

Delaware Federal Writers Project Papers

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Pensions
File #674-4

Submitted by Gordon Butler,

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Delaware Old Age Pension System.

The first appropriation was \$200,000. annually for two years and the commission started with a list of 1,000 eligible persons which was compiled in part by Alfred I. duPont, who donated a small monthly pension to many of the aged in Delaware for a period of 16 months prior to the enactment of the State Law.

The qualifications are;- 15 years residence in the U.S. and 5 years in the State. Temporary absence from the State is not considered. The amount determined by the Welfare Commission which is composed of 4 members, shall not be equal to or exceed \$300.00 annually when added to the income of the applicant. In no case the pension to exceed \$25.00 a month. The minimum age limit is 65 years.

A pension bill was first introduced in the State Legislature in 1927, the bill died in the Committee and it was introduced again in 1929, and was killed in the Senate. The bill was amended and again introduced in 1931, and passed both houses by a large majority and became effective July 1, 1931 making Delaware the 13th State to enact an Old Age Pension Law.

The June report of 1935 shows 2,091 eligible persons in Delaware on the waiting list while 1,637 persons were receiving pensions averaging \$9.87 for the state.

The operating expenses for the first 12 months was 5.37 per cent. The cost in administering the state pension fund for the year 1933 was .0611, which covers office rentals, salaries, mileage expenses

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of investigators, funeral expenses and fees of the coroner,
etc.

SOURCE: State Old Age Welfare Commission, 1933 Report, Page 22,
8 pages.

J.E.R. 7-6-35 P.1

D.S. 3-8-31 P.5 C

Maude Stevens
September 28, 1939

CURRENT FILE³
Social Welfare
Pensions

Old Age Welfare Commission

The Old Age Welfare, or Pension Law of Delaware, had its beginning in 1929, when the late Alfred I. du Pont, financier and philanthropist, who had become deeply interested in the welfare of the aged, set up a private fund from which, for a period of two years, pensions were paid to approximately 1,100 Delawareans over 65 years of age.

Spurred by such interest, Mr. du Pont, after a thorough study of European pension systems, had drawn up and presented to the State Legislature in 1931 a bill providing a combination of the old age pension system with the administration of the Welfare Home at Smyrna, an institution for care of the homeless aged. This bill, now known as the Old Age Welfare Commission, became effective July 31, 1931; through it, Delaware became the thirteenth State to enact an Old Age Pension Law.

This Commission is administered by a board of four members: one from Wilmington, one from Rural New Castle County, one from Kent County, and one from Sussex County. Each member is appointed by the Governor. When a vacancy occurs, it is filled by appointment of the Chief Justice of Delaware. This board serves without pay, but a reasonable amount of expense is allowed, and a fee of five dollars is given for attendance at each meeting.

The sum of \$400,000 for a period of two years, or \$200,000 annually is appropriated out of the General Fund of the State Treasury.

The State pays the entire amount of the pension.

When application is made for a pension, the subject is investigated and the amount to be granted is determined by the Old Age Welfare Commission. Naturally, the amount to be given is based on the results of the investigation. The amount shall not equal or exceed \$200 annually, when added to the income of the applicant. In no case should the pension exceed the sum of \$25 per month.

The applicant, male or female, must be 65 years of age, or more. He or she must have resided in the United States for fifteen years and have been a resident of this State not less than five years. There is no limitation on the amount of property an applicant may have. If the aged person, or his or her spouse, acquire property exceeding the amount possessed at the time of their application, the Commission may cancel the pension, or vary the amount accordingly. Any applicant who is proven to be a criminal, an habitual drunkard, a tramp, a beggar, or an inmate of any State institution, is not eligible for a pension.

Alfred I. du Pont deserves commendation for the security that has been given to the aged of the State of Delaware through the Old Age Welfare Commission, developed from his efforts.

The report for the year 1938, January 1 to December 31, clearly shows that old age assistance is needed. On January 1, pensions were being given to 2,837; at the close of the year, December 31, 2,600 persons were still receiving them. During the year, \$172,143.50 was paid in pensions to the aged of Delaware. At the end of the year, new applicants on file totaled 1,064.

Source: Delaware: A Guide to the First State. Compiled and written by the Federal Writers' Project of the Works Progress Administration for the State of Delaware. American Guide Series. New York, The Viking Press, 1938. 549 p.

Sources continued:

Delaware. General Assembly. Revised Code of Delaware,
1935. Constitution of Delaware. Declaration of Independence.
Constitution of the United States. Wilmington, Del., The Star
Publishing Company, 1936. 1642 p. P.342-347: Old Age Welfare
Commission.

Old Age Welfare Commission. Annual Report January 1, 1938 to
December 31, 1938. Submitted January 1939. 6 p.

SOCIAL-ETHNIC SURVEY

Summary

The following is a list and descriptions of articles and extracts on file in the Social-Ethnic Survey being conducted by a group in the Federal Writers' Project of Delaware.

1. Racial Picture in Delaware and Wilmington
Treats in general settlement of majority foreign groups in Delaware, describing their present location and condition. Brief discussion of the Moors, an anomalous group in Delaware.
2. Racial Groups
Brief discussion of Poles, Italians, and Ukrainians.
3. Polish Population in Delaware and Wilmington
Statistical report on Polish population, 1930 census.
4. Polish Housing in Wilmington
Story of Polish housing problems and how they were solved.
5. New Little Poland in Old Browntown
An account of the Polish Community up to 1921. Settlement, Community Organization, home life, adaptation to American ways.
6. Polish Societies
A list of Polish societies, organizations and associations.
7. One American Immigrant
A test interview with a Jewish immigrant. Describes life in Europe, emigration, struggle in America, and present life.
8. Jews in the U.S. and Delaware
Historical background of Jewish immigration.
9. Occupational Survey of Jews in Wilmington
Occupational survey of 316 Jewish families in Wilmington, with the number and age groupings in each occupation. Also grouped as to industries which employ them.
10. Jews in Wilmington
An account of the present Jewish picture in Wilmington from an interview with the executive director of Jewish Welfare.
11. Jews in Wilmington and Jewish Settlement in Delaware
Newspaper articles (1928 and 1937) recounting history and progress of Jews in Wilmington and Delaware.

12. Immigration and Immigration Laws

Brief summary of immigration laws.

13. Italian Immigration

Reasons for emigration from Italy in the last part of the nineteenth century.

The transcription of records from cards in the Adult Education Department is still in progress. Close to four thousand cards have been examined of which about twenty-five hundred have been used for purpose of recording the information. From this source, when completed, it will be possible to adjudge the following facts about each foreign group: country of birth, age grouping, languages spoken, citizenship, education, English literacy, marital status, number in family, ownership of homes, occupations here and abroad, dates of arrival in the U.S. and in Wilmington, and their names and addresses. A list of races found in the card file and a rough approximation of the number of each recorded follows.

Italians	1000
Poles	450
Jews	250
Germans	150
Irish	150
Ukrainians	175
Spanish	100
Greek	100

Also a few English, Austrians, Russians, Bohemians, Hungarians, Czecho-Slovakians, Turks, Lithuanians, French, Swedish, Scotch, Mexican, Portuguese, and Mexican.

H. M. Hirshout
February 14, 1939

J. J. Donohoe
July 31, 1940

Regional Survey
Wilmington Suburbs

Encyclopaedia File 8

HOLLY OAK

Holly Oak (60 alt., 430 pop.) is situated between the Philadelphia Pike and the Delaware River, about five miles northeast of the center of Wilmington. This suburb, comprising an area of approximately 135 acres, has a frontage on the Pike of about 600 yards. Excluded from this area are the rights-of-way granted to the Pennsylvania Railroad and the State Highway Department, the latter for the Prints Boulevard.

What is known as Holly Oak originated as two distinct communities: Holly Oak and North Holly Oak. Covering the same time span, they were developed by separate individuals and present clear contrasts in the setting and design of the residential units.

The history of Holly Oak, prior to its development as a residential community is rather involved, since it embraces a number of smaller tracts with a corresponding number of owners. Michael B. Maloney, who died in May 1883, assembled the farm in a series of transactions between 1854 and 1859. He bought: (a) from George T. Cantwell, forty-eight acres, on Feb. 17, 1854; (b) from Christine Perkins, two acres on Oct. 25, 1854, and one acre on Sept. 12, 1857; (c) from the heirs of Samuel Leiper, thirty-four acres in August of 1859.

(a) This portion was acquired by George T. Cantwell from the executors of the estate of Joseph Perkins on Sept. 1, 1852. This land had been in the Perkins family since its purchase by Joseph

Perkins from Thomas Nixon on Dec. 19, 1693. The plot is described as:

"being part of a pattant granted by S^r. Edmund Andros as by Pattant may more at Large Appear Bareing Date the 18th of January 1675 and entered in y^e Book of Records of Pattants at New Castle in the Year 1678 and was formerly granted unto Marcus Laurenson, Woola Swanson and Heiles Neilson, being part of the sd. pattant & See Became y^e Right of y^e Sd. Thomas Dixon as by Deed may more at Large by Acknowledgement in Open Court at New Castle y^e 21 day of June 1692."

(b) Christine Perkins purchased the land of which this was a part from his father, Caleb, who had inherited it from his father, also named Caleb. The date of purchase was Nov. 5, 1836. The older Caleb bought the tract from George Taylor in November of 1789. This was a part of the original grant -

"known by the name of the "Bite" which was patented to Peter Nounce and others in one thousand six hundred-"s

(c) Leiper bought this acreage from Spencer McIlvaine on Dec. 30, 1854. The latter acquired it at sheriff's sale of the lands of Amer Grubb on June 12, 1837. John Buckley, who sold the land to Grubb on Aug. 8, was the grandson of Adam Buckley, who had been granted a patent by William Penn in 1684.

By the terms of the will of Michael B. Maloney, his daughter, Anna B. Rutter was bequeathed the property, then known as the "Holly Oak Farm." After her death in 1888, the executors of her estate sold the tract to John H. Longstreet, who subdivided it. A copy of the plat, showing a rigid gridiron pattern of streets and building lots, was filed in the office of the Recorder of Deeds on March 4, 1890. After selling only eight lots, Longstreet became involved in financial difficulties, and was sold out by the Sheriff on Oct. 2, 1890. The new owners, Charles A. Rutter, Charles A. Mahoney, and

John R. Gest, continued the sale of the lots.

The elaborate pattern of gridiron streets envisaged by John Longstreet has failed of realization. The only streets wholly within the community (excluding the Philadelphia Pike and the Printz Boulevard) are Walnut Lane (an extension of Silverside Road) at the southwest boundary, Ridge Avenue, paralleling the Pike, Holly Oak Road, and Riverside Avenue, which adjoins the railroad tracks. Walnut Lane and Ridge Avenue are macadam surfaced, but have no curbing, gutters, or sidewalks. Holly Oak Road is a fine macadam street, provided with concrete gutters and a storm sewer, which drains into Perkins Run at the railroad crossing. Riverside Avenue is unpaved.

There is a total of forty-six housing units in this section. All but six of these are two or more stories in height and contain from seven to twelve rooms. Usually of frame construction, their architecture exemplifies the more leisurely period of the 1890's and early 1900's, as evidenced by wide porches, ornamental towers and turrets, set off by "gingerbread" cornices and trim. A great many of the garages, set well on the rear of the lots were evidently designed as stables. Lots are spacious and well groomed. In many places, the houses are almost hidden by the old shade trees, which form a shelter for the entire section. The offset manner in which Walnut Lane and Ridge Avenue are constructed precludes their use by through traffic and adds to the tranquil atmosphere of this part of the suburb. There are no business or manufacturing establishments here.

North Holly Oak extends from an ^aimaginary line drawn from the Pike to the River parallel to, and fifty yards from, Holly Oak Road to Perkins Run on the northeast. The thirty acres contained within these bounds are a part of the tract which Jonathan Perkins inherited from Christine Perkins at the latter's death on Jan. 10, 1883. (For earlier history, see portion (b) of Holly Oak). Jonathan, after selling a few lots, conveyed the remaining acreage to Margaret C. Perkins, who continued the sale at intervals until her death in 1923. The executors of her estate disposed of the unsold portions at public sale.

In North Holly Oak, Delaware and Penn Avenues extend from the pike to the Prints Boulevard. They are trisected by Cherry, Maple, and Chestnut Streets. All of these streets are surfaced. Cherry Street, most recently, and best paved, is a fine macadam street, provided with concrete gutters and a storm sewer, which drains into a like sewer on Holly Oak Road.

There is a total of fifty-six housing units in this section. With the exception of two two-family dwellings, they are single-family, detached residences. In general, they are smaller, as are the lots, and of more recent construction, than those in Holly Oak proper. Enough houses of an earlier vintage survive to date the community definitely. The bungalow, employing wood as a basic material, predominates architecturally. Garages, constructed as a separate unit from the houses, are placed at the rear of the lots.

The business establishments of the community are located in this section. They include a grocery store and a pharmacy,

on the Pike; a tourist hotel, on Penn Avenue; a small lunchroom, on the Boulevard and the yard and office of the H. M. Paschall & Sons Company, lumber and fuel dealers, located between the Boulevard and the railroad. Magistrate Wm. J. Acton has his office on the Pike, and the Holly Oak Postoffice is located at the intersection of Cherry Street and Penn Avenue.

With the passage of years, North Holly Oak lost its separate identity, and the two sections merged under the common name of Holly Oak. Considering the fact that the boundaries were always loosely drawn and that the two sections possessed many attributes in common, the merger was a natural process.

Sanitary sewers are provided only for those houses which face on the Philadelphia Pike. Septic tanks are used for waste disposal in the remainder of the suburb. Garbage and rubbish removal are made under private contract. Electricity for home use and street lighting is furnished throughout the community, but gas is supplied only on the Pike and Holly Oak Road. Water is piped to the dwellings, and to the fire hydrants of the suburb, from the reservoir of the Wilmington Suburban Water Company.

Police protection is furnished by the uniformed forces of the State and County. The rural volunteer fire companies, the nearest of which are the Brandywine Hundred Company at Bellefonte and the Claymont Fire Company, furnish fire protection. Aided by an adequate number of high-pressure hydrants, these companies help maintain fire insurances at city levels.

Holly Oak is a part of the Mount Pleasant School District. Mount Pleasant Elementary and Junior High School is located in Bellefonte; the senior high school is in Claymont. There are no

churches within the confines of the suburb, but congregations of the leading religious denominations maintain churches within a half-mile radius. The closest of these is the Holly Oak Methodist Church, situated on the west side of the Philadelphia Pike, a short distance from the southern boundary of Holly Oak.

On the Philadelphia Pike, Wilmington-Philadelphia busses, operated by the Delaware Electric Power Company, maintain a half-hour schedule. Silverside Road is the limit of the one-fare zone. Holly Oak Station, at the foot of Holly Oak Road, is a scheduled stop for local passenger trains of the Pennsylvania Railroad.

Perkins Run (sometimes called Hickory Run) is a small, sluggish stream which forms the greater part of the northern boundary of Holly Oak. Almost dry at low tide, it flows into the Delaware River at the foot of Holly Oak Avenue. At one time, it was apparently a stream of some importance, as shown by the record of one of the earliest sales in the tract. In 1889, Jonathan Perkins sold a lot having a frontage of 100 feet on Perkins Run to Samuel H. Warren, to be used as a boatyard.

The development of Holly Oak and North Holly Oak was a gradual, natural growth, unaided by the methods of real estate promoters. The majority of the residences were built prior to 1920. The most recent construction is that of a group of eight two-story, brick houses on Chestnut Street, adjoining Penn Avenue. The greater part of the undeveloped portion of the tract lies between the Printz Boulevard and Ridge Road, where the steep slope has discouraged construction.

References

Deeds Records: B 1, p. 188; Z 1, p. 350; H 2, p. 63; C 5, p. 293;
G 5, p. 290; Q 6, p. 66; P 6, p. 119; R 6, p. 424;
Y 6, p. 444; E 7, p. 443; E 7, pp. 458, 461; G 14,
p. 315; O 14, p. 601; T 14, p. 53; A 15, p. 379;
C 15, p. 469; D 15, p. 577, p. 588; A 16, p. 99;
M 26, p. 308; B 27, p. 448; H 32, p. 488.

Mortgage Records: G 22, p. 313.

OK
J.D.
8/12/40

J. J. Donohoe
October 16, 1939

15
Regional Survey
Alapocas
CURRENT FILE

ALAPOCAS

Alapocas (250 alt., 48 pop.) is located on the Augustine Cutoff, about one quarter of a mile from the northwest city limits of Wilmington. The eighty-five (84.84) acre plot is bounded on the north and northeast by lands of the late Alfred I. du Pont; on the east by Rock Manor and lands of the late Alfred I. du Pont; on the south and southwest by lands of the Jessup and Moore Paper Company; on the west by lands of the Wilmington Park Board; and on the southeast by the Augustine Cutoff.

Alapocas is a portion of a large grant patented to Vance Peterson on November 14, 1668, by Governor Francis Lovelace. One of his descendants sold it to John Elliott on Jan. 9, 1761. George W. Mousley bought the plot on which Alapocas now stands from Isaac Elliott, grandson of John, on March 9, 1857. Joseph and Alfred Mousley acquired the property through Orphans Court proceedings on the death of George Mousley, June 29, 1878. They sold to William Bancroft on July 17, 1906. This was one of the tracts which he sold to the Woodlawn Company on April 19, 1912. Upon transfer of the assets of the Woodlawn Company to the Woodlawn Trustees, Inc., on June 6, 1919, it became the property of the latter.*

Stimulated by the construction of Alapocas Drive, a concrete road, connecting the Augustine Cutoff and the New Bridge Road, which was built by the Levy Court and opened to traffic early in 1937, the Woodlawn Trustees began the development of Alapocas late in 1936. On August 14, 1936, a map of the suburb was filed in the office of the Recorder of Deeds.

Alapocas is a rigidly restricted community. Only private, single-

family dwellings may be built; no building, fence, wall or other structure shall be erected or maintained until the plans, specifications, plot, and grading plans receive written approval; no trade or business may be engaged in; no live poultry, pigeons, hogs, cattle, or other livestock may be kept; signs, notices or advertising matter of any description are prohibited; all plumbing work must be approved by the Plumbing Inspector of the City of Wilmington; open side lots extending the full depth of the lot shall be left on both sides of each residence; certain strips are reserved for the construction and maintenance of poles, wires, and conduits for the transmission of electricity and for telephone purposes, storm water drains, land drains, public and private sewers, pipe lines for supplying gas, water, and heat. These restrictions were promulgated and are enforced by the Woodlawn Trustees, Inc.

These restrictions, tending to prevent rapid expansion, have insured a high standard of home construction. Seven dwellings are occupied, with five more in various stages of construction. They are uniformly two-and-one-half-stories in height, and are built either of stone or brick. In architecture, the Delaware Colonial or Pennsylvania Farmhouse types are favored. Those which are built of stone (native Brandywine granite or fieldstone) follow closely the lines of the Friends School.

At the present time, the only streets cut through are School Road, paralleling the Augustine Cutoff, Alapocas Drive, and Granite Road. These are all macadam paved and have concrete gutters and curbing. Grass plots are provided between the curbing and the concrete sidewalks. On these grass plots, shade trees have been planted but have as yet attained only the sapling stage. Modern lighting fixtures, mounted on concrete pillars, are placed at proper intervals to insure adequate illumination.

Well-designed street markers are provided at the intersections.

The Wilmington Street and Sewer Department has constructed, and is responsible for the maintenance of storm and sanitary sewers in the community. Gas and electricity are furnished by the Delaware Power and Light Company. Water is supplied through the mains of the Wilmington Water Department, which also serve the strategically placed fire hydrants. A fixed yearly charge is made by the city for these services. Otherwise, the usual county taxes prevail.

Police protection is furnished by the uniformed forces of the county and State. The rural volunteer fire companies are the first line of defense in case of fire, but the Wilmington Department is also on call. Mail delivery is made by R.F.D. carrier. Garbage and rubbish removal are by private contract.

