q2/303) (New Castle County Deed A4/196)	by will	same description
1800 - 1819	Francis Haughey	New Castle County Deed A4/196	195 pds. 5 shillings	two tracts: No. 8 (150 acres), No. 17 (18 acres of woodland)
1819 - 1847	Richard Mansfield	New Castle County Deed W3/1	\$12,000.00	396 acre farm and 20 acre 36 perches woodland
1847 - 1854	James C. Mansfield	NCC Probate Files, Gen. Richard Mansfield, 1846 - 1847	by will	
1854 - 1873	Samuel Dale	New Castle County Deed Q6/24	\$600.00	20 acres 36 perches
1873 - 1882	Samuel Dale, William Dale, Temperance Shockly (Green)	New Castle County Probate Files, Samuel Dale	by will	
When Samuel Dale Jr. died intestate, his share in the property passed to William Dale and Temperance Shockly (Green). William and Temperance divided the property into two parcels in 1882 (see New Castle County Deed N25/554).				
<b>Part of Parcel 179</b>				
1882 - 1898	William Dale	New Castle County Probate Files, Samuel Dale and N25/567		9 acres 134 square perches
1898 -	Samuel R. Dale and Annie M. Dale	(New Castle County Deed N25/557)	\$50.00	same description
Samuel R. Dale died intestate leaving Belle Fitchett, Rose Dale and William Dale as his heirs; in 1915 (Deed N25/564) they sold their interest in this property to Elizabeth Armstrong; in 1915 (Deed N25/567) Annie M. Dale sold her interest to Elizabeth Armstrong				
1915 -	Elizabeth Armstrong	New Castle County Deeds N25/564 and N25/567	\$250.00 and \$50.00	
<b>(See Table 4.13)</b>				
<b>Parcel 192</b>				
1882 - 1913	Temperance Shockly (Green)	New Castle County Probate Files, Samuel Dale and N25/567		9 acres 134 square perches
1913 - 1915	Martha Green (sold by Trustee, Martin B. Burris)	(New Castle County Deed N25/554)	by inheritance	
1915 -	Ezra S. Evans	New Castle County Deeds N25/554, 557	\$350.00	
-1932	Rose Evans (sold by executors)	(New Castle County Deed K53/416)		
1932 - 1953	T. Arthur Evans and Elizabeth H. Evans	(New Castle County Deed K53/416)		
1953 - 1965	Oswald E. Bartsch Jr. and Margaret M. Bartsch	New Castle County Deed K53/416	\$70,000.00	9 acres 134 square perches <i>inter alia</i> .
1965 - 1981	Lewis Hagerly	New Castle County Deed R76/541	\$10.00	9 acres 134 square perches
1981 - present	Paul Larry Haas	New Castle County Deed G113/83	\$25,000.00	same description

Samuel Dale built a house on his new property (Figure 4.35), which was located on a portion of modern parcel 179. Samuel Dale's will of 1870 indicates that there are houses, fences and other improvements on the northern part of his farm. When he died, Samuel Dale divided his farm between his three children: Samuel Dale Jr., William Dale and Temperence Shockly (Green) (New Castle County Probate Files, Samuel Dale). When Samuel Dale Jr. died intestate, his share in the property passed to William and Temperence who divided the property into two parcels in 1882 (see New Castle County Deed N25/554). William Dale continued to own the house on the northern portion of the farm as evidenced on Hopkins' and Baist's maps of New Castle County (Figures 4.36 and 4.37). In 1915 Elizabeth Armstrong acquired the property and it became yet another additional piece of the Armstrong Farm (New Castle County Deeds N25/564 and N25/567). By 1931, the house was no longer standing on the property, which has not been developed since then (Figure 4.19).

The southern half of Dale's farm was allotted to Temperence Shockley (Green) in the 1882 division of the property. It changed hands a number of times in the 20th century, but was not developed until after 1968 (Aerial Photographs 1968 and 1992).

## **7. Armstrong's Farm**

One hundred and fifty acres of land situated on the south side of Second Drawyer's Creek was surveyed to David Lewis in 1739. In 1751 Lewis transferred this property to Francis Moore. At the time of the transfer an "old wooden bridge" was located on the Kings Road at the northern end of the land boundary (New Castle County Deed Q1/615).