In September 1935, the Wilmington Monthly Meeting of Friends, West Street, secured a tract of twenty acres in the heart of Alapocas. Upon this tract the Friends School building was erected and opened in 1937. Organized in 1748 and in continuous existence since, the school had outgrown its quarters at Fourth and West Streets in Wilmington. The present building, a large three-story structure of Brandywine field stone, in the Delaware Colonial style of architecture, is designed to accommodate 375 pupils with ample room for future expansion. It is a co-educational day school, with the grades ranging from kindergarten to senior high school. The generous grounds afford space for two football fields, a baseball diamond, soccer field, an outdoor basketball court and standard playground equipment for the younger children. Immediately adjoining the school building, the grounds have been planted with shrubbery and trees. The home of the principal, a stone structure corresponding in architecture to the school, is located on the grounds.

The nearest public school is the Alfred I. du Pont Junior High School on the Concord Pike at Talleyville. Senior high school students attend the Alexis I. du Pont School on the Kennett Pike.

No public carriers serve the Alapocas district. The transportation problem is solved by splendid roads and the family automobile.

Alapocas is as yet in a comparatively undeveloped state. Home building has concentrated thus far about the Friends School tract. Possessed of an unexcelled location and having every city convenience, it is predicted that within the next few years, Alapocas will take its place in the front ranks of Wilmington suburbs.

* Deeds Records-Recorder of Deeds Office, New Castle County:-F2,p.510;
Q16,p.316
S4,p.389;B10,p.376;C19,p.348;P20,p.422;L20,p.420;R21,p.352,431; X6,p.113;
S23,p.435, No.20; N28,p.1, No.71;W20,p.207;K40, p.558; D40,p.321.

Rolls Records:Q,p.597;H,p.297.

Browning, G. K.
Donohoe, J. J.
June 7, 1939

WILMINGTON SUBURBS

CURRENT

FILE

19

Ashley

Ashley (540 pop., 40 alt.) is situated on the east side of Maryland Avenue, bounded on the north by the tracks of the Baltimore and Ohio and Philadelphia and Reading Railroads, on the south by Middleborough Road, and on the east by the Christina River. Its area is roughly 64 acres.

The original grantees of the tract which included what is now Ashley were Broor Sinnexson, Gysbert Walraven and Arnold DeLagrange. Later it became the property of the Lynam family. During the last 30 years it has been developed as a suburban community by individual home-owners.

Water, gas, electricity, sewers and garbage disposal are provided for the entire section. All streets are surfaced. Sidewalks, though too narrow and built on varying levels, are kept in good repair. Street signs, made of metal and affixed to metal standards, are at all street intersections. Transportation facilities are provided by the trolley cars on Maryland Avenue. Overhead signal lights regulate traffic on North Maryland Ave. and Du Pont Road. Door to door mail delivery is made twice daily.

The oldest home here is a three story structure facing Maryland Ave. at Ashley Circle. It was built of stone early in the 19th century by a member of the Richardson family. It is now owned by J. David Chalfant and has been converted into an apartment house.

The Richardson Park Junior High School, built in 1926 and enlarged four years later, is situated between Grier Ave. and Middleborough Road, facing Latimer Lane. It is a two story brick building on a ten-acre plot, contains an auditorium and a

cafeteria, and it has accommodations for about 700 pupils.

A. A. Easterbrook is the school principal, supervising the work of 23 teachers.

Although the entire school grounds are available for recreational purposes, no steps have been taken to utilize any part of the ground except by baseball teams which have a playing field at the eastern end. Some swings are available and there is a drinking fountain placed at one end of the school building.

The majority of the houses here are of the story-and-a-half frame bungalow type, erected on 50x100 feet lots.

There are three industrial plants in Ashley: one manufactures soaps and disinfectants, the second hair color-restorer, and the third does wholesale cleaning and dyeing. Business establishments include a drug store, a feed store, two gas and oil stations, a greenhouse, and two soda fountains, one of which includes a newsstand. There is also a liquor storage warehouse.

The Diamond State Post No. 2563, Veterans of Foreign Wars, early in 1939, purchased a two story frame-and-concrete block structure at 18 South Du Pont Road. Alterations are being made to render the building suitable as a meeting place for the members of the post and also the Ladies Auxiliary. The Five Points Chapter No. 13, Order of the Eastern Star meets in Newport as there is no suitable place in Ashley. The Alpha Phi Sorority, with a membership of fifteen, holds regular meetings at the homes of the members. Mrs. J. David Chalfant is President.

A sewage disposal plant which will serve the Richardson Park section as well as Elsmere, Oak Grove and several other suburbs located on the Capitol Trail is now under construction on Lower

Ashley Road near Little Mill Creek.

The origin of the name Ashley is unknown. There are only a few scattered ash trees and none are of unusual size or beauty. However plentiful shade is provided by a large number of trees of other varieties. From a point about two hundred yards east of Maryland Ave., the terrain slopes sharply toward Little Mill Creek. The steepness of this declivity has, more than any other factor, checked the growth of this community.

The portion of Little Mill Creek which flows through Ashley has become choked with debris and an accumulation of assorted rubbish, due largely to indiscriminate dumping. The result is a condition of stagnation which detracts greatly from the beauty of the surroundings. The swarms of mosquitoes which breed in the pools thus formed during the spring and summer months are both a source of annoyance and a potential health menace.

The layout of the streets of Ashley is odd. With the exception of Du Pont Road and East Summit Avenue, they have their point of origin at Maryland Avenue, and after describing a circuitous route, return again to Maryland Avenue. These streets are Ashley Circle, Hillside Road and Brookside Road. Valley Road begins at Maryland Avenue and runs to Du Pont Road, where it joins Brookside to complete its half circle.

OK GKB Aug 16, 1939
OK JJD Aug 16, 1939

AVALON

Avalon (alt. 95; pop. 50), is a three-street suburb four miles from Wilmington, situated on the east side of the Newport and Gap Turnpike. It lies north of the Baltimore and Ohio Railroad at the junction of the Philadelphia and Reading Railroad, with Centerville Road its eastern boundary and the Capitol Trail on its northern edge. Wilson Street, its only outlet, touches the turnpike and is crossed by London and Berlin Streets, which lie north and south. The population is native-born, with the exception of a few Italians. Two Negro families reside here.

Avalon is a part of one of the farms owned by the Lynam family of Newport; several of these farms have been cut up into home building sites. Its area is about five acres. The purchase of small home lots here was begun in 1905. Restrictions as to development or buildings are those imposed by State or county laws, this community being unincorporated. Officers of the rural police patrol the section as a part of their duties in covering Christiana Hundred and, in case of need, the State Police may be called upon.

Water is supplied by the Artesian Water Company at Richardson Park, although fire protection has not yet been brought to the community. At any time, however, residents in this and surrounding communities may decide to pay the twenty-five cents per month per home needed to defray the costs of installation of water mains and fire hydrants. There are four companies within call in case of their need to fight fire, although there is no water to check flames. Fire fighting is

limited to chemicals, the usual amount carried by each fire company in emergency tanks being 500 gallons.

Both gas and electricity are available and are used, but sewers had not been installed as late as the autumn of 1938. The location is well-drained, however, as there is a railroad on the one side and a natural water runway on the other. Garbage is removed by a private collection system. There has been no attempt to install street lighting, but this matter has been taken up with Levy Court for this and surrounding suburbs.

Buses run from Cranston Heights on Capitol Trail on the west side, touching at Newark and Wilmington, while street car service is obtainable to Wilmington between the hours of 6 o'clock in the morning to after midnight the next morning, at Newport, located on the eastern side. There is no traffic control needed here.

Mail delivery is made by rural carriers once daily and postoffice facilities are at hand at Marshallton and also at Newport when they are needed. The question of the regular city delivery has been discussed by this and the seven surrounding communities for a considerable time, and, because of the extension of such convenience to Henry C. Conrad High School, about one mile distant, it is hoped that this may also be obtained in Avalon.

Health conditions are normal, although there are no physicians resident in the community nor are there any dentists; Elsmere, Newport, Richardson Park, and Wilmington supply such service. Red Cross stations are available at all fire companies of neighboring communities which have established branches of this

society. Ambulances may be secured on call in Wilmington and Farnhurst.

The nearest church is that of Our Lady of Mercy, Roman Catholic, in charge of the Rev. E. G. Brunner, is only two blocks away, on the Newport and Gap Turnpike. This church serves parishioners of both whites and Negroes, the latter having about 25 communicants.

Protestant churches number three: Simpson's A. M. E., at Newport and Gap Turnpike and Kiamensi Road; Rock of Ages, a Baptist Church, and Alpha Church, also Baptist but unaffiliated. All are for Negroes alone.

Avalon colored children attend the Cedar Heights School on Kiamensi Road, about six blocks distant. White children attend the school at Marshallton, eight blocks distant, until such time as they are ready for transfer to high school, when they may attend the Henry C. Conrad High School on Boxwood Road, one mile eastward. A sidewalk reaching almost to Avalon was completed early in 1938 from the Conrad School.

A playground for colored children, provided at Masonicville on the Newport and Gap Turnpike and Centerville Roads, is directed by employees of the WPA, and is well conducted and offers a most excellent place for children to enjoy themselves and be free of dangers from traffic. Games of the playground type are available for all children. Older people are welcomed, and there are seats, tables, checkergames and other forms of recreation. Piano lessons are given to children by a capable teacher provided by the WPA; in addition, there are classes in embroidery, knitting, sewing, lace-making, tatting, and similar work. This park is unusually successful, as it is

the only one provided for Negro children in New Castle County outside of Wilmington. Situated in a fine grove of ^{whitewashed} trees, it has a neat appearance and is thoroughly enjoyed by the residents. Unfortunately, there has been no provision made for toilet facilities here nor is there any running water available.

Buildings in Avalon are of the bungalow type of one or one and one half stories. All are on lots of 50x125, and are not crowded. Lawns, flowers, and the usual small gardens are found. A few householders keep chickens.

Tax rates in Avalon are those which prevail for the county and State as the section is not incorporated, nor does the usual twenty-five cents per month fire protection rate apply. This lack of fire protection renders necessary the imposition of a higher rate of fire insurance.

Federal housing has not taken hold here, late in 1938, attributed to the fact that people do not understand the subject fully. Prices of homes are moderate, and they are of the low rental type.

Little Mill Creek flows half a mile to the eastward, through the woods of Elsmere and toward Richardson Park, but its waters are always fouled from contamination of various kinds nearer its headwaters. This creek is a crooked, slow-flowing stream which lies almost stagnant from Elsmere to the Christina River.

Red Clay Creek, half a mile westward, is not useful in any way except that it takes care of surface drainage. Its waters are continuously polluted from manufacturing plants located outside the section, the waters being red or yellow,

according to the type of dyestuffs introduced. Neither stream is available for any purpose except drainage. No lakes are found in this vicinity.

A few Avalon residents are employed in Wilmington; some work at a fibre plant in Marshallton; and some at Newport and Silview.

Avalon has no points of interest nor are there any buildings of note.

Cemeteries for whites are found at Newport and Wilmington; those for colored people are at Simpson's A. M. E. Church on the Newport and Gap Turnpike or the cemetery at Newport.

BEECHWOLD

Beechwold (281 alt.; 80 pop.) is situated north of the junction of Talley and Weldin Roads, about four miles from the center of Wilmington. The portion of the tract which had been subdivided for home sites embraces an area of approximately twenty-five acres.

Frederick C. Zeisberg is the owner and developer of this suburb. By an indenture dated March 25, 1926, he acquired sixty-five acres of land from the heirs to the estate of Lewis W. Miller (Annie E. Miller, Albert M. Miller, Mary M. Miller, Georgine M. Jones, Walter B. Jones, Helen M. Kavanaugh, and Joseph C. Kavanaugh). This farm had been in the possession of the Miller family since George Miller purchased it from Joseph Jackson, executor of Joseph Jackson, on March 15, 1811. It was a part of a 200-acre tract which formerly belonged to Amos Earley, who had inherited it from his father, Edward Earley. Amos Earley died intestate, leaving to survive him three daughters: Susanna, who married Joseph Jackson, Sarah, who intermarried with Tart Etheridge, and Mary Earley. By an indenture of Joseph Jackson and wife and Tart Etheridge and wife, to which John Stewart and David Thompson were parties, dated May 7, 1773, and an indenture of Mary Earley, to which Joseph Jackson and David Thompson were parties, dated November 14, 1774, the parties of the first part suffered common recovery of the land for the use of Joseph Jackson. Edward Earley had acquired

the property by purchase from John Baldwin on May 7, 1717.

The latter bought the tract from Henry Hollingsworth, who:

"by virtue of a certain Patent under the Hand of the Honourable William Penn, Proprietary and Governor in Chief of the Province of Pennsylvania, and territories thereunto belonging, became lawfully seized in fee of, and in a certain tract of land situated on the West side of Delaware River, and on the south side of Shellpot Creek Run in the Manor of Rockland -- containing two hundred acres of land -- said Patent bearing date the twentieth day of September Annoque Domini one thousand seven hundred and five, and recorded in the Rolls Office at Philadelphia in Patent Book A, vol. 2, page 78 --"

Before commencing formal development of the tract as a residential community, Mr. Zeisberg sold twelve acres of the land in three separate transactions (consisting of three, four and five acres, respectively). In April of 1937, the remainder of the tract was surveyed and building lots were laid out facing on Weldin and Talley Roads. Beechwold Avenue was cut through at right angles to Talley Road for a distance of 300 yards. These lots are sold subject to a list of restrictions which are incorporated in the deeds. It is stated:

"The party of the first part further agrees as follows:

USE OF LAND. The land in the entire tract shall be used for residential purposes only, and no building of any kind whatsoever shall be erected or maintained except one single private dwelling and private garages on one lot for the sole use of the respective owners and occupiers of the lot upon which they are erected.

SETBACK. No building, or part thereof, except as hereinafter provided shall be erected or maintained closer to the front street than fifty feet measured therefrom.

PORCHES. Unenclosed covered porches, the floors of which are not higher than the level of the first floor of the building, may encroach on such restricted area by projecting therefrom not more than five (5) feet.

Enclosed porches or porches carrying second floor construction, or any porch which may be covered by any portion of the main roof shall encroach on this setback not more than five (5) feet.

No house, or any part of it, including bay windows or porches, shall be erected closer than ten (10) feet from any side line.

GARAGES. A garage shall not be erected within sixty (60) feet of any front street unless it be made a part of or connected with the main building on the plot.

NUISANCES. There shall not be erected, permitted, or maintained on any part of the land included in said tract any foundry, quarry, graveyard, hospital, sanitarium, or institution of like or kindred nature, stable of any kind, cattle yard, hog pen, dog kennels, fowl yard or house, cesspool, privy vault or any form of privy, nor any plant or manufacturing establishment of any kind, nor billboards, nor noxious, dangerous or offensive thing, trade or business whatsoever, nor shall any public garage or gas filling station be maintained nor live poultry, hogs, cattle or other livestock be kept thereon.

At no time shall the land included in said tract or any building thereon be occupied by any negro or person of negro extraction. This prohibition is not intended to include the occupancy by a negro domestic servant or other person, while employed in or about the premises by the owner or occupant thereof.

SANITATION. The party of the second part agrees to construct at his own expense a septic tank sewage disposal system on his respective lot with overflow drainage through not less than sixty (60) feet of open tile laid in a cinder trench."

To date, twenty individual housing units have been constructed and occupied. Each of these is a single-family detached dwelling. Although these houses were individually constructed, they conform in general characteristics, while at the same time avoiding the dull monotony of the "production-line" houses so evident in many Wilmington suburbs. They are all-masonry structures (Brandywine granite is the favored material), and in architectural style are patterned after the Pennsylvania Farmhouse and the English country home of the Elizabethan period.

Ample in size, and equipped with the most modern conveniences, they are classed in the \$10,000 - \$15,000 price group. The private garages are usually an integral part of the main structure, but in a few instances they are placed at the rear of the lots.

The lots in Beechwold are usually large, ranging from slightly less to slightly more than an acre; the smallest lot in the development is 170 x 225 feet. Each of the lots has been landscaped and planted with shrubbery and flowers. An attractive feature of this community is the number of large, old trees which have been retained on the tract through careful placement of the buildings.

Gas and electricity are available through the facilities of the Delaware Power and Light Company. Running water for household use is furnished from the Wilmington supply. Waste disposal is taken care of by a system of individual septic tanks. Garbage and waste are removed under private contract. Twice daily, door-to-door mail delivery is made by R.D. carrier operating from the Wilmington postoffice.

Weldin Road, which forms the southern boundary of the suburb, and Talley Road, which bisects it, are through highways. The road-beds are macadam surfaced, but gutters and curbing have not been installed. Beechwold Avenue is also macadam paved, but likewise lacks facilities for proper drainage. Continuous sidewalks, street lighting, and identification markers have not been provided. Residents of Beechwold must furnish their own transportation; no public carriers serve this district.

Beechwold, in common with the majority of suburban communities, relies for police protection upon the uniformed forces of the County and State. Fire control is provided by the rural volunteers. Brandywine Hundred Fire Company, with headquarters in Bellefonte, is the closest of these units.

There are no churches or schools within the limits of Beechwold, nor are there any in the immediate neighborhood. The public schools serving this district are the Mount Pleasant School in Bellefonte (for elementary and junior high school students), and the Claymont High School. The State Board of Education furnishes free bus transportation to and from these schools. The churches of the city are the most accessible.

In accordance with the restrictions placed on the use of the land in this suburb, no retail stores or business establishments of any kind have been erected or maintained in Beechwold. Residents must of necessity do most of their shopping in Wilmington; the telephone and delivery service combine to make this task a less onerous one.

Twenty-five lots were plotted on the plat of Beechwold, which was made in April, 1937. Dwellings have been erected on twenty of these lots. Because of space limitations, future growth of the community is not expected to reach any great proportions. The residence of Frederick C. Zeisberg occupies a fifteen-acre plot at the western extremity of the tract. The undeveloped portions of Beechwold, owned by Mr. Zeisberg, are located in the northwest corner, and west of a small branch of

Shellpot Creek. These sections, if subdivided in the same manner as the rest of the development, would provide space for approximately ten additional dwellings.

REFERENCES

Deeds Records: Q 1, p. 568; E 1, p. 284; B 2, pp. 248, 345;
W 2, p. 511; X 2, p. 47; K 3, p. 143;
V 32, p. 490; M 34, p. 295; G 35, p. 291;
I 36, p. 175; N 38, p. 601; W 39, p. 578.

G. K. Browning
El. Thompson-Walls
October 6, 1938

WILMINGTON SUBURBS
CURRENT FILE

33

BELLEMOOR

Belle Moor (alt. 100., pop. 575), lies on the west side of South Maryland Avenue, one mile southwest of Wilmington's City Line, and is situated between the two suburbs of Elmhurst and Hayden Park, at what is generally called Richardson Park. The area of about 30 acres.

This farm was probably known as the Belle Moor farm and was turned into a development by David R. Lynam about 1903 when he began selling lots here. David R. Lynam inherited the farm from his father David Lynam, the property having been in possession of the family for several generations. It was approved and accepted by the Regional Planning Commission of Wilmington on May 25, 1937, and its three streets, Reamer, Champlain, and Westmoreland Avenues, are now almost completely built up.

Restrictions placed on this suburb are those of the State and county, as it is not incorporated. Regularly patrols are made by the rural police of Christina Hundred, while the State Police are subject to call in case of need. Water is provided through the Artesian Water Company, of Richardson Park, and fire protection is also given through the mains of the same company, with fire companies located in Newport, Elsmere, Cranston Heights, and Mill Creek, as well as the Five Points Fire Company at Richardson Park. Gas and electricity are connected with all homes, the majority of which are connected with sewers which care for household needs, such as baths, toilets, and kitchen drains. Drains for surface water were not supplied as late as 1938.