Francis Moore died intestate before 1820, leaving to survive him four children: Francis, Mary, Joseph and John and a widow Mary. His son John and his widow

Mary both died, leaving the interest in the property to Francis, Joseph and Mary (who married Benjamin Vance Armstrong). Joseph subsequently sold his interest to Francis Moore and Mary Armstrong. Thus, by 1820 full interest in the property was vested in Francis Moore and Mary and Benjamin Armstrong who then petitioned the Supreme Court for a division of the property (New Castle County Supreme Court Case File No. 194, October 1820 term).

The Supreme Court ordered the property divided in two pieces. Lot number 1 which is outside the current project area and contained Francis Moore's house was allotted to Francis Moore (Jr.) while Mary and Benjamin Armstrong received lot number 2 which at the time contained no buildings. The road to Mount Pleasant ran through the property, on which there was a small bridge standing just north of Point K on the plot of division (New Castle County Deed Q1/615).

Benjamin Vance Armstrong, son of Benjamin Armstrong, was born in New Castle County but moved to Maryland at an early age where he learned the trade of shoemaking. He returned to Delaware to settle at Armstrongs Corner with his wife Mary (Reed 1947:314). Certainly by 1849, but likely earlier, Benjamin Vance Armstrong had built a house on his property along the road to Mount Pleasant (Figure 4.14). This house was situated within modern parcel 179 (United States Census 1850).

Historian H. Clay Reed reports that when Benjamin Vance Armstrong returned to Delaware, he took up farming but also continued the trade of shoemaking, a trade which he passed on to his son Benjamin Armstrong. After Benjamin Vance Armstrong died in 1859, his wife Mary remained in the house on the west the road to Mount Pleasant while his son Benjamin held land on the east side of the road where he operated a shoe shop in 1868 (Figure 4.35). Mary Armstrong continued to live in the farmhouse until she died in 1880 at the age of 94 (Reed 1947:314).

**PHASE IA CULTURAL RESOURCE SURVEY: U.S. ROUTE 301, SECTION 2**

**TABLE 4.13. CHAIN OF TITLE, ARMSTRONG FARM**

Date	Name	Reference	Consideration	Description
1739 - 1751	David Lewis	(New Castle County Deed Q1/615)		150 acres
1751 - 1820	Francis Moore	New Castle County Deed Q1/615	115 pounds	150 acres
In 1820 Francis Moore's land was divided; 61 acres 73 perches allotted to Benjamin and Mary Armstrong [this is in our project area], 102 acres 80 perches allotted to Francis Moore				
1820 - 1880	Benjamin Vance and Mary Armstrong	New Castle County Supreme Court Case Files No. 194, October 1820 term		61 acres 73 perches
Benjamin Vance Armstrong died in 1859; Mary Armstrong died in 1880 after which this land was sold by her executors				
1881	Edward A. and Mattie C. Stoops	(New Castle County Deed B12/474)	\$2,500.00	Two Tracts: 61 acres 73 perches and 7.5 acres
1881 -	Benjamin and Elizabeth Armstrong	New Castle County Deed B12/474	\$2,725.00	Two Tracts: 61 acres 73 perches (except 1 acre at SE corner sold by Mary Armstrong to Benjamin Armstrong) and 7.5 acres
Benjamin Armstrong acquired two additional tracts in the project area from Martin E. Walker (see Table 4.11) which he sold in 1896 to Benjamin Vance Armstrong along with the above property				
1896 - 1905	Benjamin Vance Armstrong and wife Isaacanna	New Castle County Deed Z16/431	\$1,000.00	multiple lots
1905 - 1925	Elizabeth Armstrong	New Castle County Deed G20/66	\$3,200.00	same description
1925 - 1945	Benjamin Vance Armstrong (and Isaacanna)	(New Castle County Deed I46/105)	by will	110 acre farm
Benjamin Vance Armstrong acquired additional tracts in the project area from the division of J. Taylor's Tract (see Table 4.14 and 4.15)				
1945 - 1946	Benjamin I. Armstrong, Robert H. Armstrong and Rosalie Armstrong	(New Castle County Deed I46/105)	by will	223 acre farm
1946 - 1952	B. Irvin Armstrong	New Castle County Deed I46/105	\$10.00	Robert H. Armstrong and Rosalie Armstrong convey their rights to Benjamin Vance Armstrong's land; 11 tracts except two tracts sold to the State of Delaware in 1930 (H37/254)
1952	Ruth J. Eskridge	New Castle County Deed C52/394	\$10.00	same description
1952 - 1980	B. Irvin and Elizabeth S. Armstrong	New Castle County Deed C52/398	\$10.00	same description
1980 - 1982	B. Irvin Armstrong	New Castle County Deed H109/86	\$10.00	11 tracts except two tracts sold to the State of Delaware in 1930 (H37/254); five tracts sold to the State of Delaware for the ROW of the road from Middletown to Summit Bridge; and other tracts previously sold by B. Irvin Armstrong
1982 -	B. Irvin and Elizabeth S. Armstrong	New Castle County Deed Q118/85	\$10.00	same description
See Table 4.16. for the continued chains of title for pieces sold off by B. Irvin Armstrong; Elizabeth S. Armstrong died on February 8, 1989 and by her will she devised her interest in the remaining portions of the Armstrong Farm to a Testamentary Trust; B. Irvin Armstrong died on June 20, 1990 and by his will, he devised his interest in the remaining real estate to a Testamentary Trust under the trusteeship of Joanne Armstrong (see New Castle County Deed 1060/29)				

TABLE 4.14. CHAIN OF TITLE, J. TAYLOR TRACT

Date	Name	Reference	Consideration	Description
1680 - 1684/5	John Taylor (Sr.)	(New Castle County Deed G1/261)		
1684/5 - 1717	John Taylor (Jr.)	New Castle County Probate Files, John Taylor, 1684-1685		190 acres at head of Second Drawyers Creek
1717 - 1723	Nathan Phillips and Nicholas Meers (empowered by a letter of attorney from John Taylor [Jr.], 20 Feb 1717)	(New Castle County Deed G1/261)		250 acres, 100 of which was given by John Taylor to Peter John Sagoe (A1/128)
1723 - 1724	Wessel Alrichs	New Castle County Deed G1/261	100 pds.	250 acres, except 100 acres in A1/128
1724 - 1739	David Lewis	New Castle County Deed G1/567	150 pds.	312 acres
1739 -	Alexander Armstrong	New Castle County Deed M1/409	160 pds.	262 acres
	Heirs of Alexander Armstrong	(New Castle County Deeds Z1/154, 203, 578)		300 acres
1769/1774 -	Cornelius Armstrong	New Castle County Deeds Z1/154, 203, 578		300 acres
-1824	Estate of Cornelius Armstrong (sold by sheriff)	(New Castle County Deed B4/541)		
1824 - 1849	James Rogers	New Castle County Deed B4/541	\$1,325.00	same description
1849 - 1857	William H. Crawford	New Castle County Deed C6/353	\$4,000.00	same description
1857 - 1877	Benjamin and Sarah Lloyd (sold by sheriff)	New Castle County Orphans Court Case Files, William H. Crawford, 1855-1859		200 acres
1877 - 1883	William P. Matlack	New Castle County Deed B11/296	\$5,600.00	209 acres 77 perches
1883 - 1884	Larissa D. Matlack	New Castle County Probate Files, William P. Matlack, 1883	by will	
1884 - 1897	John W. Davidson	New Castle County Deed W12/340		
1897 - 1907	Clement A. Davidson and Susanna H. Davidson	New Castle County Probate Files, John W. Davidson, 1897 - 1898	by will	
1907 -	Jacob C. Staats	New Castle County Deed O21/94	\$10,000.00	same description

(Continued on Table 4.15)

from John Hyatt, the property was described as “all that messuage, plantation and tract of land” suggesting that there was a dwelling somewhere on the 300-acre tract (New Castle County Deed U2/321). A house was still standing in 1824 when the property in the hands of the estate of Cornelius Armstrong and seized and sold by the sheriff of New Castle County (New Castle County Deed B4/511). James Rogers, who purchased the property at that sheriff’s sale, owned it until 1849 and Rea and Price’s *Map of New Castle County* produced that year shows that the house he owned was situated to the east of the main road (Figure 4.14).