Garbage is under a private collection system.

All streets are hard surfaced and well kept, although they are not paved up to 1939, but sidewalks have been provided on all three through streets, north and south. All residences are located on the three streets, Reamer, Champlain, and Westmoreland, which are ^{intersected} bisected by Newlin, Belle Moor, and North Streets. Streets are marked, those touching South Maryland Avenue having enameled lettered signs on iron standards. The three cross streets have wood signs painted and mounted on wooden posts.

Transportation is found on South Maryland Avenue, with Richardson Park and Newport cars serving the public from 6 o'clock in the morning to about 1 o'clock the following morning.

Traffic control is given by the light at North Maryland Avenue and du Pont Road, while on South Maryland Avenue, two blocks to the westward, a traffic officer is stationed to provide protection for school children at Richardson Park Junior High School during hours there.

Mail delivery, commenced in 1910, is made from door to door twice daily.

Health conditions in this suburb average high. The sections are well drained and the elevation is slightly above that of surrounding communities. The Red Cross has its emergency station at the Five Points Fire Company headquarters, in Community Hall. Ambulances from Wilmington or Farnhurst are subject to call, and there are several physicians resident in the vicinity, as well as one dentist.

Churches nearby in Richardson Park are the Methodist Episcopal, five blocks distant on North Maryland Avenue, and the Church of the

Brethren, six blocks away on Belmont Avenue.

Richardson Park Junior High School, where children attend classes as high as the eighth grade, is one block distant from the entrance of Westmoreland Avenue on South Maryland. Twenty-three teachers are employed, and the attendance is above 700. Children who are pupils of this school have the service of dentists, physicians, and nurses, who make regular calls in looking after the health of the student body. Conrad High School five blocks west on Boxwood Road cares for those who graduate from the Richardson Park School. There is a private kindergarten conducted by Mrs. Lucille Clouser, of 108 Matthes Place, Elmhurst, one block from Reamer Avenue, which is attended by numbers of children of less than six, the requisite age for entrance at school.

Playgrounds here are not equipped, except the two located on school properties, one at the Richardson Park School and the other at Conrad School. Neighborhood games are played frequently during the season at the ball ground at the western end of Reamer Avenue, and football is also practiced there by numbers of small boys in the autumn.

The nearest park is Canby Park, situated between du Pont Road and the railroad, on the eastern edge of Richardson Park, eight blocks distant. This park is well wooded, has several paths for horseback riding, a spring, and also a stream, Little Mill Creek, flowing through it. Because of its location and the difficulty of getting into it, however, it is seldom used. On the west side, all planks of the floor of a bridge have been removed, which causes anyone visiting the park to walk many blocks

out of the way in order to gain entrance. This park would be an ideal place for relaxation and for games of several kinds if properly arranged and cared for.

The homes at Belle Moor number 105, run to the two-story type. One apartment, built of cement blocks, is a three-story, three family dwelling. There are 13 brick homes, 12 of stucco, and one of stone. The majority of homes, however, are frame, but well-separated, in some cases having lots 100 by 125. In every case there is no crowding together of houses, even of lots 50 by 125. Both Champlain and Reamer Avenue have excellent shade, while on Westmoreland Avenue only one block has sufficient shade as yet although numbers of small trees have recently been set. Flowers and well-kept lawns are seen at every home, and all homes have sufficient space in the rear for small vegetable gardens.

The prevalent tax rate is that of any unincorporated place, except for fire protection, which costs twenty-five cents per month, but brings with it a reduction in fire insurance rates which overcomes this expenditure. There is also a small weekly fee for the removal of garbage, which is collected by a private firm, as well as another small assessment for street lighting provided. With the additional taxes and nearly double the water rental prevalent in Wilmington, this suburb has practically everything available in Wilmington, but only the county assessment, the total being materially less.

No business is conducted here except on South Maryland Avenue, where are located two garages with filling stations, one general store, and one chain grocery store. There is also a barber shop

between the two garages. This community has no industrial plants.

The Federal Housing Administration has no projects under way in Belle Moor, and only one house was under construction late in 1938.

Little Mill Creek, which flows along the eastern edge of Richardson Park, six blocks from Belle Moor, is not a cleanly stream, being polluted near its head^waters. Folly Woods, half a mile west of Belle Moor, has a lake occupying two acres where some fishing is done in summer and a satisfactory skating place is afforded in season. The Christina River flows to the east of this suburb, but ~~the marshy shores~~ is little visited, because of its marshy shores. Some fish are found here, and boating is possible.

The nearest flying field is that of Bellanca at New Castle, while on Lancaster Road to the northward is du Pont Field.

Clubs in Belle Moor include the Suburban Square Club, a Masonic order with its Five Points Chapter, No. 13, Order of the Eastern Star, a sister organization; the Ladies Auxiliary of the Five Points Fire Company; the Women's Civic Club, which meets monthly in Community Hall, and the Treble Clef, a musical club. Political life is usually quiescent and there ^{are} seldom political meetings of any kind. The polling place for this suburb is at one of the two garages on South Maryland Avenue. There are no annual events of any kind here.

The nearest grange is that which meets at Newport twice monthly, and is attended by several residents here who are members.

The greater part of the inhabitants work in various offices and plants of Wilmington, and are employed in widely diversified fields.

Belle Moor has no points of interest, nor are there any buildings of note.

The nearest cemetery is that found at St. James Episcopal Church at Newport. Usually the residents own lots in Wilmington cemeteries and a number have purchased in the Gracelawn Memorial Park on du Pont Boulevard.

J. J. Donohoe

April 4, 1940

Regional Survey

Wilmington Suburbs

BELLEVUE MANOR

Bellevue Manor (100 alt., 168 pop.), adjoining Bellefonte on the northeast, is situated on the ridge overlooking the Delaware River, three and one-half miles from the center of Wilmington. The eighteen-acre tract lies between the Brandywine Boulevard and the River Road, and is bounded on the northeast by Bellevue Road and on the southwest by Cragmere.

Bellevue Manor is built on a portion of an original grant of land recorded in the Rolls Office for New Castle County, viz.,

"Whereas Francis Lovelace, Esq., Governour General under his Highness James - Duke of York and Albany et. of all his Territories in America, in and by his Letters patents bearing date the Seventh day of Aprill in the year of our Lord one thousand Six hundred seventy and three did grant and confirm unto Ola Francen, Peter Mounsen and Neil Neilson their heirs and Assigns for ever a Certain tract of Land Situate Lyeing and being in Brandywine Hundred aforesaid Containing three hundred acres To hold to them their heirs and assigns for ever under the yearly rental of three Bushells Winter wheat to be paid to the Chief Lord to the fee thereof-"

Before the original grant had been partitioned, Peter Mounsen died intestate, whereupon the surviving grantees sold his third to Marcus Lawrenson. It was described as:

"one hundred acres butted and bounded with the land now in Tenure and Occupation of John Mouns to the Northward & to the Eastward with the River Delaware and to the Southward with the land now in the Tenure of Edward Beeson and to the Westward with the Highway or Road leading from Brandywine Ferry towards the City of Philadelphia-"

On October 21, 1685, Lawrenson sold the property to Stosall Myers. The latter and his son Michael were in occupancy until April 25, 1707. Subsequent owners were: Hans Peterson (April 1707 - Nov. 1710); John Tyler Nov.-Dec. 1710; Owen Swinney (Dec. 1710 - May 1722); William Kellam, and his descendants (May 1722 - March 1848); Lewis Weldin (March

Bellevue Manor

1848 - Oct. 1859); James Dundas (Oct. 1859 - Sept. 1865); Ralph W. Dundas (Sept. 1865 - Dec. 1906); Harold P. Keen and George W. Bunting (Dec. 1906 - July 1934). Bellevue Manor, Inc., of which Harold P. Keen was the organizer and president, acquired the eighteen-acre plot on which the suburb was built in 1934.

The land was surveyed and a plat made showing the street layout and the subdivision into home sites. The sale of lots was started in 1935, subject to the following restrictions:

- "1. The land included in the above described tract shall be used for private residential purposes only and no building of any kind whatsoever shall be erected or maintained thereon except private dwelling houses, each dwelling being designed for occupancy by a single family, and private garages for the sole use of the respective owners or occupants of the land upon which such garages are erected, and not more than one residence shall be erected or constructed upon any lot.
- "2. No building or portion thereof, except as hereinafter provided, shall be erected or maintained on any part of said tract closer to any building line of any street than thirty-five feet, provided, however, that with the consent of the party of the first part, porches, steps, terraces and other projections appurtenant to the front of a building, may be erected and maintained beyond said setback line, provided the same shall not extend more than ten feet beyond said setback line. Free or open spaces shall be left on every plot built upon, on both sides of every residence erected thereon, which free spaces shall extend the depth of the plot and each of which shall not be less than fifteen feet in width.
- "3. No building, fence, wall or other structure shall be commenced, erected or maintained, nor shall any addition to or a change or alteration therein be made until the plans or specifications shall have been submitted and approved in writing by the party of the first part, and a copy thereof, as finally approved, lodged permanently with the party of the first part.
- "4. No fence shall be erected except hedge fences or fences of ornamental iron construction. No fence of any kind shall be erected or maintained more than four feet in height. No part of said tract shall be used for any purpose creating a nuisance or which is offensive, noxious or dangerous to the neighborhood. No part of said tract shall be used for any trade, business or manufacturing purpose whatsoever; and no poultry, hogs, cattle or other livestock shall be kept thereon. No part of the land included in the above described tract shall be leased, sold, conveyed, or in any manner transferred to a person not of the Caucasian race.
- "5. Easements and rights of way are hereby expressly reserved on and over the rear five feet of each lot and over the

Bellevue Manor

side yards thereof for a distance of three feet from the side property lines of each lot for the purpose of constructing and maintaining storm water drains, land drains, public and private sewers, pipe lines for supplying gas, water and heat, and for any other public or quasi-public utility or function conducted, maintained, furnished or performed by or in any method beneath the surface of the ground.

- "6. The party of the first part hereby gives and grants to each owner, hereinafter acquiring title to any of the land included in the above tract, the right to such use of the streets shown on the said plot, as may be necessary for reasonable and convenient ingress or egress to and from the land belonging to said owner, but subject to such use by said owner, the party of the first part expressly reserves to itself the title to both the surface and beds of said streets, and the right to use and occupy the same or allow others to do so in any manner that does not materially interfere with said user of ingress and egress, and it further reserves the right to grade, change the grade, regrade, change the location of, close or partly close any street shown on said plot, but no change of location or closing shall be made that shall materially interfere with said convenient ingress and egress.
- "7. All of the covenants, agreements, conditions, easements, reservations, and limitations contained herein, shall be in force only until the First day of January, A.D. 1965, but may in whole or in part, be extended for a period of twenty years from that date, provided that prior to the First day of January, A.D. 1965, appropriate instruments in writing consenting to such an extension shall be executed by the party of the first part (if it is then owner of any part of the said tract) and by the then owners of not less than two-thirds of the land included in said tract, which instrument shall be recorded in the office of the Recorder of Deeds in and for New Castle County."

In general, the development of Bellevue Manor has followed the course of most subdivisions -- after streets were laid out, sanitary sewers installed, and public utilities provided, the future development was in the hands of a number of individual lot-owners. In most instances, these owners employed architects and builders and had their homes constructed according to their individual desires, limited by the above restrictions. In a minority of cases, lots were acquired by speculative builders, who constructed houses upon them and then sold house and lot as a unit.

Since the opening of the tract for development in 1935, forty-two housing units have been erected. These structures, placed on lots having

Bellevue Manor

a minimum frontage of 110 feet, take up two-thirds of the available area in the plot. Valued in the upper brackets (\$10,000 - \$25,000), these homes employ a variety of architectural styles and building materials. The Colonial Period, as exemplified in the homes of New England, and the Pennsylvania farmhouse, provides the architectural theme. The basic building materials are brick and stone (Avondale granite), used either alone or in combination with clapboarding. Private garages, conforming in design to the main structure, are usually an integral part of the dwelling, but they may be placed at the rear of the lots. In either case, they are reached by means of paved driveways.

Of the streets which lie wholly within the suburb, the roadways of Woodsdale Road and Lindsey Road have been macadam paved; Spring Lane and Greenfield Place have not been surfaced. Brandywine Boulevard, Bellevue, and River Roads, which form the perimeter of the suburb, are hard-surfaced highways. Paved roadside gutters, sidewalks and curbing have not been provided on any of the streets. The stone-lined, shoddily-constructed, roadside ditches, which are used for surface drainage, are an unsatisfactory substitute for the concrete gutters and curbings (supplemented by storm sewers) required in a community which has such a sharp difference in grade levels. Street identification markers have been erected at all intersections, but as yet, street lighting has not been provided.

Gas and electricity are available from the Wilmington supply. Water for household use is furnished by the Suburban Water Company, which also supplies water to the high-pressure fire hydrants installed at proper intervals throughout the community. Each residence is connected with the sanitary sewers laid in the street beds by the Levy Court of New Castle County.

Bellevue Manor

Police protection for the residents of Bellevue Manor is provided by the uniformed forces of the State and County. The Brandywine Hundred Fire Company has its headquarters on Brandywine Boulevard in Bellefonte, less than a quarter of a mile from Bellevue Manor. The proximity of this volunteer unit, together with the presence of fire hydrants and the use of masonry construction, minimizes the fire hazard and keeps insurance rates at city levels.

Mount Pleasant Junior High, located within easy walking distance, and Claymont Senior High, to which free bus transportation is provided, are the public schools attended by the children of this district. Congregations of the leading religious denominations maintain churches within a half-mile radius of Bellevue Manor. Adjoining the suburb on the southeast is Seton Villa. Formerly a private estate, it was recently purchased by the Roman Catholic Diocese of Delaware for conversion to a girls' orphanage. Besides the large stone main structure, there are several stone outbuildings on the thirty acres of park and forest.

Numerous retail stores, offering a wide variety of household and personal services, are located in nearby Bellefonte. One-fare transportation to the business and shopping centers is furnished by the trackless coaches, which have their terminus on Duncan Road, less than an eighth of a mile from the suburb.

References

Deeds Records: G1,p.175;T1,p.480;Q1,p.511;Z5,p.30;G7,p.214;D21,p.357;
F21,p.406;C39,p.496;W38,p.601;F39,p.493.

G. K. Browning
El. Thompson-Walls
August 25, 1938

CURRENT FILE
WILMINGTON SUBURBS

44

BOXWOOD AND BOXWOOD ADDITION

Boxwood is a small suburb between Hayden Park and Woodcrest, which touch South Maryland Avenue in Richardson Park. On its eastern side is North Avenue; on its western edge, Champlain Avenue; on its northern side, South Maryland Avenue; with Boxwood Road being the southern boundary. Westmoreland Avenue is the only street running through Boxwood east and west. Five streets run north and south -- Overland Street, Essex Street, Main Avenue, Boxwood Avenue, and North Street, all of which extend from Boxwood Road to Champlain Avenue, in Bellemoor.

Boxwood Addition, a continuation west of Boxwood, has one avenue, east and west, two blocks in length, which is called East Avenue. Extending from Boxwood Road to Champlain Avenue, north and south, are five streets, Lynam Avenue, East Keystone and West Keystone Streets, Read and Dodson Avenues.

The elevation of these two sections is about 100 feet. The population is largely of native-born people. No Negroes reside here.

City mail delivery service was begun on August 25, 1938, replacing rural route men. Delivery is made twice daily, the extension covering the territory between Champlain Avenue, Bellemoor, Boxwood Road, and Boxwood Addition.

Surveys have been made preparatory to gas installation northward on Boxwood Road. In 1938, gas service extended only

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as far as the Conrad High School. Police protection is provided by the Rural Police of Christiana Hundred who number four, while in cases of need the State Police may be summoned. The Rural Police provide traffic regulation at the Henry C. Conrad High School, on the opposite side of Boxwood Road, during school hours.

Water is provided by the Artesian Water Company of Richardson Park as are also water mains for fire protection. The Five Points Fire Company, also of Richardson Park, and other companies are available in case of need. Electricity has been utilized for a number of years.

Both Boxwood and Boxwood Addition were once the property of Richard Lynam, and was in possession of the Lynam family for a period of more than 100 years. Mrs. Elizabeth E. Lynam, a resident in the original homestead, is now the owner of the remainder of the property, which once comprised about 200 acres. Mrs. Lynam has owned the property since the death of her husband 25 years ago.

Thomas, John R., Albert, and Oliver Lynam owned adjoining farms in this vicinity. Elizabeth Derrickson, wife of James K. Lynam, was also at one time owner of property here.

The old Lynam home, a seven-room brick home about 150 years old, was enlarged to 18 rooms during the Civil War. It is a three-story building, substantial in appearance, and still in good repair. The Lynams, a Swedish family, have been residents in the locality for a long period.

"Boxwood Road" is so named because many years ago there was considerable boxwood planted along the roadway. All this boxwood

has now disappeared.

David Robinson, of Hayden Park, bought several acres and began erection of buildings here in 1918. Previous to that time, there were only a few residences here. Mrs. Ann E. Hackendorn also bought a number of lots here and erected several homes.

There are several surfaced streets through the development, although the only concrete highway is Boxwood Road itself. Streets are well marked in most cases with enameled metal signs properly placed on iron standards.

The only street car service is that on Maryland Avenue, at the junction of that avenue and Boxwood Road, where cars are obtainable from six o'clock in the morning to 12:45 o'clock on the following morning.

Schools for the section are the Richardson Park Junior High School east of and adjoining Boxwood and Boxwood Addition, and Henry C. Conrad High School, also within a short distance, just west of Boxwood Road and opposite the two sections. A kindergarten at West Summit and Matthes Place is conducted under private management.

The Red Cross supplies a station at Community Hall, Richardson Park, in case of emergency. Ambulances are those from Wilmington, which come on call. Medical and dental service may be obtained in Richardson Park.

The nearest churches are the Richardson Park Methodist Episcopal and the Church of the Brethren, at Richardson Park. At Newport is St. James Episcopal and a Methodist Episcopal church. At Belvidere is located the Mother of Mercy Catholic Church, for both white and colored parishoners, in charge of Father E. G.

Brunner. It is located at the junction of Boxwood Road and Newport Gap Pike, three quarters of a mile northwest.

Playgrounds for children are those of both the Conrad School and the Richardson Park School. There are no parks available.

Homes are not crowded, restrictions calling for single houses on lots 50 x 125. Each place is provided with garage, and generally with well-kept lawns and flowers. There are very few shade trees, except in Boxwood Addition where fruit trees provide some shade.

Of the 60 homes in the two sections, about 40 are of frame construction, bungalow type, with several of two stories. Ten are of brick, and the remainder of stucco.

The tax rate is low, because of non-incorporation, those paid being the county and State levies. In addition, there is a fee of twenty-five cents monthly added to water bills, which cares for fire protection, a similar amount assessed for street lighting and an equal amount for the removal of garbage.

No business is allowed in either of these residential suburbs, nor is there any industrial plans. Slums are non-existent.

The nearest stream is that of Little Mill Creek, lying to the east and north, and the Christina River to the south. Neither one affords swimming, the former because of its shallow and unsanitary waters, and the latter because of the muddy condition of its banks. There is a two-acre lake in Folly Woods where some fishing is done, and this body of water provides good skating in winter. Some fishing is done in the Christina, and considerable trapping is also engaged in along the marshes of this stream.

Bellanca Flying Field, at New Castle, is the nearest aviation

center, and Du Pont Flying Field, on Lancaster Pike, is about the same distance.

Annual events are lacking, since this and surrounding communities being settled for too short a time as yet. Fraternal and political organizations have not come in so far, although numbers of the residents here are associated with lodges and other organizations in Richardson Park. The musical life of the two sections has not been aroused sufficiently to lead to the establishment of clubs.

Almost every one employed finds his or her work in Wilmington, although several work in the various du Pont plants in New Jersey, commuting to their places of employment daily.