In 1849 Rogers sold the farm to William H. Crawford and Rogers’ house was likely removed when the Delaware Railroad was built in the 1850s. This railroad, which connected New Castle to Dover, crossed the eastern boundary of the project area (Figure 4.15) (Hayes 1882:160).

When Crawford died in 1854 he owned several tracts: his home farm adjacent to Middletown, the Church Farm and the 200-acre Willow Bridge Farm, which was bounded by lands of John Brady, formerly of James C. Mansfield, formerly of Charles Haughey, Benjamin Armstrong and John Jones (New Castle County Orphans Court Case Files, William H. Crawford, 1855-1859). This Willow Bridge Farm is most likely part of the old J. Taylor Tract and aptly named for the bridge (previously discussed) which crossed Second Drawyer’s Creek here, a creek which is referred to as “Willow Run” in later deeds (see New Castle County Deed Q41/323).

In 1857, the New Castle County Orphans Court ordered that the property be divided and sold. The part of the farm within the project area was purchased by Benjamin and Sarah Loyd, who built a house on the west side of the main road (on modern parcel 204) (Figure 4.35) (New Castle County Orphans Court Case Files, William H. Crawford, 1855-1859). The house and farm would later be owned by William

Matlack who purchased the property at a sheriff’s sale in 1877 (Figure 4.36) (New Castle County Deed B11/296) and J.W. Davidson who purchased it in 1884 (Figure 4.37) (New Castle County Deed W12/340). The farm remained in the Davidson family until 1907 when Clement A. and Susanna H. Davidson sold the farm to Jacob C. Staats (New Castle County Deed O21/94).

Shortly after he purchased the farm in 1907, Jacob Staats began dividing and selling the land within the current project alignment (Table 4.15). Staats sold 39 acres of the farm to Arthur D. Doolittle in 1908. This was the southernmost part of the Staats farm and roughly encompassed modern parcels 179 (partial), 198, 200, 201, 202 and 204 (partial) (New Castle County Deed A22/302). By 1913, this property contained a two-story frame dwelling house (New Castle County Deed F24/391). He sold the property to the north to John D. and Elizabeth B. Banks in 1908 (New Castle County Deed B22/510). The property was further subdivided and developed both residentially and commercially throughout the 20th century.

TABLE 4.15. CHAIN OF TITLE, DIVISION OF J. J. TAYLOR TRACT

(Continued from Table 4.14)