A good view is obtainable from the northern portions of these two suburbs both of Wilmington and the section of du Pont Boulevard, down state, the point of vantage being the banks of Christina River.

Numerous homes were being erected in the autumn of 1938, the attractions being the schools, low tax rate, and most of the conveniences usually found only in a city.

There is a cemetery in Newport Heights adjoining Newport on the pike and another at Silverbrook, the latter at du Pont Road and Lancaster Pike, about two miles distant to the northeast.

Browning, G. K.
Donohoe, J. J.
August 15, 1939

Brack-Ex and Forest Park

Brack-Ex (80 alt., 468 pop.) lies 2 miles west of Wilmington on the Capitol Trail. It is bounded on the East by the Elsmere town limits (Chestnut Run), on the south by the right of way of the Baltimore and Ohio R. R., on the west by Roselle and on the north by the Capitol Trail. That portion of Forest Park between Chestnut Run and Little Mill Creek, which is outside Elsmere, is included to make a combined area of 91 acres.

Aaron K. Taylor, who purchased the property from William M. Brackin on July 31, 1913, was responsible for the development of Brack-Ex as a residential community. It was from the latter's surname that the name of this suburb was coined. The original grant of which it is a part was patented to Broor Sinnexson by Governor Francis Lovelace in 1684. His descendants retained it until May 18, 1835 when Aaron Hewes acquired the farm from Thomas Sinnex. Later owners were Solomon Townsend (1841-1844), Giles Lambson (1844-1846), John E. Matthieu (1846-1860), Christian Kieffer (1860-1868), George Weldin (1868-1869), William M. Brachin (1869-1913).*

Benjamin E. Harrar, who began the development of Forest Park in 1919, acquired the 22 acre plot from the Newark Trust and Safe Deposit in 1916. As a unit, it was owned by the Equitable Guarantee and Trust Co. (1914-1916) and Mary Walter Cooper (1913-1914). The latter's husband, John Walter, assembled the farm by purchase from William Derickson (1877) and the heirs of Ashton Richardson (1864). Richard Richardson, father of Ashton, acquired

his portion of the tract from Catherine Walraven, widow of Jonas, on October 10, 1766. Jonas Walraven was a lineal descendant of the original grantee, Gysbert Walraven. **

That portion purchased from William Derickson had been held by him since he inherited from his father Zachariah, in 1841. Previous owners were Joseph Derickson, 1834-1841, John Gillespie, 1808-1834, John Armstrong, 1805-1808, Peter Derrickson, 1797-1805, William Derrickson, 1776-1797, Peter Stalcop, 1741-1776. Peter Stalcop purchased the plot from David French and Matthias Morton on Feb. 15, 1741; this transaction is the earliest known record of the property. ***

Lots in Forest Park average 50 x 100 feet; in Brack-Ex, the usual size is 25 x 120 feet. Many individual plots are larger. Streets are 50 feet in width with the building line set back 12 feet. Physically, there is little difference between the two developments. In home construction, the one-and-one-half story bungalow predominates with wood, either shingles or clapboarding, as the favored building material; of a total of 117 occupied homes, 52 are of this type. There are no apartment houses. Brack-Ex furnishes greater opportunities for future development, Forest Park being almost solidly built up. In the spring of 1939, seven homes were under construction in Brack-Ex. A serious drawback here is the neglected condition of the unoccupied lots. These are covered with a tangled ~~growth of~~ undergrowth, which in spots reaches a height of six feet. There are no restrictions applied on costs or types of homes, sidewalks, keeping of livestock, etc.

Police protection is furnished by the State and County units. The nearest rural fire company is stationed at Elsmere, where there

is also a Red Cross First-Aid unit. The lack of water hydrants in the community is a severe handicap to the fire protection. Twice daily, door-to-door, mail service is provided by carriers from the Wilmington Post-office.

Both suburbs are assured of an abundant supply of pure drinking water through connections with the wells of the Artesian Water Co. City gas and electricity are provided by the Delaware Power and Light Co. of Wilmington. Sanitary sewers with laterals to the building have been installed by the Street and Sewer Department of New Castle County.

The Capitol Trail, which as Main St., forms the northern boundary of these communities, has been converted into a dual concrete highway with two east and west bound lanes separated by a grass and tree planted parkway, greatly facilitating transportation. Bus lines using this road have Wilmington, Marshallton and Newark as their terminals. Trolley car service is provided from Elsmere to Wilmington.

The State Highway Dept., in connection with its work on the Capitol Trail, has paved 75 feet of the abutting streets with amiesite and provided them with concrete gutters, curbing and sidewalks. These are the only portions of the street system paved, others being merely cinder filled. Very few sidewalks have been installed. Street markings, where provided, are poorly placed and illegibly marked. At intersections, overhead street lighting is provided.

Brack-Ex Methodist Church, located in nearby Roselle, is the nearest place of worship. Oak Grove School, a half mile to the east across the Capitol Trail, furnishes elementary

training. Children desiring a high school education, attend the Henry C. Conrad School at Richardson Park. No formal parks or playgrounds are provided, nearby woods and fields being utilized for the recreation of children.

Chestnut Run and Little Mill Creek, narrow, crooked and choked with rubbish, flow sluggishly through this neighborhood. The stagnant condition of these streams, in conjunction with the weed-grown vacant lots, are a definite health menace.

What few business establishments there are in these suburbs, are located on Main St. They consist of two grocery stores, one fur dealer and a cigar store which contains a soda fountain.

Deeds Records--Recorder of Deeds Office, New Castle County

* Vol. Q24, p. 315; U18, p. 430; Q8, p. 31; 17, p. 137; Q5, p. 507; M5, p. 504; G5, p. 88.

** Vol. W25, p. 553; G25, p. 314; S24, p. 536; Q6, p. 251; Y10, p. 482; X1, p. 690; U1, p. 38.

*** Vol. S4, p. 60; F3, p. 392; F3, p. 349; D2, p. 405; N1, p. 304.

G. K. Browning
El. Thompson-Walls
September 30, 1938

CURRENT FILE
WILMINGTON SUBURBS

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BRANDYWINE SPRINGS

Brandywine Springs, long a summer park and picnic-grounds, and now without a building, is fenced off and rapidly returning to its forested state. It lies on Red Clay Creek, adjacent to The Cedars, two-and-one-half miles north of Newport on the Newport and Gap Turnpike, with Faulkland Road on its northern edge and Duncan's Road on its southern border. It is about three miles southwest of Wilmington and may be reached by bus from that city.

Matthew Newkirk first erected about 1838, a five-story building here which was run as a hotel, accommodating about one thousand persons. This building was burned in the winter of 1852, while being used as an academy for military cadets, under the management of a Captain Smith. Henry Clay and John Quincy Adams are each said to have spent some time here. Fifteen years later the private residence of Matthew Newkirk was enlarged into a hotel, which accommodated about three hundred persons. Grounds were laid out in walks and rustic benches and pavilion being supplied. The three springs contain iron and sulphur. The building was enlarged by James Coil about 1890, and was some years later taken over by Richard W. Crook who erected a theatre, dancing pavilion, skating rink and a number of amusement devices. A station of the Baltimore and Ohio Railroad was situated adjoining the grounds. The Peoples Railway Company extended street car service to the Park. Crook was general manager of the People's Railway Company, which was taken over by the

Wilmington and Philadelphia Traction Company about 1916. A fire destroyed every building on the property, and, the street car line to Brandywine Springs was discontinued.

Brandywine Springs was a popular picnic-ground for parties from Philadelphia and other points in Pennsylvania for many years, the picknickers coming by boat to Wilmington and taking a trolley to Brandywine Springs, remaining for the day and returning home at night. The trolley fare was five cents.

The property late in 1938 was said to have been purchased by Robert H. Richards, attorney, of Wilmington, for residence purposes.

Brookland Terrace

Brookland Terrace (120 alt., 964 pop.) is located on the Capitol Trail at Price's Corner, 3.6 miles west of Wilmington. From the junction of the Greenbank Road and the Capitol Trail, the suburb spreads fanwise between Centerville Road on the east and Centre Road to the south to Faulkland Road on the north and the shallow waters of Little Mill Creek on the west. Within the bounds of this wedge-shaped tract, there are 82 acres of rolling land.

William J. Armstrong sold the plot to the J. W. Holloway Co. of Wilmington June 22, 1920, who immediately subdivided it and laid out streets; the longest street, running from Faulkland Road to Price's Corner, was named Armstrong Ave.* On the record of a survey made by William Wharton in December, 1678, the tract is designated as Southern Land. John Anderson Stalcop was the owner.** During the intervening years, it was held by Jonas Stalcop (until 1722), Thomas Bird (1722-1726), Emson Bird (1726-1773), Robert Phillips (1773-1790), William D. Phillips (1790-1825), Jesse Matlack (1825-1826), Isaiah Matlack (1826-1831), William Herdman (1831-1841), Jacob Herdman (1841-1849), and William J. Armstrong (1849-1920).***

Police protection is provided by the uniformed forces of the State and County. Elsmere houses the nearest of the modern, efficient rural fire companies, which in spite of the lack of fire hydrants, do much to minimize the fire hazard, always present in suburban communities. Twice daily, door to door mail delivery is made by carriers from the Wilmington Postoffice. Collections are also made from conveniently located pillar boxes.

Every home enjoys the urban conveniences of gas and electricity. An unfailing supply of pure water is assured by the Artesian Water Co. At the present time (August, 1939), septic tanks are the only means of sewage disposal but the Levy Court of New Castle has awarded the contract for installation of sanitary sewers, with laterals to the building line. By the summer of 1940, the majority of the home-owners are expected to have availed themselves of this utility.

All streets are macadam paved with the exception of those recently opened to development - Walnut, Elm and Beech Avenues. On some of the minor streets, the paving is in poor repair but on the main arteries - Centerville Road, Centre Road and Armstrong Ave. - it is kept in excellent condition. Each home is on a plot averaging 40x100 feet, with a minimum building line setback of 10 feet. Continuous concrete sidewalks, three feet in width, on one side only, have been laid on two streets, Armstrong and Brookland Aves. In conformity with postal regulations, all houses are numbered. Street intersections are illuminated at night by means of standard electric fixtures attached to the telephone poles.

Street markers are inadequate. Stop signs are placed at the intersections with the through highways; also on Virginia Ave. at Hillside and Armstrong Avenues. A speed limit of 25 m.p.h. is enforced. Recent improvements to the Capitol Trail have greatly facilitated automobile transportation to Wilmington. Bus lines, serving Wilmington, Marshallton and Newark make regularly scheduled stops at Price's Corner.

A public school offering the elementary grades is located at nearby Oak Grove while the Henry C. Conrad School at Richardson Park

provides high school education. The nearest churches are at Brack-Ex and Elsmere. There are no planned parks or playgrounds.

Brookland Terrace has 241 individual housing units, of which 230 are single family homes. Eleven houses are under construction. Two hundred homes, either one or one and one-half stories, are built of frame (shingles or clapboarding). In the northern section about Little Mill Creek, many of the houses are cheaply constructed of poor materials and are so small as to offer inadequate living accommodations. In the vicinity of Centre Road, where most of the recent building has been concentrated, a finer type of structure is the rule. Built of substantial materials in approved architectural style, they are in the \$5,000 - \$6,000 price class and are eligible for F. H. A. financing.

Business establishments include two grocery stores, a beauty shop and a drug store. On Walnut Ave. a one-story frame factory, in which five people are employed, makes awnings and other canvas goods. On the Centerville Road is a taproom where alcoholic liquors are sold by the drink to be consumed on the premises or in bulk for home consumption.

Little Mill Creek, which pursues an erratic course along the eastern boundary, is sluggish and shallow, with a jungle-like growth of weeds and stunted trees along its banks.

At Price's Corner are the Fennimore House (built 1825, remodeled 1925) and the Whitewashed Log House (now a roadside market), believed to have been built in the 17th century.

*
Plot record: D29, p. 605

**
Survey record: A1, p. 14. Stalcop also spelled Stalcup, Stacop, and Stacup.

Deeds records: X28, p. 439; T5, p. 414; M4, p. 336; C4, p. 75, 82;
B4, p. 531; 22, p. 124; D2, p. 40.

J. J. Donohoe
August 23, 1940

Regional Survey
Wilmington Suburbs

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CARRCROFT

Carrcroft (260 alt., 156 pop.) is situated on both sides of the Marsh Road, about four miles north of the center of Wilmington. The suburb, comprising an area of fifty acres, extends fanwise from the confluence of Shellpot Creek and the Baltimore and Ohio Railroad, which, together, form the greater part of the boundary. The limit on the north is Carr Road.

The land on which Carrcroft is built was a part of a grant of 400 acres patented in 1684 to Thomas Jones by William Markham and John Goodson, land commissioners under William Penn. In the succeeding years, the tract was split up into a number of smaller parcels, among the owners of which were George Stonemitz, Elias Tussey, and John Sauter. In 1769, George Robinson acquired title to these small plots and united them; after Robinson's death, the property was divided among his sons. Dr. Gideon Jacques reassembled the tract in 1850, subsequently selling shares to John Hemphill, Albert Robinson, and Joseph Carr. Before Carr's death in 1852, he had acquired the entire tract, and by the terms of his will, the land was divided equally between the widow and the three children. On October 2, 1890, the surviving heirs sold 229 acres to J. Edward Addicks, president of the Bay State Gas Company.

After the financial collapse of Addick's enterprises, this property was sold by the sheriff on December 5, 1906, to Charles Hinchman, who retained it until his death in 1925. The Carrcroft Development Company bought fifty acres from the trustees of Hinchman's estate on May 27, 1925.

The Carrcroft Development Company did not proceed immediately with the subdivision of the land. It was not until November 1929 that a copy of the plat, showing the layout of streets and building lots, was filed in the office of the Recorder of Deeds; the sale of lots was begun in January of 1930. In order to insure conformity in construction standards, a list of agreements, covenants, and restrictions was incorporated in the deeds. They provided that:-

"No dwelling costing less than Five Thousand Dollars shall be erected on any lot. All buildings erected on lots abutting on Marsh Avenue shall be at least thirty feet from the side of said avenue, and at least twenty feet from any other street or avenue shown on said plot. Every private garage or other outbuilding shall be erected at or near the rear property line and not within fifty feet of any avenue or boulevard shown on said plot. No fence shall be built, placed or maintained on any lot except iron or hedge fences not more than four feet in height. No lot shall be used for any purpose which is offensive, dangerous or noxious to the neighborhood. No advertising billboard, manufacturing plant or structure to be used for any trade, business or factory shall be erected on any lot except that stores and garages may be erected and maintained on lots Nos. 29 to 35, both included, and lots Nos. 80 to 87, both included, as shown on said plot. No

lot shall be sold, leased or conveyed to any person not of the Caucasian race. All rights respecting the streets, avenues and boulevards shown on said plot, except the right to use the said streets, avenues, and boulevards for ingress to and egress from the premises hereby conveyed, are expressly reserved to the party of the first part, its successors and assigns."

Of the total of thirty-nine structures which have been erected, or are being erected in Carrcroft, all are detached, single-family residences. Masonry construction has been employed almost exclusively; there are only six all-frame houses in the suburb. No one type of architecture predominates; Early Colonial, Dutch Colonial, Tudor, Georgian, pseudo-Colonial, and the "House Beautiful" school are all represented. A feeling of spaciousness is one characteristic which these dwellings do have in common, expressed both in the houses themselves, which are larger than the usual suburban home, and in the generous grounds with which they are surrounded. Private garages are placed at the rear of the lots, which average 75x100 feet in size, and are seeded, sodded, and planted with shrubbery and flowers.

All of the streets in Carrcroft are surfaced. The greater part of the paving is macadam in good condition; the remaining roadways are filled with crushed gravel. Marsh Avenue, the section of Marsh Road which passes through the suburb, is a concrete highway. Three of the five streets which traverse the suburb are laid out as boulevards, with two paved roadways separated by a grass

strip. None of these streets is provided with paved gutters or curbing nor are there any storm sewers. Roadside ditches, usually in poor repair, serve to carry off excess water. Street lights and identification markers have not been installed, nor have any sidewalks been laid.

Since sanitary sewers have not been installed, septic tanks are used for waste disposal. Water, gas, and electricity are furnished from the Wilmington supply. Garbage and rubbish are removed under private contract. Mail delivery is made by R.F.D. carrier.

Police protection is furnished by the uniformed forces of the State and County; fire protection by the rural volunteer units, the closest of which are the Brandywine Hundred Company, at Bellefonte, and the Claymont Company. These companies are aided in their work by the provision of fire hydrants, which also make possible an insurance rate which is at the city levels.

Despite the fact that specific exemption is made in the restrictions permitting the establishment of retail stores, no stores have located in Carrcroft. There are no business or manufacturing establishments. Because no adequate transportation facilities are provided, the lack of such services is seriously felt. The only public carrier serving Carrcroft is a bus which maintains a schedule between Arden and Delaware City, via the Marsh Road. This bus makes only four round trips a day, and a charge of ten cents is made for the trip.

Carrcroft proper has no schools or churches. Congregations of the leading religious denominations main-

tain churches within a half-mile radius of the community. The children of the suburb attend the schools of the Mount Pleasant District. These are the Mount Pleasant Elementary and Junior High School, in Bellefonte, and the Claymont Senior High School. Carrcroft lies within the two-mile radius set by the State Board of Education as the limit for free transportation..

Since the start of development in 1929, the growth of Carrcroft has been steady, without being spectacular. The factors which have militated against greater growth are the dwelling cost limitation set by the restrictions, and the lack of adequate transportation.

References

Deeds Records: S 1, pp. 464, 528; T 1, p. 162; Z 1, p. 631;
B 2, p. 629; M 4, pp. 53, 63; Y 4, p. 79;
Q 6, p. 509; R 7, p. 149; O 9, p. 228;
E 15, p. 460; Z 20, p. 517; B 33, p. 105;
F 33, p. 510; E 35, p. 601; V 36, p. 425;
T 36, p. 62; U 39, p. 245; X 39, p. 301.

CEDAR HEIGHTS

Cedar Heights (alt. 85; pop. 80), is a perfect square which lies on the Kiamensi Road, south of Belvidere, with Cedar Avenue on its eastern side, Maple Avenue on its western side, and Walnut Avenue at its southern extremity. Cedar Heights is an all-Negro suburb, with an area of about five acres, and lies three miles from the Wilmington City Line.

The Newport School for Negroes is situated in Cedar Heights. It is a four-room school, in charge of a principal and four teachers, and the number of pupils is nearly 200. The site of this school was purchased about 1920; since that time the school building and the surrounding homes have been built. The property was once a farm belonging to the Lynam family.

No restrictions prevail here except those imposed by county or State laws. Cedar Heights is not incorporated. Rural police patrol as a part of their service in Christiana Hundred, and the State Police are subject to call in case of need.

Fire protection is supplied by nearby fire-companies. Water comes from wells, as the people here not having availed themselves of the water service of the Artesian Water Company of Richardson Park, nor of its facilities for fire protection through the placement of water mains. Gas has not yet been provided, the nearest being found on Newport and Gap Turnpike, lying a quarter of a mile east. Electricity is furnished, but sewers have not been installed. Garbage is removed by a private collection system.

The only paved street is Kiamensi Road, but the others have been graded and topped by the State Highway Department and markings have also been supplied for Kiamensi Road, the only marked street.

Street cars are available at Newport from six o'clock in the morning to about one o'clock on the following morning for those desiring to reach Wilmington. Traffic control has not been found necessary, as this suburb being located on a side road.

Mail arrives through the rural delivery. The nearest postoffice is on Market Street, near Walnut, in Newport.

Health conditions run slightly higher than in similar sections as this is a well-drained and selected spot on an eastward slope. Outside toilets in several instances are constructed according to State Board of Health regulations. Red Cross stations are located at fire headquarters of surrounding communities, the nearest being at the Minquas Fire Company, Newport. Ambulances may be called from Wilmington and Farnhurst. Physicians and dentists are found in Newport, Elsmere, and Richardson Park.