Date	Name	Reference	Consideration	Description
<b>1. Parcels 179 (partial), 198, 200, 201, 202, 204 (partial)</b>				
1908 - 1913	Arthur D. Doolittle	New Castle County Deed A22/302	\$2,085.00	two tracts: 39 acres 2 sq perches and 6 acres 116 sq perches
1913	Bessie Clark Doolittle	New Castle County Deed F24/391	\$5.00	same description; 39 acre tract has 2 story frame dwelling house
1913 - 1915	Lucy C. Doolittle	New Castle County Deed F24/394	\$5.00	same description
<b>Parcels 179 (partial), 198, 200, 201, 204 (partial)</b>				
1915	Joseph Frank McVey	New Castle County Deed M25/202	\$3,000.00	26 acres 136 sq perches (179, 198, 200, 201 partial 204) and 6 ac + (203, 205)
1915 - 1924	Enoch and Sarah Spearman	New Castle County Deed S25/526	\$3,700.00	same description
1924 - 1939	Benjamin H. Pleasanton	New Castle County Deed Z32/104	\$5,000.00	same description
<b>Parcels 179 (partial), 204 (partial)</b>				
1939	Benjamin Vance Armstrong	New Castle County Deed Q41/325	\$600.00	26 acres 136 sq perches excepting 4.83 acres sold to Mary V. King
<b>(See Table 4.16)</b>				
<b>Parcels 198, 200, 201, 203 and 205</b>				
1939	Mary V. King	New Castle County Deed Q41/323		
<b>Parcels 198, 200, 201</b>				
1939 - 1950	Sudler H. and Julian King	(New Castle County Deed Y49/317)	by will	
1950	Abigail Rovitti	New Castle County Deed Y49/317	\$1,800.00	same description
1950 - 1951	Sudler H. and Dorothy T. King	New Castle County Deed Y49/320	\$1.00	same description
1951 - 1978	F. Everett and Janette H. Meredith	New Castle County Deed S51/194	\$11,000.00	same description
1978 - 1981	Janette H. Meredith		by inheritance	
1981 - 1994	Kenneth D. and Patricia M. Warner	New Castle County Deed R115/210	\$10.00	4.83 acres
1994	Irene M. Crnaham	New Castle County Deed 1659/43	\$10.00	
1994 - present	Kenneth D. and Patricia M. Warner	New Castle County Deed 1659/045	\$10.00	
<b>Parcels 203, 205</b>				
1942 - 1946	George W. McMichael and Anna M. McMichael	New Castle County Deed N43/214	\$600.00	6.559 acres
1946 - 1985	Henry P. Eihinger Sr. and Sophia A. Eihinger	New Castle County Deed W45/449	\$1,000.00	same description
<b>Parcel 203</b>				
1985 - present	Henry P. Eihinger Sr. and Sophia A. Eihinger and Irene Elaine Loller	New Castle County Deed 266/341	\$1.00	4.8460 acres
<b>Parcel 205</b>				
1985 - present	H. Paul Eihinger Jr. and Charlotte Ann Eihinger	New Castle County Deed 261/303		1.565 acres
<b>Parcel 202 and 204 (partial)</b>				
1915 - 1917	Edward Manlove	New Castle County Deed W24/470	\$775.00	12 acres
<b>2. Parcel 204 (partial) and 206, 209, 210 and 211</b>				
1908 - 1912	John D. and Elizabeth B. Banks	New Castle County Deed B22/510	\$3,085.00	39 acres 2 sq perches (partial 204 and 212) and 6 acres 116 sq perches (206, 209, 210, 211)
1912 - 1917	Edward Manlove	New Castle County Deed B24/328	\$4,000.00	same description

Date	Name	Reference	Consideration	Description
<b>Parcels 202, 204 (partial), 206, 209, 210 and 211</b>				
1917 - 1918	Charles R. Manlove and Maxey Bland	New Castle County Deed N26/201	\$6,080.00	39 acres 2 sq perches (partial 204 and 212) and 6 acres 116 sq perches (206, 209, 210, 211) and 12 acres (202 partial 204)
1918	John Heldmyer Jr.	New Castle County Deed H28/178	\$6,300.00	same description
1918 - 1919	Harriet S. Manlove	New Castle County Deed H28/182	\$6,550.00	same description
1919 - 1933	Samuel and Ida J. Daniels	New Castle County Deed H28/185	\$7,000.00	same description
1933 - 1937	Rosetta H. and William Y. Ellison	New Castle County Deed Y38/116	\$5,900.00	same description
1937 - 1942	Maurice L. and Ethel May Buckworth	New Castle County Deed R40/415	\$5,800.00	same description
1942 - 1943	Ethel May Buckworth	(New Castle County Deed A44/72)	by inheritance	
1943 -	Joseph Antel and Mary Thresa Vestroczi	New Castle County Deed A44/72	\$8,500.00	same description
<b>Parcel 206</b>				
1947 - 1952	Ray W. and Elsie M. Wood	New Castle County Deed G47/460	\$5.00	4847 Summit Bridge Road with one and one half story frame dwelling
1952 - 1990	Allaire C. DuPont	New Castle County Deed I52/330	\$5.00	same description
1990	Joseph M. Watkins Jr. and Susan R. Watkins	New Castle County Deed 1031/340	\$49,900.00	same description
1990 - 2000	James S. Burris and Victoria J. Field (Burris)	New Castle County Deed 1121/172	\$109,700.00	same description
2000 - 2001	Jacqueline H. and Gabriel Flores	New Castle County Deed 2871/107	\$155,000.00	same description except land sold to State of DE in X53/361
2001 - present	Home Living Designs of New Castle County, LLC	New Castle County Deed #200103280021061	\$10.00	same description
<b>Parcel 202</b>				
1960 - present	Stephen F. and Alice Virginia Westrod	New Castle County Deed D66/527	\$5.00	6.85 acres
<b>Parcel 209</b>				
1961 - 1987	Horace F. and Joyce E. Tibbitt	New Castle County Deed L68/174	\$1,500.00	Parcel 209 or 210
1987 - 2004	Joyce E. Tibbitt	(New Castle County Deed #200503310030185)	by will	
2004 - present	Amazing Grace Outreach Ministries	New Castle County Deed #200503310030185	\$160,000.00	Parcels 209 and 210
<b>Parcel 210</b>				
1961 - 1969	Ethel M. Tibbitt and Horace F. Tibbitt	New Castle County Deed L68/172	\$1,500.00	Parcel 209 or 210
1969 - 1985	Horace F. Tibbitt	(New Castle County Deed 248/287)	by will	
1985	Horace F. and Joyce E. Tibbitt	New Castle County Deed 248/287	\$10.00	
1985 - 1992	Elva L. Elliott	New Castle County Deed 248/285	\$10.00	
1992 - 2004	Hroace F. and Joyce E. Tibbitt	New Castle County Deed 1331/22	\$10.00	
2004 - present	Amazing Grace Outreach Ministries	New Castle County Deed #200503310030185	\$160,000.00	Parcels 209 and 210
<b>Parcel 211</b>				
present	Centerville Group, Inc.			