The nearest church is that of the African Methodist Episcopal, Simpson's, located at Kiamensi Road and Newport and Gap Turnpike. There are two other churches for Negroes, one being the Alpha, Baptist, but unattached, and the other Rock of Ages, Baptist. Alpha is at Meadowbrook, a few blocks north, and Rock of Ages in Belvidere, a short distance in the same direction. Belvidere has also a Roman Catholic Church, in charge of Rev. E. G. Brunner, which serves both white and Negro communicants. This church is six blocks

northward, and the Negro members number 25.

There is no kindergarten in Cedar Heights, but the children are provided a playground at Masonicville on the Newport and Gap Turnpike a short distance north where they may play, under direction, and be protected for the daylight hours. This playground is provided with instructors of the WPA.

Types of buildings in Cedar Heights average better than those found in Negro settlements. The houses are well built and sufficiently far apart to prevent crowding. Lots are 50 by 125 feet.

Taxes are those prevailing for county and State. No assessment is made for fire protection nor is there any for lighting, which has not yet reached the community. Fire insurance rates are high because there is no regular water system available which would bring a reduction in rates.

The Federal Housing project has made no progress in Cedar Heights, and none of the homes built or building are being erected under the provisions of that act.

The streams in the vicinity are Little Mill Creek, on the eastern side, and Red Clay Creek on the western side. Neither serves any purpose except that of drainage, since each is polluted, and not suitable for bathing or fishing. There is no lake in this neighborhood, nor are there any marshes nearer than those adjacent to the Christina River, east of Newport.

Bellanca Field near New Castle is the nearest flying field; du Pont Flying Field/ is about the same distance off. ^{northward on the Lacaster Pike, two miles distant}

Club and fraternal life play small part in the communi-

ty, these activities being transferred to Wilmington with its numerous clubs and fraternal organizations.

Residents of Cedar Heights work in Newport, Silview, Marshallton, and Wilmington.

A Negro cemetery at Simpson's A. M. E. Church, Newport and Gap Turnpike, and one located in Newport are available for interment of bodies.

Browning, G. K.
Donohoe, J. J.,
August 15, 1939

WILMINGTON SUBURBS
CURRENT FILE

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Cleland Heights

Cleland Heights (60 alt., 50 pop.) is located on the north side of Maryland Avenue at the Wilmington city limits, which form a large part of its boundaries. The other boundaries are the tracks of the Baltimore and Ohio R. R. and Canby Park. The area is about 30 acres.

This suburb was a portion of a tract of 47.25 acres acquired by the Liberty Housing Company July 1, 1918. It was sold by Emily C. T. Chew, nee Townsend, the Equitable Trust Company (trustee for Hannah Anna Cleland) and Sidney Jordan (trustee for Mary C. Jordan and Ethel M. Jordan) -- heirs of Ann C. Cleland. The latter was the sole survivor and heir of Vincent Robinson who died in September 1838. This tract had been in possession of the Robinson family since its purchase by Robert Robinson from Arnold Delagrange on September 16, 1684.*

In the summer of 1939 there were only ten houses in this development of which one is a two-family dwelling. These are all large houses, substantially built of either stone or brick.

Gas and electricity are furnished by the Delaware Light and Power Company. City water is used and the sewage disposal facilities of Wilmington are made available through an arrangement with the street and sewer department. Garbage and rubbish removal are made under private contracts.

Fire protection is provided for this suburb by the Wilmington Fire Department and by the rural fire companies. Fire hydrants, utilizing city water, are centrally located. Fire insurance rates are the same as those in the city.

Five streets have been cut through from Maryland Avenue

WILMINGTON SUBURBS
Cleland Heights

but they have not been paved. The only paved streets in the development are South Rodney Street and Elizabeth Place. The Liberty Housing Company, which holds title to the undeveloped portions of this community, has made little effort to expand it since its inception in 1920. Building has been concentrated on Maryland Avenue and South Rodney Street.

Because of its location, the residents of Cleland Heights have ready access to the religious, educational and recreational facilities enjoyed by citizens of Wilmington.

The Robinson homestead, a 100-acre plot, which is situated opposite Cleland Heights between the estate of the late Mary Latimer and the Baltimore and Ohio Railroad tracks, is occupied by the widow of Ex-Governor Robert Pyle Robinson. It was bought by the latter's father, Robert L. Robinson, from the heirs of Robert P. Robinson on November 8, 1873. Robert P. Robinson had inherited the farm from his father William Robinson in January of 1820.**

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Directly across Maryland Avenue from Cleland Heights is "Latimeria." Built by William Warner in 1815, this once-charming mansion was purchased by John R. Latimer, wealthy tea-merchant, in 1838. During the tenure of Mary R. Latimer (1834-1929), his niece, the property retained much of its early charm and dignity. Unoccupied for several years after her death, it degenerated rapidly. In 1939, the 22 rooms of this faded old mansion were occupied by several families. Together with the 87 acres of uncultivated land on which it stands, it is owned by the last of the Latimer family, Robert Latimer of New York City.

* Recorder of Deeds Office, New Castle County, Deeds Records: Q 27, p. 413, 416, 425; A 1, p. 72.

** Recorder of Deeds Office, New Castle County, Deeds Records: D 10, p. 504.

Browning, G. K.
Donohoe, J. J.
Aug. 14, 1939

CURRENT FILE

Colonial Park and Colonial Heights

Colonial Heights and Colonial Park (160 alt., 884 pop.) are located south of Lancaster Avenue between the tracks of the Baltimore and Ohio Railroad and Richardson Road. The town limits of Elsmere form the southern boundary. Cleveland Avenue is the dividing line between Colonial Park and Colonial Heights. The development of the Heights preceded that of the Park by about one year, but they are now regarded as one suburb with a combined area of approximately 70 acres.

This property was acquired from the Tatum heirs between 1917 and 1919 by George L. Atkins who subdivided the tract into home sites. These heirs were Elizabeth P. Tatum, George A. Rhoads, and Frances T. Rhoads. The land had been in the Tatum family since its purchase by John W. Tatum on March 25, 1830 from Yeomans and Lydia Gillingwater, Peter and Rachel E. Porter, Ellen B. Johnson and John B. Porter, who were the heirs of Peter Brynberg. The latter had received this tract through the will of his father, Swain Brynberg, on March 25, 1807. Swain, previously had been left the property by his father, Christian Brynberg, March 5, 1752.*

City water is supplied to this community as are gas and electricity. Pipeage for sanitary sewers, with laterals to the building line, were laid in the north and south streets in 1938. These sewers connect with the mains of the Street and Sewer Department of the City of Wilmington. Garbage and rubbish are removed by private contractors.

Lancaster Avenue and Richardson Road are paved roads with

concrete curbing and adequate concrete sidewalks. The major part of the streets of this suburb have been surfaced but are in poor condition. There are no sidewalks on any of these streets, whose names are designated by wooden markers at the intersections. Overhead electric lights are provided at the street crossings. The fact that there are no fire hydrants within the bounds of the community constitutes a definite fire hazard. The closest hydrants are on Lancaster Avenue at Ford and Ogle Avenues, within the city limits. Fire insurance rates here are 40 per cent higher than those of Wilmington. The rural fire companies furnish fire protection.

Trolley car service is available on Lancaster Avenue, between Elsmere and Wilmington. Bus lines passing this suburb provide transportation to Hockessin. Twice daily door to door mail delivery is made by carriers from the sub-post office at Fourth and Union Streets. There are no traffic regulations.

The children of Colonial Heights and Colonial Park attend the public schools of the City of Wilmington. The nearest churches are Silverbrook Methodist at Lancaster and Woodlawn Avenues, and St. Thomas' R. C., at Third and Bancroft Parkway. There are no kindergartens, playgrounds or parks.

By far the largest percentage of buildings in this development are either one or one-and-one-half story frame bungalows; there are 150 of this type out of a total of 207 structures. There are 11 two-family houses and one three unit apartment house, converted from the old Tatum homestead, originally built of stone and containing 13 rooms, now stuccoed

and with a five-room addition. An odd feature is the absence of any dwellings on the east-west streets, except for a converted garage on Watson Avenue.

There are two grocery stores and two service stations. The office of the Elsmere Marble and Granite Company is located at Lancaster Avenue and Richardson Road. A two-story stucco building at Colonial and Lancaster Avenues houses a grocery store, tap-room, cigar store, and service station, with living quarters on the second floor. The average sized lot is 50 x 100 feet.

The only organization here is the Colonial Heights Civic Association whose purpose is the improvement of the community. Regular monthly meetings are held.

In the years since 1920 when development was started the community has become almost solidly built up. In the spring of 1939 there was only one building under construction. Only 25 vacant lots suitable for building are left in the entire tract.

Silverbrook Cemetery is situated on the west side of Richardson Road. Surrounded by a high, ornamental iron fence, this large plot is well kept. The superintendent's home is on the east side of Richardson Road opposite the gates of the cemetery. In the rear of the house is a two-story stucco building. The equipment used in maintenance work is stored on the lower floor and there are two apartments on the second floor.

* Recorder of Deeds of Office, New Castle County; Deeds Records:
Vol. V. 26, p. 397; vol. p. 28, p. 246; Vol. L. 4, p. 125;
Vol. O. 2, p. 500; Vol. E. 3, p. 509.

OK EJB Aug 16/1939
OK J.D. Aug 16/1939

Donohoe, J. J.
Sept. 22, 1939

CURRENT FILE 72
Regional Survey
Wilmington Suburbs

CRANSTON HEIGHTS

Cranston Heights (100 alt., 604 pop.), is located four miles west of Wilmington at the intersection of the Capitol Trail and the Newport and Gap Turnpike. The latter road bisects the suburb, forming its main street, with the more populous section lying between it and the Landenburg Branch of the B. & O. R. R. on the west. The northern boundary is the dual highway now being constructed to replace the present Capitol Trail. East of the Newport and Gap Turnpike, where development has been comparatively slow, a 90 acre farm lies between the suburb and Price's Corner. Within these bounds is an area of approximately thirty-seven acres.

Cranston Heights derives its name from the Cranston family, members of which have been prominent as business men, manufacturers, and landowners in Christiana and Mill Creek Hundreds since Colonial days. As shown on the record of a survey made by William Wharton in December 1678, the original owners of the tract, upon a part of which this modern community has arisen, was John Anderson Stalcop. It was then known as Southern Land.*

The actual acreage upon which Cranston Heights is built passed from the hands of the Stalcops on Jan. 28, 1768, when Tobias Stalcop sold his inheritance to James Latimer. After several subsequent transfers, it was acquired by James Cranston on March 21, 1838. With the exception of the sale of several small plots (none exceeding one-half an acre), the tract was preserved intact until 1915 when John A. Cranston, at that time a prominent merchant and realtor of Newport, laid out streets and began the sale of building lots.**

Since that time, the growth of the suburb, while not spectacular, has been steady. At this writing, one hundred and fifty homes are occupied. As is usual in suburbs of this section, most of these are constructed either of clapboarding or shingles in the popular bungalow type. On the Capitol Trail and the Newport and Gap Turnpike the residences are of a more substantial character, many containing eight or nine rooms. Wood, however, is still the favored building material--in fact, in the entire suburb, there are only fourteen buildings in which masonry construction is employed. Very little building activity is to be noted at the present time; only three homes having been erected this year and none being planned.

Lots vary widely in size, with 50x125 feet as the minimum. Many are much larger, and quarter-acre plots are not unusual. The extra space thus provided is utilized for growing flowers and vegetables. Noteworthy among these is a large plot on Marshall Avenue devoted to the growth of prize-winning dahlias and gardenias. Pride of ownership is everywhere reflected in fresh paint and carefully tended lawns, with even the smallest lot having some sort of flower bed. Shade is provided by a variety of trees, none of which is of unusual size or age.

Two well-stocked grocery stores serve the community. Other business establishments here include two lunchrooms with fountain service, a filling station, a real estate and insurance office, a sign painting shop, and a large garage which sells both new and used cars, besides doing general repair work. The office and yard of one of the largest companies dealing in coal and mill supplies in Delaware is located at the junction of the Capitol Trail and the Landenburg Branch railroad at this point.

Street paving is uniformly good--those few blocks which are not macadam-surfaced are gravel-filled. The Newport and Gap Turnpike, which is also the main street of Cranston Heights, is a modern concrete road bordered on one side by an adequate concrete sidewalk. Similar walks line both sides of the Capitol Trail, but on other streets they are either entirely absent or, where provided, are too narrow and disconnected. No provision has been made for the disposal of excess surface water by use either of gutters or storm sewers. The lack of street markers tends to create confusion. Illumination at street intersections is provided by electric standards suspended from the poles carrying power lines.

Gas and electricity are furnished by the Delaware Power and Light Company. The Artesian Water Company pipes water to the homes of Cranston Heights from its wells at Tuxedo Park. Sanitary sewers have not been installed, septic tanks performing this necessary function. Rubbish and garbage are cared for by private contract. The County Police are responsible for the preservation of law and order. The headquarters of the Cranston Heights Fire Company are located on Seminole Avenue, a short distance from the Newport and Gap Turnpike. It is a T-shaped structure equipped with a tall steel tower carrying a siren and bell. The main portion in which the modern apparatus is housed is built of brick. Mail delivery is made from the Marshallton Post Office on R.F.D.1.

The Marshallton Consolidated School, directly across the Capitol Trail from the western extremity of the suburb, is attended by the children of Cranston Heights until they are ready for senior high school; then they transfer to the Henry C. Conrad

School at Richardson Park. Each of these is a modern, well-equipped building with an adequate teaching staff.

The Marshallton and Newark busses, operating on regular schedules, stop at Cranston Heights. As is the case in most suburban communities, residents rely mainly on their own automobiles as a means of transportation. Excellent highways passing here facilitate this mode of travel. Construction work on the conversion of the Capitol Trail to a dual two-lane highway is progressing rapidly. The section from Oak Grove to Price's Corner is now in use and, by 1940, the road will be completed to a point west of Marshallton. To the north of Cranston Heights, a long culvert is being erected spanning the tracks of the Landenburg Branch and ~~the waters of~~ Red Clay Creek. When in use, the new road should prove of considerable benefit to this community. By the diversion of through traffic from the present Capitol Trail, a serious traffic hazard will be nullified, since children must cross this road four times daily on their way to and from school. On the other hand, the development of Cranston Heights should receive considerable impetus through the opening up of the northern portion of the tract.

Nearby churches are: St. Barnabas P.E. and Marshallton Methodist in Marshallton and Our Lady of Mercy R.C. at Belvidere. Cranston Heights has no community fraternities or organizations with the exception of the Fire Company and its Ladies' Auxiliary.

Health conditions of the community are generally good. One doctor maintains an office on the Capitol Trail and there is a Red Cross Emergency First Aid Station at the headquarters of the fire company.

*Deeds Records, New Castle County: A-1, p. 14

**Deeds Records, New Castle County: D-15, p. 355; G-14, p. 74; C-5, p. 323; Q-4, p. 204; G-4, p. 217; C-4, p. 306; R-3, p. 372; Z-1, p. 8.

G. K. Browning
El. Thompson-Walls
June 30, 1938

CURRENT FILE
WILMINGTON SUBURBS

W-76

DELAWARE PARK

Delaware Park, which is on both the Baltimore and Ohio and the Pennsylvania Railroads just west of Stanton, lies six miles southwest of Wilmington, between the Christiana Pike and Capitol Trail. Except during the racing season, only the caretaker is on the grounds. A covered track for winter training, one-quarter mile in circumference, has been erected.

The track is under the management of C. M. Pardee, of Wilmington, and was first opened in 1937. The grandstands were enlarged during the spring of 1938 and a bridge placed over the Baltimore and Ohio tracks, which adjoins the track, permitting entrance and egress of spectators without crossing the railroad. The Pennsylvania Railroad also has connections with the track.

During the first months' racing in 1937, a cloudburst caused the death of two persons, the waters having cut off exit of the spectators from the track for a period of 18 hours. Large numbers of automobiles were also inundated, and some were washed into adjoining fields.

Since its enlargement, the grandstand accommodates 25,000 people. Five hundred horses can be stabled.

The height of the track above sea level is 112 feet.

OK GKB 7/5/38

EASTBURN HEIGHTS

Eastburn Heights (132 pop., 100 alt.) is situated on both sides of the Capitol Trail, about seven miles from the center of Wilmington. Within the irregular bounds of the tract is an area of 101 acres, of which approximately forty percent has been utilized for home sites.

The earliest owner of record was John Cann, who sold the property to John Ball on August 6, 1703. The farm remained in the hands of the Ball family until November 11, 1817, on which date it was purchased by John Conner. James Denney, who acquired the farm from Conner, was the next occupant, retaining possession until 1865. The land again came into the possession of a member of the Ball family when Irvin L. Ball bought it at sheriff's sale on March 21, 1891. Ball conveyed the tract to Joseph Calvin Eastburn on March 20, 1907.

Eastburn Heights traces its history as a suburb from the spring of 1924. In May of that year, Joseph Calvin Eastburn had the plot surveyed and subdivided. A copy of the plat was filed in the office of the Recorder of Deeds on June 11, 1924. The sale of lots was begun immediately. In order to insure the development along desired lines, a list of restrictions was incorporated in the deeds. It was provided that:

"First. No part of the said property shall be subject to occupation by any person or persons of African birth or descent. Second. No building or the porch or porches of any building shall be erected on any lot of the subdivision at less distance than twenty-five feet from any facing street, nor at less distance than ten feet from any side line thereof, except that such facing and side line restrictions shall not apply to lots (here the numbers of the lots are given). Third. No house shall be erected on a plot having a frontage of less than fifty feet, except that this restriction shall not apply to certain lots (here the numbers of these lots is given). Fourth. The lots of the subdivision having a frontage of less than fifty feet shall not be used or occupied for any business or signboard purpose, except that this restriction shall not apply to the two corner lots at the intersection of the Capitol Trail and the western boundary of the subdivision."

There is now a total of thirty-three occupied houses in this suburb. The proportion of frame to brick dwellings is about even. There is no distinguishing type of architecture; the houses are built on the square-plan, with the rooms evenly divided by a central hall. Usually they are two stories in height, and contain six to eight rooms. The average size of the lots on which these houses are erected is 75 x 100 feet; they are well-kept and planted with flowers and shrubbery. There has been little recent construction; only two dwellings have been erected within the past year.

The streets of the community are macadam paved, but they are very narrow, and the paving, in general, is in poor condition. There are no sidewalks or gutters. Over-

head lighting and identification markers have not been provided. Neither storm or sanitary sewers have been installed in Eastburn Heights; septic tanks are used for waste disposal. Garbage and rubbish are removed under private contract.

Both gas and electricity are available. A supply of pure water is assured through the mains of the Artesian Water Company. Transportation is provided by the Newark-Wilmington busses which operate on a half-hour schedule on the Capitol Trail. Mail delivery is made by R. D. carrier.

Police protection is provided by the uniformed forces of the State and County. In their field, a similar service is performed by the rural volunteer fire companies, the nearest of which is the Marshallton Fire Company. There are no fire hydrants in the suburb. In consequence, the companies are forced to rely on the amount of water which they carry in their tanks, and that which they can pump from Ball Run, the small stream which almost encircles the community. Insurance premiums are higher than city levels.

There are neither churches nor schools within the bounds of Eastburn Heights. The nearest churches are in Marshallton and Newark. Marshallton Elementary and Junior High School, and the Henry C. Conrad Senior High School are the schools attended by the children of the community. Busses are provided by the State Board of Education for

transportation.

The only business enterprise in Eastburn Heights is a combined grocery store and gas station, which is located on the Capitol Trail at the western extremity of the suburb. At the eastern extremity, a tourist camp, featuring cabins, a picnic grove, and a swimming pool, has been established.

With the larger part of the tract still undeveloped, Eastburn Heights contains great possibilities for future expansion.

REFERENCES

Deeds Records: B 1, p. 293; T 3, p. 269; G 15, p. 493;
C 21, p. 553; H 32, p. 601.

J. J. Donohoe,
October 30, 1939

Regional Survey
Eden Park Gardens
CURRENT FILE

81

EDEN PARK GARDENS

cf F.W.P. v.6, p 261

Eden Park Gardens (0 alt., 148 pop.) is located at the south city limits, east of the road leading from Wilmington to New Castle. It extends to the Shellpot Cutoff of the Pennsylvania Railroad on the east and the Pigeon Point Branch of the Reading Railroad on the south. Within these bounds is an approximate area of fifty acres.

Eden Park Gardens dates its development as a residential community from the spring of 1917 when the property was acquired from the Lobdell Car Wheel Company by the Eden Park Gardens Corporation, a subsidiary of the New York-Delaware Realty and Construction Corporation. Upon this tract, covering one hundred and seventy-six acres, the promoters, as shown by the plot filed in the Recorder of Deeds Office, visualized a community of grandiose proportions. These dreams failed dismally of expectations.

The low altitude of the land, combined with the proximity of the Delaware River marshes has been the biggest factor in retarding development. Failure to provide paved streets has also been a serious deterrent. With the exception of New Castle Avenue, which is a through highway, the only roads are Terminal Thoroughfare, leading to the Port of Wilmington, and Albany Avenue. Construction has been concentrated on these streets.

The majority of the houses (twenty-three out of a total of thirty-seven) are of the frame bungalow type. They are placed on lots of varying size - forty feet is the minimum frontage. Several residents maintain large truck patches where produce is grown for the Wilmington market. The only business establishment is a cabinet shop, housed in a two-story frame building, which employs five men at the peak of production.

City water, gas, and electricity are provided. Sanitary sewers have not been installed; septic tanks and, in many cases, backyard privies perform this function. There are no street markers or street lighting. Mail delivery is made twice daily by R.F.D. carrier. Police protection is furnished by the uniformed forces of the county and State. The nearest of the rural volunteer companies which furnish fire protection for the community is located at Holloway Terrace, about one mile south. The Delaware Chapter of the American Red Cross maintains an Emergency First Aid Station here.

Elementary grade subjects are taught to the children of Eden Park Gardens at the Rose Hill School, about one mile from the suburb on the New Castle road. The nearest high school is the William Penn School at New Castle, approximately five miles from Eden Park. Each of these is housed in a modern brick building. There are no churches in the suburb proper - the Peoples Baptist Church in adjoining Hamilton Park is the closest.

The social and recreational facilities of Wilmington are readily available from the location of the community and the transportation facilities offered by frequent one-fare bus service. Eden Park, under the supervision of the Wilmington Park Board, affords opportunity for healthful play and supervised playground activities.

The present status of Eden Park Gardens as a backward suburban community is in vivid contrast with its somewhat glamorous past. Eden Park was a gentlemen's park 150 years under the same name, and before 1783 was known as Monckton Park.

"A certain lott of ground on Christeene Kill at Delaware" for which the quit rent was "1 bushelle Winter wheate," confirmed to Pieter Clausen on Nov. 5, 1669, by Governor Francis Lovelace, is believed

to have been the original grant, which, increased to 277 acres by subsequent purchase, was conveyed by Jasper and John Clawson, deriving title from "the late Peter Clawson," to John Malcolm of Philadelphia in 1765-66.

In 1780, Malcolm sold the estate to George Haynes, an Englishman, "late of the island of St. Eustatia, but now of Philadelphia." Haynes, a merchant and friend of Robert Morris, the financial wizard of the American Revolution, made Monckton Park his summer home until 1783, when he conveyed it to his friend Morris. This deed recorded in 1786 transfers "280 acres heretofore known as Monckton Park now called and known by the name of Eden Park."

On May 14, 1780, Morris had acquired "Croxall's Elbow Room" and "Croxall's Additional Elbow Room" from Peter Jaquett. They were a part of the original grant made to Jan Paul Jaquett by Governor Lovelace in 1669. Morris entertained freely at his country home, but he was a man of many interests and on August 26, 1791, he sold the estate, then comprising 333 acres to Louis Phillipe, Count Ségur D'Aguesseau, a strong advocate of the cause of the American Colonists, and Colonel of a regiment that sailed with Rochambeau to take part in the siege of Yorktown. Count de Ségur became French Ambassador to St. Petersburg and filled other important posts but whether he ever visited his Delaware estate is unknown. While "embassodor of his most Christian Majesty to the Court of Rome," as the deed reads, he sold the property to Pierre Bauday on Sept. 13, 1803. The conveyance, however, was made by Robert Morris to Bauday because at that time aliens could not own property in Delaware.

Peter Bauday, born in Santo Domingo in 1767, came to Wilmington in 1791, became a man of affairs and was an architect as well as an artist. In 1798, he designed the Wilmington Town Hall. Through Bauday's

efforts, E. I. du Pont chose the banks of the Brandywine as the site of his powder manufactory and was associated with him in the enterprise until 1815 when the partnership was dissolved.

Peter Bauday began the manufacture of powder at Eden Park in that same year. The mills were driven by horse power. Bauday, in financial difficulties, left for Cuba in 1819 and there bought a coffee plantation which he afterwards transformed into a sugar estate. He died of the cholera in Havana some years later.

General Alexander Bauday acquired the estate in 1820 and conveyed it to John Keating in 1823. Keating, who was connected with the Baudays by marriage, was a descendant of Baron John de Keating, commander of the Irish Brigade in the Bourbon armies. Keating sold the tract in 1831 to Jean Pierre or John Peter Garesche, who had married Cora Bauday. Together with his brother, Vital Marie, who was married to Mimika Bauday, he managed the Eden Park powder mills until 1831. In that year, Vital Marie moved to St. Louis to look after the western interests of the family. John Peter remained and engaged in powder manufacture with his sons until his death in 1861. The name of Garesche is preserved in the nearby Garesche's Lane.

In 1856, Zadock Townsend acquired the plot from the Garesches. Between the years of 1870 and 1880, the Lobdell Car Wheel Company made extensive purchases in this vicinity, acquiring this tract among others. It was from this company that the Eden Park Gardens Corporation bought the land on which the suburb has been built.

The Mayor and Council of Wilmington bought 7.35 acres from the Lobdell Car Wheel Company in 1890 and an additional 6.08 acres in 1909. This portion has been converted into a park and recreation center. The concrete sheep, mounted on brick pillars at the entrance to the park, are a mute reminder of the business association and friendship

between Peter Bauday and Eleuthère du Pont. Beside the manufacture of powder, they had another common interest--sheep raising for the production of wool to be woven into cloth in the du Pont mills.

Mr. du Pont, at great expense, imported a thoroughbred ram. This particular sheep, Don Pedro, arrived in Wilmington in 1805 and was placed at the head of the du Pont ewes. Peter Bauday engaged in sheep raising at Eden Park, and imported shepherds from the Pyrenees, but this industry in the marshy terrain adjoining the Christina proved impractical, and was abandoned. Don Pedro became well-known throughout the States and at his death, Peter Bauday had two wooden images made and placed at the entrance of his estate. There they remained until early in the twentieth century, when, having become dilapidated, they were removed by Frank V. du Pont, and the present ones of concrete placed on the gate posts.

Deeds Records: Y1, p. 39; F1, p. 235; F2, p. 296; D3, p. 139;
A4, p.175; N4, p.194; W6, p.275; E3, p.176; Z3, p.206;
K9, p.296; P9, p.15; T11, p.482; F9, p.93; W11, p.226;
N22, p.601; W26, p.448; p.441; p.441,p.453; W27,p.248.

EDGE MOOR TERRACE

Edge Moor Terrace(40 alt.,480 pop.)is situated north of the Governor Printz Boulevard, about two miles northeast of the center of Wilmington. This development, comprising one hundred and twenty-one acres, is bounded on the southwest by the Edge Moor Road, on the west and north by the Edgewood Hills development, on the northeast and east by Gordon Heights, and on the south by the Printz Boulevard.

The Wilmington Construction Company, owners and builders, acquired the tract in two transactions.

On May 17,1939, they bought sixty-seven acres from Frank G. Cox and John H. Shivery, who had been appointed receivers for the Edge Moor Iron Company. This plot was a part of the tract of 178 acres, called "Ellerslie," which the latter company purchased from Samuel Harlan, Jr., on January 6, 1873. Previous owners were Enoch Roberts(1855-1858); Charles Egner (1842-1855); Edward W. Robinson (1840-1842); and Archibald Hamilton (1830-1840). The last named was the heir of Captain John Hamilton, the earliest owner of record, who died in 1830.

? - On March 20, 1940, the Wilmington Construction Company purchased a tract of 54 acres, north of the first section, from Samuel Thomison, who had acquired the plot from the Brandywine Realty Company on March 31, 1940. E. I. du Pont de Nemours and Company, which had owned the land since its purchase by Alfred du Pont from Henrietta Allmond on January 5, 1839, sold it to the Brandywine Realty Company, which, incidentally, was Du Pont controlled. Henrietta Allmond received the farm by order of Orphans Court in settlement of

the estate of John Allmond, who had purchased the property from Jacob Lawson, alias Tusson, on November 20, 1749. Jacob Lawson was the son of Lawsey Ollason, alias Tusson, and Annake Lawson. On the 11th of February, 1688, William Markham, Thomas Ellis, and John Goodson, commissioners of property under William Penn, at the request of Annake Lawson, "called old renter in right of Mathias Neilson," granted her one hundred and sixty-five and a half acres of the tract of eight hundred and twenty-seven acres "belonging to or called Vir-dritige Hook in the County of New Castle upon Delaware," which Francis Lovelace had granted to Olla Ollason, Neil Neils, Hanrick Neilson, Mathias Neils, and Neil Neils, Jr., on the 16th day of May, 1670.

In June of 1939, ground was broken for the first group of houses in Edge Moor Terrace. In order to insure uniformity in construction standards, the Wilmington Construction Company formulated a list of covenants, agreements and restrictions, which were incorporated in the deeds. It was provided that:

"(a) All lots in the suburb shall be known and described as residential lots, except those lots which are specifically exempted in paragraph(b) below, and no structure shall be erected on any residential building lot other than one detached single-family dwelling not to exceed two stories in height and a one or two car garage.

(b) All lots fronting on both sides of the Governor Printz Boulevard may be used for business purposes, but no business shall be conducted thereon until it has been approved in writing by the party of the first part, its successors and assigns.

(c) No building shall be erected on any residential building lot nearer than thirty feet to or farther than fifty feet from the front lot line, nor more than five feet from

any side line. The side line restriction shall not apply to a garage located on the rear one-quarter of a lot, except that on corner lots, no structure shall be permitted near than five feet to the side street line.

(d) No residential lot shall be resubdivided into building lots having less than five thousand square feet of area and an average width of less than fifty feet each, nor shall any building be erected on any residential building lot having an area of less than five thousand square feet and a frontage of less than fifty feet.

(e) No noxious or offensive trade shall be carried on upon any lot nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

(f) At no time shall any building lot or any dwelling house erected thereon be occupied by any person not of the Caucasian race. This prohibition is not intended to include occupancy by a domestic servant or any other person while employed in or about the premises by the owner or occupant thereof.

(g) No trailer, tent, garage, basement, shack or other outbuilding shall be used as a residence temporarily or permanently, nor shall residence of a temporary character be permitted.

(h) No structure shall be moved on to a lot unless it meets with the approval of the party of the first part, its successors or assigns.

(i) No structure shall be erected, altered, placed or permitted on any building lot until the design or location thereof have been approved in writing by the party of the first part, its successors or assigns. No Dwelling costing less than Thirty-five Hundred Dollars shall be permitted on any residential lot on said tract and the ground floor area thereof shall not be less than seven hundred square feet.

(j) These covenants are to run with the land and shall be binding on all the parties and persons claiming under them until January 1, A.D. 1965, at which time they shall be automatically extended for

successive periods of ten years, unless by a vote of the majority of the then owners of the land, it is agreed to change the covenants in whole or in part.

(k) If the parties hereto, or any of them, shall violate or attempt to violate any of the covenants or restrictions herein before January 1, A.D. 1965, it shall be lawful for any other person or persons owning any other lots in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant or restriction and either to prevent him or them from so doing or to recover damages or other dues for such violation.

(l) Invalidity of any of these covenants by judgement or court order shall in no wise affect any of the other provisions which shall run in full force and effect."

The development of Edge Moor Terrace is divided into two sections, distinguishable in two aspects-the time of the start of operations and the quality of the structures.

In the older section, 122 houses have been built and sold since the ground was broken in June 1939. Nine others are in various stages of construction and the foundations for twelve more have been dug. These houses are of all masonry construction(face brick) and the design and construction methods have been approved by the engineers of the Federal Housing Authority. They are uniformly of Colonial design, with variety achieved by means of different roof levels and the method of placing the structures on the individual lots. Each house contains six rooms and bath and the single-car garages are attached as an integral part of the house. Full-sized on-site driveways lead from these garages to the streets. The lots(50 x 100 feet) have

all been seeded, graded, sodded, and shrubbed. These houses sell for \$5,150, financed by F.H.A. mortgages. In order to take advantage of all the space available, the structures have been placed so that a space of only ten feet intervenes between the sidewalls, creating an unfortunate effect of crowding.

In this section, amiesite roads of ample width have been laid. They are provided with concrete curbs^{and} gutters, draining into storm sewers installed at the intersections. All houses in this part of the suburb are provided with sanitary sewers, gas and electricity, and city water. Door-to-door mail deliveries are made twice daily by carriers operating from the Wilmington Postoffice. The installation of fire hydrants and street lighting are contemplated, but as yet these facilities are lacking.

In the recently opened section, north of the original, twenty houses are in various stages of construction (from excavation to half-completion). Streets have been cut through but they have not been graded nor paved. No public utilities have been installed.

On the north side of the Printz Boulevard, excavation has been started on the site of the modern air-conditioned Edge Moor Theater, and also on the site of the Terrace Apartment and store building. Adjoining these plots, a site has been laid out for a gasoline and ice station.

There are no churches in Edge Moor Terrace. This community is in the Mount Pleasant School District, with the primary school located at Bellefonte and the senior high school at Claymont. These schools are already crowded and

the State Board of Education has under advisement plans for relieving the congestion at these two schools by allowing the children of this district to attend the schools of Wilmington.

Edge Moor Terrace is unique among Wilmington suburbs in that it is a planned community, with one company doing the planning and laying out the tract, and building the houses and selling them. The addition of the store building, the theater, community building and swimming pool, all of which are under construction or are contemplated, will make of this practically a self-contained community.

Using mass construction methods, the Wilmington Construction Company has built and sold 142 homes in Edge Moor Terrace in the first year of its existence. A further total of fifty-four houses is planned in the newly-opened section. These homes, slightly larger than those in the original section, will sell for \$5,950. It is intended to continue construction to the north towards Brandywine Boulevard, with the houses selling in the higher-priced brackets, reaching a peak of \$10,000 in the vicinity of Edgewood Hills. It is probable that in July of 1941 this suburb will contain 225 homes, supplied with all public utilities, that all streets will be paved, and that the stores, theater, and swimming pool will be in operation.

REFERENCES

Deeds Records: K4, p. 349; 15, p. 62; K5, p. 68; U6, p. 254; C7, p. 264; V9, p. 6; K41, p. 374; N41, p. 262; U33, p. 601

EDGEWOOD HILLS

Edgewood Hills (160 alt., 168 pop.) is situated northeast of the Edge Moor Road, midway between the Philadelphia Pike and the Governor Printz Boulevard, about three miles from the center of Wilmington. Gordon Heights and Edge Moor Terrace form the boundary of the fifty-one-and-a-half acres of high, rolling, wooded land.

The Wilmington Construction Company, owners and developers of this community, as well as the adjoining development of Edge Moor Terrace, acquired the plot by a deed dated August 25, 1938. The grantees were Samuel Thomson and wife, who had bought the land from the Brandywine Realty Company in March of 1937. They were responsible for the survey and layout of streets and building lots. A copy of the plat was filed with the Recorder of Deeds in the same month, but no houses were erected until the Wilmington Construction Company assumed control of the tract.

This was a part of the land deeded to the Brandywine Realty Company (du Pont controlled) by E. I. du Pont de Nemours and Company by deed dated May 12, 1903. The tract had been in the possession of the du Pont family since its purchase by Alfred du Pont from Henrietta Allmond on January 5, 1839. The latter received the farm by order of Orphans Court in settlement of the estate of John Allmond, who had purchased it from Jacob Lawson, alias Tusson, on November 20, 1749. Jacob Lawson was the son of Lawsey Ollason and Annake Lawson.

On the 11th of February, 1688, William Markham, Thomas

Ellis, and John Goodson, commissioners of property under William Penn, at the request of Annake Lawson, "called old renter in right of Mathias Neilson," granted her one hundred and sixty-five-and-a-half acres of the tract of eight hundred and twenty-seven-and-a-half acres of land "belonging to or called Virdritige Hook in the County of New Castle upon Delaware," which Governor Francis Lovelace had granted to Olla Ollason, Neils Neils, Sr., Henrick Neilson, Mathias Neils, and Neils Neils, Jr., on the 16th day of May, 1670.

In order to insure the prospect that Edgewood Hills would remain a restricted residential community, with relatively high construction standards, the Wilmington Construction Company formulated a list of agreements, conditions, and restrictions, which were incorporated in the deeds. It is provided that:

"At no time shall the land included in the said tract or any part thereof, or any building erected thereon, be occupied by any Negro or any person of Negro extraction. This prohibition is not intended to include occupancy by a Negro domestic servant or other person while employed in or about the premises by the owner or occupant thereof.

"The land included in the said tract shall be used for private residence purposes only, and no building of any kind whatsoever shall be erected or maintained thereon, except private dwelling houses and private garages for the sole use of the respective owners or occupants of the plots upon which such garages are erected.

"No parcel comprised in said tract shall be built upon unless said parcel consists of, at least, three single units having a frontage of, at least, twenty feet (20') each, so that each parcel to be built upon shall have a minimum frontage of sixty feet (60').

"There is, however, reserved from the front of any lot fronting on a street or road of forty feet (40') or less in width, a strip of land five feet (5') in depth across the entire front of such lot, which strip five feet (5') in depth, shall be used for sidewalk purposes, and the owner of such lot, by his acceptance of a deed to the same, thereby agrees to the use of such five feet (5') strip of the lot for sidewalk purposes.

"No dwelling to cost less than Six Thousand Dollars (\$6,000) shall be erected on any such lot.

"Further, no building or any part thereof shall be erected or maintained on any part of any lot included in said tract, with the exception of triangular or irregular shaped lots, closer to any street or highway than fifty feet (50') from the front property line thereon.

"No building more than forty-four feet (44') in width shall be erected or maintained on any parcel sixty feet (60') in width, and in any event, free or open spaces shall be left on every plot built upon, on both sides of every building erected thereon, which free spaces shall be, at least, eight feet (8') in width and shall extend the full depth of the plot. However, steps, uncovered porches and terraces, no part of which is more than three feet (3') above the level of the first floor of the building, may be built and maintained on any part of the restricted area.

"All questions arising hereunder as to which are the front, side and rear lines of any plot, and also the amount of the setback from such lines, or as to all questions arising hereunder as to the locations of any buildings on any of the lots in conformity with the provisions hereof, or any question as to the location of any buildings on any triangular or irregular shaped lots, shall be determined by the party of the first part and said decision by the party of the first part shall be legal and binding.

"No building, fence, wall, or other structure shall be commenced, erected or maintained, nor shall any addition, change or alteration therein be made, until the plans and specifications, showing the kind

nature, shape, materials, floor plans, color scheme, location and approximate cost of such structure and the grading plan of the lot to be built upon shall have been submitted and approved in writing by the party of the first part and a copy thereof, as finally approved, lodged permanently with the party of the first part. The party of the first part shall have the right to refuse to approve any such plans and specifications which are not suitable or desirable, in its opinion, for aesthetic or other reasons, and in so doing, shall have the right to take into consideration the suitability of the proposed structure and of the materials of which it is to be built, the site upon which it is proposed to erect the same, the harmony thereof with the surroundings and the effect of the building or other structure, upon the outlook from the adjacent or neighboring property.