**TABLE 4.16. CHAIN OF TITLE, DIVISION OF ARMSTRONG FARM**  
(continued from Table 4.13)

<b>Date</b>	<b>Name</b>	<b>Reference</b>	<b>Consideration</b>	<b>Description</b>
<b>Parcel 196</b>				
1967 - 1985	George L. Biddle and Rose B. Biddle	New Castle County Deed G79/678	\$7,463.00	4.39 acres
1985 - 1987	Rose B. Biddle	(New Castle County Deed 545/349)	by will	same description
1987 - present	Wayne and Norma F. Usilton	New Castle County Deed 545/349	\$160,000.00	same description
<b>Parcel 194</b>				
1972 - 1978	Eugene Coleman Jr. and Anna E. Coleman	New Castle County Deed A87/889	\$6,000.00	2 acres
1978 - 1985	Anna E. Coleman	(New Castle County Deed 622/15)	by will	same description
1985 -	Wilmington Trust, trustee for the benefit of Eugene Coleman III and Anne E. Coleman	(New Castle County Deed 622/15)	by will	same description
-2003	Anne E. Coleman	New Castle County Deed 622/15	\$10.00	same description
2003 - 2004	Eugene Coleman III	(New Castle County Deed #200403080025790)	by will	same description
2004 - present	Dani Shade	New Castle County Deed #200403080025790	\$1.00	same description
<b>Parcels 190, 191</b>				
1973 - 1994	Paul and Marcia Levine (sold by sheriff)	New Castle County Deed O87/427	\$190,000.00	40.710 acres <i>inter alia</i>
1994	Constitution Bank (predecessor of Jefferson Bank)	New Castle County Deed 1864/57	\$700,000.00	same description
<b>Parcel 191</b>				
1995 - 2005	Cooper & Culp	New Castle County Deed 2034/51	\$127,000.00	25.7033 acres
2005 - present	Paul E. and Joanne D. Cooper	New Castle County Deed #200508100079464	\$110,000.00	same description
<b>Parcel 190</b>				
present	Growmark FS, Inc.			
<b>Parcel 177</b>				
1986 - 1988	Richard F. Wurzburg	New Castle County Deed 487/340	\$37,500.00	11 acres
1988 - 1994	Richard F. Wurzburg and Karen Wurzburg	New Castle County Deed 793/265	\$10.00	same description
1994	Richard F. Wurzburg	New Castle County Deed 1689/327	\$10.00	same description
1994 - present	Richard F. and Virginia Wurzburg	New Castle County Deed 1734/113	\$10.00	same description
<b>Parcel 172, 174</b>				
1986 - present	Michael A. Marando	New Castle County Deed 487/243	\$37,500.00	11 acres
<b>Parcel 174</b>				
1988 - 2008	Paul J. and Joyce L. Marsilli	New Castle County Deed 685/3	\$18,000.00	2.0349 acres
2008 - present	Delaware Department of Transportation	New Castle County Deed #200807280051290	\$390,000.00	same description
<b>Parcel 171</b>				
1988 - 1996	Joseph B. and Mary Ann Szymanski	New Castle County Deed 794/196	\$33,000.00	11.532 acres
1996 - present	Randy C. Dalton	New Castle County Deed 2083/48	\$62,500.00	same description
<b>Parcel 199</b>				
to present	William E. Gunter			
<b>Parcel 178.01</b>				
to present	Price Property Investments, et al.			