"No malt, spirituous or vinous liquors shall be offered for sale upon any of the lots contained in the said tract.

"No sewage or waste disposal of any kind or nature whatsoever, except the storm drainage from the roofs of the houses erected on the said tract, shall be emptied into the streets or gutters maintained for the common use of the occupants of said tract. All said sewage or waste disposal shall be emptied into cess pools or septic tanks constructed for this purpose or into a public sewage system if and when constructed.

"No building shall at any time be constructed on the said premises for any manufacturing purpose, and no work of an offensive, dangerous or noisy kind shall be carried on upon the same, nor shall anything be done thereon which may be or become a nuisance to the said grantor, its successors or assigns or to the neighborhood.

"No garage shall be dwelt in except while the owner's dwelling is in course of construction and then only for a period not exceeding ninety (90) days.

"The party of the second part shall have the right to negotiate, approve and enter into all the necessary agreements with the proper parties in connection with the location and installation, maintenance, operation and

removal of all public and quasi-public utilities, such as gas, electricity, telephone, water, sewage disposal, etc., which may be desirable in the opinion of the party of the second part for the use and enjoyment of said tract or any portion thereof.

"Violation of any restriction or breach of any covenant or agreement herein contained shall give the party of the first part, in addition to all other remedies, the right to enter, abate and remove, at the expense of the owner thereof, any erection, thing or condition that may exist thereon contrary to the intent and meaning of the provisions herein contained, and the party of the first part shall not be deemed guilty of any manner of trespass for such entry, abatement or removal.

"The provisions herein contained shall run with and bind the land and shall inure to the benefit of and be enforceable by the party of the first part or the owner of any land included in said tract, their respective legal representatives, heirs, successors or assigns, and failure by the party of the first part or any land-owner to enforce any restriction, covenant, agreement or condition herein contained shall in no event be deemed a waiver of the right to do so thereafter as to the same breach or as to one occurring prior or subsequently thereto.

"Any or all of the rights, powers, titles, easements or estates reserved or given to the party of the first part in this deed may be assigned to one or more corporations or associations that will agree to assume said rights, powers, duties and obligations and carry out and perform the same. Any such assignment or transfer shall be made by appropriate instrument in writing in which the assignee or transferee shall join for the purpose of evidencing its consent to the acceptance of such rights and powers; and such assignee shall thereupon have the same rights and privileges and be subject to the same duties and obligations as are herein given to and assumed by the party of the first part; the party of the first part being thereby released therefrom."

Since the tract was acquired by the Wilmington Construction Company in the summer of 1938, this company has built and sold forty-two houses on the plot. Architecturally, all of the homes have been influenced by the Colonial Period, but individually, there is great variance in type, with the Georgian, Regency, Pennsylvania Farmhouse, and Early Colonial schools being represented. Construction is substantial, employing the best of materials and workmanship.

✓ All of the houses thus far erected in Edgewood Hills are detached, single-family dwelling. The selling price of these homes ranged from \$9,000 to \$21,000. Those in the higher-priced brackets are located in the northern section of the suburb, facing on Edgewood Drive. This section was heavily wooded and in placing the structures, care was taken to preserve as many of the old shade trees as possible. The lower-priced homes are situated on Brandywine Boulevard and Blue Rock Avenue.

All of the streets in the suburb have been surfaced. In many places, the macadam paving, particularly on the shoulders, is broken and cracked. Curbing and gutters have not been provided. Although a five-foot strip on the frontage of each lot has been reserved for sidewalks, these have not been laid. The lots on which the houses are built are generous in size (minimum - 9,000 square feet) and have been graded, sodded, and planted to shrubbery. Full-sized on-site driveways lead from the streets to the garages, which are an integral part of the dwellings.

Water, gas, and electricity are furnished to the residents of Edgewood Hills from the Wilmington supply. Sanitary sewers have been installed by the Levy Court of New Castle County. Storm sewers and street lighting have not been provided. There is a storm sewer on Edge Moor Road, but, until the streets of the community are provided with permanent curbing and gutters, no purpose would be served in installing outlets to this sewer in the suburb.

There are no business establishments nor retail stores in Edgewood Hills. Residents may avail themselves of the facilities offered in neighboring suburbs or in Wilmington. The business and shopping centers of Wilmington may be reached in twenty minutes, by automobile or by trackless coaches, which maintain a twenty-minute schedule on Hillcrest Avenue, within a quarter-mile of any point in the suburb. Construction of a shopping center and theater on the Printz Boulevard in Edge Moor Terrace, adjacent to Edgewood Hills, is now under way.

No churches, schools, civic, or social organizations are located in this suburb. Congregations of the leading religious denominations maintain churches in the neighboring suburbs.

Edgewood Hills is a part of the Mount Pleasant School District. The combined elementary and junior high school is located in Bellefonte; the senior high school is in Claymont. Because of the crowded conditions in these schools, brought about by the rapid growth of this section, many of the children of the district have the privilege of attending the

Wilmington schools. These latter must furnish their own transportation; school busses are provided for pupils attending the district schools.

Police protection is furnished by the uniformed forces of the County and State. The rural volunteer fire companies, the nearest of which is the Brandywine Hundred unit at Bellefonte, supply fire protection. Fire hydrants have been installed throughout the suburb and insurance rates are at city levels. Twice daily, door-to-door mail delivery is made by carriers operating from the Wilmington Postoffice.

Approximately half of the available land in Edgewood Hills has been utilized for home sites. The only section which is solidly built up is the north side of the Brandywine Boulevard. In the northeast, about eight acres of uncleared woodland are available for future expansion. The Wilmington Construction Company, which maintains a sales and construction office on the plot, has prepared plans for a group of twenty houses to be erected in the near future. These houses, selling for \$9,290, are to be built to order, i.e., before construction the purchaser may make his choice of one of six Colonial designs; considerable latitude is also offered in the matter of interior finish. Built solidly of brick and stone, they will be constructed according to the finest architectural specifications.

References

Deeds Records: Q 1, p. 336; H 5, p.93; Z 17, p. 58; L 19, p. 493; L 38, p 601; W 39,p56; H 40, p.125; C 41, p. 1.

Browning, G. K.
Donohoe, J. J.
August 16, 1939

WILMINGTON SUBURBS

CURRENT FILE

Elmhurst

Elmhurst, (70 alt., 1,440 pop.), situated on the N. side of South Maryland Avenue between Richardson Park and Bellemoor, and bounded on the west by the Baltimore and Ohio Railroad, is one-half mile west of Wilmington and has an approximate area of 115 acres.

The original owner of the land was Broor Sinnexson; a deed found in the Recorder of Deeds Office showing the first deed dated Jan. 10, 1684. Max Matthes acquired the farm of John Richardson about 1912 and was responsible for its development as a residential community.

Elmhurst probably derived its name from the large number of fine old elm trees which lined the driveway leading to the old John Richardson home. This driveway is now Elmhurst Place and the house is now the home of Mr. Matthes. The Elmhurst Realty Company, which began the development about 25 years ago, occupies an office at 5 South Maryland Avenue and is the agent for the undeveloped portions of the community.

Water is supplied by the Artesian Water Company of Richardson Park from its artesian wells at Tuxedo Park. Gas and electricity are furnished by the Delaware Electric Light and Power Company, of Wilmington. The Works Progress Administration have completed installation of sanitary sewers in all street beds here with laterals to within 10 feet of the building line of each property. Numbers of connections are being made and majority of the homes are now using this facility.

Garbage and rubbish disposal is made through private contractors who call once a week.

Maryland Avenue and du Pont Road are paved; all other streets are surfaced. Streets are marked at intersections by wooden signs attached to corner dwellings, except on Maryland Avenue and du Pont Road where the markers are metal affixed to regulation posts. Sidewalks are inadequate with the exception of those on Maryland Avenue, these being under the supervision of the State Highway Department. Since there are no restrictions regarding their installation or repair, sidewalks are of various widths, on different levels, and generally in poor condition. On some streets there are no sidewalks for the distance of a block.

Transportation facilities are provided by trolley cars running along Maryland Avenue to Wilmington, at intervals of 10 to 20 minutes according to the time of day. Cars run from 5:30 a.m., to 12:45 am. the following morning.

Most of the families living here own automobiles, the most popular means of transportation. Homes are generally provided with garages.

There is a traffic control light at du Pont Road and North Maryland Avenue. For the protection of children and pedestrians traffic is slowed down by the use of stop signs and buttons at intersections.

Mail delivery is made twice daily from door to door. There is a post office substation in Ashley, on South Maryland Avenue, opposite the intersection of Winston and Lorewood Avenues, in the Park Pharmacy.

The Red Cross station serving this community is located on Eureka Street, one block north of Matthes Avenue, at the Five Points Fire Company building.

There are seven physicians, one a chiropractor, four of whom are associated in practice. One dentist maintains an office here.

Health conditions are generally good. However, in the northern section of Elmhurst, Mill Creek is becoming a menace to health. This condition is due ^{to} stagnation of water caused by the two dams across the creek south of du Pont road, and the choked condition of the stream bed. There is considerable fallen timber in the bed of the stream and much waste material which has been thrown into it as well as dumped along its banks. This refuse provides an ideal breeding place for disease-carrying mosquitoes which are numerous in summer.

There is one church, the Richardson Park Methodist in Elmhurst, a stone structure built in 1927, with auditorium seating about 300. It is located at North Maryland and Matthes Avenues, and was only partially completed, space being left for the erection in 1940 of an auditorium facing Maryland Avenue.

The children of Elmhurst attend the Richardson Park Junior High School which is located few blocks west on Latimer Lane, just east of South Maryland Avenue. The nearest Senior High School is the Henry C. Conrad School on Boxwood Road, one half a mile southwest of Elmhurst.

Mrs. Lucile Clouser, of 108 Matthes Place, conducts a private kindergarten for the children of the community.

There are no playground facilities of any kind in the immediate neighborhood, the nearest being the grounds of the

Richardson Park Junior High School where toilets are lacking, although there is a drinking fountain on the north side of the school building.

All lots are 50 x 100. There is a total of 330 residences, including one church building. Of these 308 are of the single family type; 19 are two-family residences; three are apartment houses (one containing 10 apartments and the other two four each). The most popular type of construction is the one-and-one-half story frame (clapboard or shingle) bungalow (125 residences). The next largest groups are the one-story frame (64) and the two-story frame (63). There are 54 houses of brick or stucco mostly of one-and-one-half construction type of bungalow.

Fire insurance rates are the same as those of Wilmington since the installation of fire hydrants by the Artesian Water Company and with protection provided by the Five Points Fire Company.

On or adjoining South Maryland Avenue are two chain grocery stores, two barber shops, a soda fountain, a taproom, a general store, a cleaner and dyer, a shoe repair shop, two gas stations and garages, having automobile sales agencies, and an undertaking parlor. Magistrate George H. Bogart, Jr. has offices in the Pierson Apartment building. There are two beauty shops in private homes of the residential section.

Houses being built are in the \$55.00 price class, some of them financed through the Federal Housing Administration.

Organizations in Elmhurst are: the Suburban Square Club, Five Points Chapter, No. 13, Order of the Eastern Star, Five Points Fire Company, Ladies Auxiliary to the Five Points Fire Company,

Women's Civic Club, Junior Section of the Women's Civic Club, Civic Association, Elmhurst Athletic Association, Boys' Club, Treble Clef Club, Suburban Century Club, and Boy Scout Troops 67 and 68.

The most prominent building in Elmhurst is the Max Matthes home, a three-story brick house of 14 rooms, built by John Richardson, about 100 years ago. The grounds, covering an entire city block, contain fine old elm trees, some pines and one very large tree of the magnolia species which bears pink and white blossoms early in the spring. On three sides^{of} the home are heavy barberry hedges, in the rear a privet hedge six feet in height. A captain's walk surmounts the roof; it was used at one time as a lookout point for vessels on the Delaware River, coming into port. This home was once a part of a large farm which is now given over to development; Elmhurst is built on the greater portion of it.

The Joseph Richardson house, also of brick, which is situated on Mary Street and Matthes Avenue, two blocks north of the Max Matthes home, is a three-story brick home of ten rooms, which has been converted into an apartment house. There are still a few nice shade trees left of the original plantings about this place, but the cutting of streets through the farm surrounding it, have taken the greater part of them.

There are about 20 homes recently finished here, with several under construction. The population is 100 percent white.

The police protection of this community is provided by the County Police, under control of Levy Court.

Street lighting was installed in 1933 through Levy Court.

GWINHURST

Gwinhurst (160 alt., 428 pop.) is situated west of the Philadelphia Pike, about five miles northeast of the center of Wilmington. A group of privately owned residences intervenes between the suburb proper and the Pike. Ingress to and egress from Gwinhurst is had by means of two macadam paved streets - Delaware Avenue and Holly Oak Road - situated at either end of the suburb.

In 1683, Morgan Druett was given a warrant of survey by William Penn for 532 acres of land in the "Bout" tract. The portion thus granted was called "Newport." Three generations of the Druett family lived on the land until August of 1726 when John Druett sold the farm to Rueben Ford. In April of 1742, Samuel Lodge acquired fifty acres from one of Ford's sons. Later, by a series of purchases, he and his son, Samuel, Jr., increased their holdings until the Lodge family were the largest landowners in this section of Brandywine Hundred. During the spring of 1918, Thomas Gwinn of Charleston, West Virginia, assembled a ninety-six acre tract by purchase from members and relatives of the Lodge family (Mary Jane Lodge, Ella L. Petit-De-Mange, Lily Frances Williams, et al). In 1919, this company had the land surveyed and a plat, showing the layout of streets and lots, was made.

The sale of lots was begun in 1920. Although the time limit on the restrictions under which these lots were sold has expired, these restrictions were prime factors in shaping the char-

acter of the community. It was provided in the deeds:

"First. That no building other than a private dwelling with a cellar, which shall cost at least Three Thousand Dollars to build and a suitable private garage shall be erected on any of the premises herein contracted to be conveyed. Second. That the main foundation wall of any house to be erected on any part of the premises shall be at least twenty feet and, of any garage, at least sixty feet from the line of the street on which said premises front, and of any building located on a corner plot, at least ten feet, and, of a garage, at least twenty feet from the line of the side street, and that no building of any kind or description, other than Steps, Piazzas, bay or oriel windows, or other projections appurtenant to a dwelling house shall be erected or maintained on the twenty foot or ten foot reservation as to dwelling houses. Third. That no house shall be erected on any part of the premises upon a lot having a street frontage of less than forty feet and a depth of less than one hundred feet. Fourth. That no fence shall be erected on said premises over four feet high and no solid board or metal fence shall be allowed. Fifth. That the plans and specifications for the erection and construction of any building on said premises shall be submitted and approved by the Seller before the beginning of such erection or construction. That the covenants as above set forth as a part of the consideration shall run with the land and shall be binding on the buyer, his heirs and assigns and shall be construed as covenants running with the land, until January 1st, 1940, when they shall cease and terminate. That any breach of the above named promises, covenants, restrictions and agreements may be enjoined by the Seller, its successor or assigns, or by any person or persons who shall derive title from the Seller."

There are 107 housing units in Gwinhurst. Of this total, twenty-three houses have been completed and occupied within the past year. Frame construction has been used almost exclusively; only thirteen dwellings are of all masonry construction. The residences come under the \$3,000 - \$4,000 price classification and are good examples of this group. It is quite evident that the services of an architect were dispensed with and that the contractor worked from one or another of a set of standard plans. The impression given by the

community as a whole is that of a collection of "Sears-Roebuck houses."

The lots on which these houses are placed are not very large. The minimum size (40 x 100 feet) required by the restrictions is also the average size. These plots have been utilized to good advantage and reflect care and attention. All have been grass-sown and the majority have been planted with flowers and shrubbery. Private garages are erected at the rear of the grounds with paved driveways leading to the street.

Gas and electricity are furnished to the residents of Gwinhurst from the Wilmington supply. Water for household use is supplied from the mains of the Wilmington Suburban Water Company. Sanitary sewers have not been installed in the community; septic tanks are used for waste disposal. Garbage and rubbish removal are made under private contract. Mail delivery is made by R.F.D. carrier.

Taken as a whole, the streets of Gwinhurst are in very poor condition. With the exception of Delaware Avenue and Holly Oak Road, which are the main arteries of the suburb, the only street whose roadbed is in first-class shape is Grant Avenue, parallel to the Pike. Laurel, Clayton, and Odessa Avenues are partially surfaced but the paving is broken and the roadbed is very narrow. Several other streets, the scene of recent building activity, have been filled with crushed gravel. Strangers to the suburb will experience much difficulty in locating any particular residence because of the absence of street markers and house numbers. Since there is no system of street lighting, conditions are even more confusing after dark. None of the streets have been provided with sidewalks.

Police protection is provided by the uniformed forces of the State and County. The rural volunteer units, the closest of which is the Brandywine Hundred Fire Company at Bellefonte, give protection against the fire hazard. The lack of fire hydrants in the suburb complicates the work of the firemen and accounts for a higher insurance rate.

Hickory Run is a small, clear stream which flows through the heart of Gwinhurst. In conjunction with the high altitude of the land, it provides excellent drainage for the community, compensating to some extent for the lack of paved gutters and storm sewers.

Mount Pleasant Junior High School, located slightly over one quarter of a mile from this suburb, is the public elementary school for this district. Senior high school students attend the Claymont High School. There are no churches in the suburb proper, but congregations of the leading denominations maintain churches within a half-mile radius.

In accordance with the restrictions made by the Gwinhurst Development Company, there are no business or manufacturing establishments in this community. A number of retail stores, offering a wide variety of personal and home services, are located on the Philadelphia Pike. A fleet of busses, operated by the Delaware Electric Power Company, maintains^a half-hour schedule on the Pike. These busses, with their termini at Wilmington and Philadelphia, offer access to the shopping centers of these two cities.

At the present stage of development, about seventy percent of the available land in Gwinhurst has been utilized for home sites. A great deal of this construction has taken place

in the past year. Six houses are being erected and several others are in the planning stage. These houses sell for \$3,250 and may be financed through the medium of the Federal Housing Authority. Building lots may be purchased for prices ranging from \$5 to \$15 a front foot (these lots have a depth of 100 feet).

References

Deeds Records: H1, p. 126; N1, p. 390; Q1, p. 539; S6, p. 462; I8, p. 125; D10, p. 451; D10, p. 453; W6, p. 173; Y11, p. 125; N16, p. 541; L21, p. 100; V27, p. 527; P27, p. 334; K27, p. 183; Y27, p. 458; Z29, p. 95; B29, p. 601.

J. J. Donohoe
October 30, 1939

CURRENT FILE #110
Regional Survey:
Hamilton Park

HAMILTON PARK

Hamilton Park (0 alt., 408 pop.) is situated on the east side of New Castle Avenue, about one-half of a mile from the south city limits of Wilmington. It is a twelve acre plot, roughly triangular in shape, with New Castle Avenue as the base on the west, the Pigeon Point Branch of the Reading Railroad as the northeast side, and the street variously known as Pugh's Lane, Pyle's Lane, and Alrichs' Lane, forming the southeast side.

In February of 1906, the Hamilton Park Company acquired the property and attempted its development as a residential community. This company soon became involved in financial difficulties and after only a few lots had been sold, the property was seized by Sheriff Charles Lippincot in 1910 and sold at auction to Margaret Stevenson. Under Mrs. Stevenson's ownership, the tract lay dormant until she sold it to the Eden Park Realty Company in January of 1917. This company, more aggressive and better organized than its predecessor, was responsible for the development of the suburb.