After her death, the executors of Mary Armstrong's will sold the land to Edward A. and Mattie C. Stoops who immediately sold it to Mary's son Benjamin Armstrong and his wife Elizabeth (Stoops) (New Castle County Deed B12/474). Benjamin and Elizabeth Armstrong continued to add property to their farm. As previously discussed, they acquired two additional tracts within the project area from the division of Martin E. Walker's estate, a tract from Samuel and Annie Dale as well as several other properties outside of the project (see New Castle County Deeds B7/120, V12/308, V12/310, U12/331, T12/489, N25/564 and N25/567).

Benjamin and Elizabeth Armstrong also had a son named Benjamin Vance Armstrong who along with his wife Isaacanna acquired all of the above property in 1925 through the will of Elizabeth Armstrong (see New Castle County Deed I46/105). Benjamin Vance and Isaacanna Armstrong continued to add to the property with purchases of land to the north, which was formerly part of the J. Taylor tract (Tables 4.14 and 4.15 and discussion below). By the time he died in 1945, Benjamin Vance Armstrong had acquired 233 acres of land at Armstrongs Corner which he left to his children, Benjamin I., Robert H., and Edna E. Armstrong. Benjamin I. Armstrong purchased the shares from his siblings and began subdividing and selling portions of the farm through the 1980s (see Table 4.15).

Though the original Armstrong home was removed prior to 1931 (see Figure 4.15), the portion of the farm on which the original Armstrong home stood remains in the Armstrong family under the trusteeship of Joanne Armstrong and nothing has been built on the site since.

### **8. J. Taylor Tract (Parcels 179, 194, 196 and 198 - 207)**

The land in the most northern part of Section 2 of the proposed U.S. Route 301 alignment was warranted to John Taylor (Sr.) in 1680 and confirmed by a patent from William Penn in 1684 (Table 4.14) (New Castle County Deed G1/261). In 1685, he sold 100 acres of a 250-acre tract called "Weststone" lying on the head of Second Drawyer's Creek his son-in-law Peter John Sagoe (New Castle County Deed A1/128). When John Taylor died, he left to his son John Taylor the rest of the tract "called Weste being one hundred & ninety acres lying at the head of the second Drawers Creek Provided [that] Antony Wallis does not return to possess the land within the space of seven years" (New Castle County Probate Files, John Taylor, 1684-1685). Neither the father nor the son seems to have settled on Weste or Weststone. John Taylor, the father, lived in Appoquinomy at the time of his death (New Castle County Probate Files, John Taylor, 1684-1685). John Taylor, the son, had granted power of attorney to Nathan Phillips and Nicholas Meers in 1717 when he lived in Stafford County, Virginia (New Castle County Deed G1/261).

Several years after Taylor granted power of attorney to them, Phillips and Meers sold the tract at the head of Second Drawyer's Creek to Wessel Alrichs, a jeweler from the City of New Castle. Alrichs only owned the property for one year, selling it along with additional property he had purchased to David Lewis in 1725 (New Castle County Deeds G1/261 and G1/567). The beginning point in for the 312-acre tract described in this deed also describes a bridge which is likely the same bridge referred to as the "old wooden bridge" described above (New Castle County Deeds G1/567 and Q1/615).

Lewis sold the property to Alexander Armstrong in 1739 (New Castle County Deed M1/409). In 1799, when Alexander's son Cornelius took a mortgage