This was part of the original grant confirmed to Pieter Clausen by Governor Francis Lovelace on Nov. 5, 1669. After several transfers, during which period the property was held by John Malcolm, George Haynes, and Robert Morris successively, the tract was conveyed to Peter Bauday in 1803. Bauday, artist and architect (designer of the Wilmington Town Hall in 1798), was unsuccessful as a merchant and manufacturer, and removed from Wilmington to Cuba in 1820.

At public sale, on Feb. 28, 1824, David Wilson, Sheriff of New Castle County, in satisfaction of a judgment against Peter Bauday, sold to Joseph Hamilton "a tract of upland and marsh in New Castle

Hundred, with a brick dwelling thereon called 'the Bedford Farm' bounded by lands of Major Peter Jaquett and John Platt, the tract designated as No. 1, called Eden Park, by lands of Peter Jaquett, Junior, Isaac Bryan, and the road leading from New Castle to the old ferry, containing one hundred and nineteen acres more or less."

The Hamilton family, to whom the suburb owes its name, retained control of the property until 1873, when it was acquired by John Pugh, the husband of a granddaughter of Joseph Hamilton. John Pugh sold the land to Alfred Stevenson in 1875, and with the exception of a lapse of four years (1906-10) it remained in the possession of various members of the Stevenson family until the Eden Park Realty Company began development in 1917.

Hamilton Park today is an example of the earlier type of Wilmington suburb. Streets are laid out on the gridiron pattern, with no restrictions covering the cost, size, or placement of structures. As a result, the majority of the one hundred dwellings are of the bungalow type, built of shingles or clapboarding, covered in some instances with stucco. There are only three houses in which masonry construction is employed. The lots are small - 25 feet frontage is common - with no provision made for recreation space. The saturation point was reached in 1935; since that year no new structures have been built, and none are planned.

New Castle Avenue, the principal street and main artery of travel between Wilmington and New Castle, is a recently paved, two-lane, macadam highway with a concrete sidewalk on one side. Transportation is furnished here by a regular one-fare bus schedule. The other streets of the community are surfaced with crushed gravel, kept in good condition, and are provided with concrete curbing and gutters. There are no sidewalks on these streets. At all intersections, street names are designated by wooden markers but lighting is provided only at New Castle Avenue.

City water, gas, and electricity are available to all residents. Primitive backyard privies are the rule. Twice daily, mail delivery is made by R.F.D. carrier. The State and county police maintain law and order in the community. The nearest rural volunteer company which can furnish fire protection has its headquarters at Holloway Terrace, one mile to the south. An Emergency First Aid Station is maintained here by the Delaware Chapter of the Red Cross.

The Peoples Baptist Church is located at Hamilton Avenue and South Street. Dedicated in 1930, it is a one-story structure built of concrete blocks on plain lines and topped with a diminutive wooden steeple. There are no other churches closer than Wilmington.

Hamilton Park is in the Rose Hill School District, which maintains an elementary grade school, located several hundreds of yards off New Castle Avenue, about one-half mile south of the suburb. Children of the district attend high school classes at the William Penn School in New Castle. Each of these is a recently built structure of modern design and construction.

Retail business establishments operating here include two grocery stores, a garage, and a gasoline service station which also sells soft drinks, cigarettes and candy. At the northern extremity of the suburb, adjoining the tracks of the Reading Railroad, the Sinclair Refining Company maintains its office and supply tanks for the Wilmington district. The plant of the Wilmington Enameling Company, finishers of leather, is located at Pyle's Lane and the railroad. This factory, consisting of several concrete buildings, offers employment to approximately one hundred men.

Hamilton has no civic or social organizations of any sort. The population is predominately white with the five Negro families resident here grouped at the east end of Pyle's Lane.

Deeds Records: Y1, p.39; F1,p. 235; F2, p.236; D3, p.239; A4, p.175;
N4, p.194; W6, p.275; A4, p.330; S20, p.11; U22, p.51;
S26, p.315; E6, p.396; M10, p.51, p.449.

G. K. Browning

El. Thompson Walls

Wilmington Suburbs

August 3, 1938

HAYDEN PARK.

Hayden Park, a portion of Richardson Park, is a 26-acre plot on the south side of Maryland Avenue, the latter separating it into a four-acre triangle on the south side of ^{the} above, and a 22-acre ^{rectangle} elongated square on the north side. The triangle is occupied by the home of the late Colonel Matthew F. Hayden. To the west of the Hayden house are greenhouses. The triangle bounded by Middleborough Road on the west, and Latimer Lane on the south and east sides. Hayden Park lies directly north of the Richardson Park Junior High School and is on the car line, this point being the terminus for the Richardson Park trolleys.

Colonel Hayden originally purchased the triangle in 1880, erecting several greenhouses, which have been added to until there are now nine of them, still operated by members of his family. In the eastern end of the four-acre plot he erected a large two story, ten-room frame house which still stands in a fine grove of maple trees, with a private entrance to the home which is one of the five on his side of South Maryland Avenue. The others are Latimer Lane, Schoolhouse Lane, Grier Avenue, and a private entrance to the Grier homestead.

The purchase of the land opposite his home early in 1900, was due largely to pique over the fact that the owner of the farm kept a large number of hogs which he fed with swill brought from Wilmington. Peace came with the purchase, however, the odors of swill disappeared, and the land greatly increased in value.

On this area of 22 acres there are two avenues lying east and west. These are Catalpa and Hayden, between South Maryland Avenue, on the south side. Overland Street is on the north. There are no cross streets.

Colonel Hayden's daughter, Miss Lulu M. Hayden, in charge of the operation of the floral plant, stated that although water of the Artesian Water Company is used in the home there is a large private water storage system underground where rain water is caught for use in watering flowers, this being deemed superior to any water pumped from the ground, when used in the culture of flowers.

There are now 38 homes in Hayden Park - seven of brick, four of concrete, and 27 of frame - nearly all built since 1915, with others contemplated. Most of them are of two-story type, although there are several bungalows. All have lots 50 x 125, and in some cases larger, with neat lawns and flowers. There are only a few trees, all being newly planted.

Streets are amiesite surfaced, no concrete roadways having been put down as late as 1938. Schools are ^{most} conveniently located, Richardson Park Junior High School, across South Maryland Avenue, being the nearest, and Henry C. Conrad High School, on Boxwood Road, a few blocks further distant. Churches available are the Methodist Episcopal and Church of the Brethren at Richardson Park.

Mail delivery is made twice daily. Trolleys are available from 5:30 o'clock in the morning to 12:50 o'clock the next morning. Water is supplied by the Artesian Water Company, which also supplies fire protective mains. The section is guarded against fire by the Five Points Fire Company, of Richardson Park.

There are no stores nor gas stations on any part of the development, although all are conveniently located, while the postoffice

is at the business place of David Kaufman, three blocks east on South Maryland Avenue.

There are no Negro residents in Hayden Park, the plot being restricted to whites, and there are practically no foreign born residents. The majority of residents are employed in Wilmington in various lines. There are garages with every home, showing that there is a corresponding number of automobiles.

Children of Hayden Park have the use of grounds of the Richardson Park Junior High School and also the Henry C. Conrad High School for recreation at practically all times, where youngsters may play out of danger of passing automobiles. There is, however, no place where any exercise or play may be engaged in after nightfall.

Community Hall, at Eureka/^{Street} and Belmont Avenue, is the only spot available for any meeting place except in the cases of the two schools, when something may be scheduled at either. This building is the headquarters of the Five Points Fire Company and is also the Red Cross headquarters in case of emergency.

Police protection is provided by four Rural Police of New Castle County and the State Police when needed. There is no court here except that of Magistrate George H. Bogart, Jr., of West Summit Avenue, Richardson Park.

Taxes are those of the County and State, there being no such tax as is borne by incorporated communities, although there is an assessment of twenty-five cents per month on the part of the Artesian Water Company, through its regular bills, which pays for the fire protection provided by that company through its having adequate mains at hand. Gas is furnished from Wilmington, and all streets are lighted through Levy Court, which also assesses a small amount to

cover costs of this necessary convenience.

Streets are marked with metal signs on the regulation metal posts. There is a systematic collection of garbage, which is handled through a private collector. The elevation runs about 100 feet, the territory sloping slightly to the southwest.

Traffic control is in charge of the Rural Police who are stationed at the entrance to the Richardson Park Junior High School for several hours daily to see that children are safely across the street on entering or leaving the school building. Further east there is a traffic signal light at the du Pont Road crossing of Maryland Avenue.

The average price of homes here runs to approximately \$6,000, all are neat, comfortable, and in keeping with the average houses built in surrounding sections.

The nearest swimming pool available is Canby Pool in Canby Park, just within the edge of Wilmington, nearly one mile distant. There is a small lake in Folly Woods where some fishing is done and where skating is enjoyed in season. The Christina River is best reached by going to Newport but there is little attraction there for bathing, since it is very deep, slow-flowing stream, without any available beaches. Boating is enjoyed, however, by a few people.

The FHA has been of aid in several instances in the building of homes here, those erecting houses finding that the longer time allowed for the payments on buildings erected is best suited to their purses. This plan is being sought more freely than when it first became available.

Physicians and dentists are each within calling distance and there are also ambulances from Wilmington available on call for those

requiring hospital attention. The former are each allowed to have offices in their homes, but there is no other business permitted from any dwelling.

The nearest Grange is that in Newport. There is a number of fraternal organizations here, all of whom use Community Hall as their meeting place, except the Suburban Square Club and its Auxiliary, the Five Points Chapter, No.13, Order of Eastern Star, which meets at Newport.

The Treble Glee Club of Richardson Park is the only musical organization with members from here, although there are numerous pupils in each school affiliated with the two school bands.

The Boy Scouts have two troops here, their number being nearly 60. Each church has a number of clubs, the Church of the Brethren having a Boys Club of more than 100 members, with baseball, basketball and football teams. There are two sections of the Boys Club, the older group, the Elmhurst Athletic Association baseball team, being a member of the Suburban Baseball League which plays on the Richardson Park School Grounds.

J. J. Donohoe
November 28, 1939

CURRENT FILE 119
REGIONAL SURVEY
Wilmington Suburbs

HIGHPOINT

✓ Highpoint (220 alt., 134 pop.) is located northwest of the Philadelphia Turnpike, about two and one-half miles northeast of the corporate limits of Wilmington. Its area of approximately twenty-five acres extends from the intersection of the Philadelphia Turnpike with Rodman Road to a like intersection with the Washington Boulevard. On the northwest, it overlaps the Marsh Road for a little more than one hundred yards.

In 1684, "by virtue of a patent from the Land Commissioners under the Honourable William Penn, a certain tract or plantation situate in Brandywine Hundred was granted to Henry Tussey, alias Torsen." That portion of the original grant upon which Highpoint is built was devised to William R. Weldin by will of William Tussey, dated March 15, 1815. For more than a century, the land was farmed by members of the Weldin family. By an indenture of August 25, 1922, Emma L. Weldin conveyed to John S. Hamilton "all that tract or parcel of land, situate in Brandywine Hundred -- on the Wilmington and Philadelphia Turnpike, bounded by lands now or late of John Beeson, Edward Beeson, William R. Weldin, Jane Beeson and the said Turnpike, be the contents thereof what they may."

Mr. Hamilton sold a two-thirds interest to Mary Moffitt and Catherine Long on October 30, 1922; Miss Moffitt reconveyed to Mr. Hamilton her one-third interest on October 17, 1923. In September of the same year, John S. Hamilton had the plot surveyed and laid out as building sites. He made no attempt to sell the individual lots, however, and on November 6, 1923, sold the entire plot to

Frank A. Schultz, who began the actual development of the suburb and promulgated the restrictions which are still in force. The sale of lots was brisk, but construction languished. Most of these sales were single lots, averaging fifty by one hundred feet; the largest transaction was the transfer of thirteen lots to Alfred E. and Ethel M. Green on Sept. 24, 1924. Before any houses had been erected, the Greens lost title to the lots on a judgment obtained by the Equitable Trust Company on April 23, 1929. The Feldman Construction Company acquired the lots on April 24, 1939. They have erected modern homes on some of them and have similar plans for the remainder; in a sense, they have revived the suburb. In their advertisements of these homes, appearing in the local newspapers, the Feldman Construction Company has phoneticized the spelling of the name of the suburb, using the form "Hy-Point."

The restrictions in force at Highpoint are:

1. None of the lands shall be sold to, conveyed to, willed to, assigned to, leased to, or occupied by or in any manner held by a person or persons of African race or descent.
2. No main building shall be erected on any lot fronting on the Philadelphia Pike which shall cost in the aggregate less than the sum of \$4,500; on all other streets, said main building shall not cost less than \$3,500.
3. Said land shall be used exclusively for dwelling purposes, and shall not be used or occupied for any business purpose prior to Jan. 1, 1950.
4. No building or porch attached thereto shall be erected on any lot at a less distance than twenty-five feet from the street immediately in front thereof.

5. Said lands, or the buildings on or hereafter to be erected thereon, shall not be used for the display of any advertising signs, prior to Jan. 1, 1939.

At the present time, there are thirty-five structures in the suburb. In general, these are substantially built; twenty-one are of masonry construction. There is one four-unit apartment house, and an authorized tourist home, containing twenty rooms, is located on the Philadelphia Turnpike. During the present year, six houses have been constructed and sold by the Feldman Construction Company. These are two-story, garage-attached dwellings, solidly constructed of brick in the popular English Cottage style. The 50x100 foot plots on which they are built have been seeded with grass and planted with shrubbery. Concrete paths lead to the entrance doorways and to the garages, but no sidewalks, adjoining the street, have been provided. The same company plans to build six more houses of the same type in the near future. All of the houses in this suburb are in good repair, with woodwork freshly painted and lawns and hedges neatly trimmed.

Highpoint residents enjoy most of the conveniences afforded the citizens of Wilmington. Gas and electricity are available; the Suburban Water Company furnishes a pure water supply; sanitary sewers have been installed by the Levy Court of New Castle County; door-to-door mail delivery is made daily; streets are well lighted at nights; one-fare transportation to any part of Wilmington is furnished by busses which maintain a regular schedule on the Philadelphia Turnpike. Fire protection, mainly dependent upon the Brandywine Hundred Fire Company in nearby Bellefonte, is made less complete by the absence of hydrants. Highpoint has unusually

good police protection, since State Highway Police Station No. 1 is located within the confines of the suburb. An Emergency Red Cross First Aid Station is located in the police headquarters -- a one-story brick structure situated on the Pike at Speer Avenue.

The only service which is not rendered to home owners here is that of free garbage and rubbish removal. These are well taken care of under private contract; no indiscriminate dumping is permitted.

Although its actual area is three times as great, the developed portion of Highpoint extends only one block northwest of the Philadelphia Turnpike to Langham Road. Beyond the latter street, no roads have been cut through nor have any houses been erected, although all lots in this portion have been sold to private individuals. These lots are covered with a profuse variety of weeds with that particular bane of hay fever sufferers, the ragweed, taking precedence.

The streets of the community are all surfaced and are in good repair. Washington Boulevard, the northern boundary, is a dual, two-lane highway which is used as a traffic diversion route to Wilmington, by-passing the business district. The only sidewalks in Highpoint are those provided by the State on the Philadelphia Turnpike.

The children of this district receive their elementary education at the Mount Pleasant Junior High School, located on Duncan Road in Bellefonte. This ^{is} a large two-story building in the Colonial style of architecture, built of red brick with a white limestone trim. Erected in 1932, it was designed to accommodate a maximum of 700 pupils, which capacity has already been reached, due largely to the many residential developments in the school district in

the last two years. The Board of Trustees of the school has discussed the problem of supplying additional building facilities, for which purposes ample space exists on the grounds adjoining the school and extending to the Philadelphia Turnpike. Senior high school students attend the Claymont High School, where overcrowding has not yet become a problem.

There are no churches in Highpoint proper but congregations of the leading denominations hold regular services in the neighboring communities of Bellefonte and Hillcrest. Because of zoning regulations, much the same situation exists with regard to retail business establishments. Numerous stores, equipped to supply all the wants of a modern residential community, are located within easy walking distance of the suburb. The residents of Highpoint, lacking localized organizations, participate in the social and civic activities which center about the Mount Pleasant School and the various churches of the area.

References:

Deeds Records: X1, p. 121; W30, p. 331, p. 333; K31, p. 342; L31, p. 183; C32, p. 531; E32, p. 91; A32, p. 601; D33, p. 75; I41, p. 214; Z40, p. 319; O32, p. 32.

Will Record: R, p. 87.

Judgment Docket: P4, p. 379.

G. K. Browning
El. Thompson-Walls
October 5, 1938

CURRENT FILE
WILMINGTON SUBURBS

12 in 64 by 36 in 11

124
124-7-2

HILLTOP

Hilltop (alt. 160., pop. 125), a triangular section of The Cedars, situated on the west side of that suburb, is bounded on the east by Newport and Gap Turnpike, on the west by Milltown Road, with its north and west side lying along Faulk Road. Its area is about 15 acres, and it is without a cross street. All homes face the Newport and Gap Turnpike.

Hilltop's residents are all native-born whites, and all are engaged in business in Wilmington. Most of them use automobiles for commutation to the city, but a bus, passing along Greenbank Road, three blocks to the east, makes hourly trips to and from Wilmington.

Hilltop, rising from the banks of Red Clay Creek on the north side of the stream, acquired its name from its location. It began as a private development, when John B. Robinson sold lots about thirty years ago. Robinson owned a farm which covered all the area now taken up by Hilltop as well as The Cedars. This land had been in his family for several generations, and the development followed the opening of Brandywine Springs as a resort, actors and workmen employed there requiring accommodations close by.

Restrictions are those imposed by the county and State regulations, since there is no local government. Police of the rural force patrol this and adjoining sections; in cases of emergency, State police may be called upon. Two fire companies are available within a mile the Cranston Heights Company and the Mill Creek Fire Company at Marshallton. This area contains water

mains of the Artesian Water Company at Richardson Park, which supplies water for all purposes. Both gas and electricity are used, but there had been no arrangements for sewers here up to late 1938. Inasmuch as the entire community is well elevated, sewers may not be required for some years. Garbage disposal is cared for by a private collector.

Hilltop's two streets are marked and both are of cement. Traffic regulation is not required and the transportation, where private automobiles are not used, is cared for by the bus system mentioned, service beginning at six o'clock in the morning and lasting until one o'clock the following morning.

Mail delivery is made by the rural route system and postoffice facilities are available at the point of the triangle at eastern end. Voting is done at one or another of the homes across the Newport and Gap Turnpike, selection being made previous to elections.

Health conditions are excellent, brought about by the elevation of the entire suburb, and its well-built and separated homes. Ambulances from Wilmington serve here on call, and the one at Farnhurst also answers calls when needed. The Red Cross has its station at the Cranston Heights Fire Company, about half a mile east, and doctors may be found at Elsmere, Newport, and Richardson Park. A dentist has offices at Richardson Park.

The Methodist Episcopal Church in The Cedars, a frame building, built in 1908, is the nearest place of worship. The school at Marshallton, about one mile distant is used by the locality. - The Marshallton school is elementary, and children who attend high

school are taken by bus to the Henry C. Conrad High School on Boxwood Road at Richardson Park. There is no kindergarten available at Hilltop since the discontinuance of this educational feature of the public school system.

Hilltop has no regular playgrounds nor are there any parks, except the Brandywine Springs Park, not now utilized as a park since the destruction of all buildings there by a fire 20 years ago. A swimming pool in the Red Clay Creek is available and is used to some extent when its waters are not polluted by dyes from plants near its headwaters.

All buildings here are of two stories or more, and homes are mostly detached and having fine shade, lawns and numerous flowers. These homes are apparently built with a view to comfort and permanence, three being of concrete, one of brick, and the remainder of frame construction, with two homes of the double type. Lots are larger than the usual city lot, averaging 75 by 150 feet, which allows for a garden in the rear. Chickens are kept at several homes, and each has a garage.

Tax and insurance rates are below those paid in the city. Only county and State taxes are levied. Insurance rates are low because fire protection is given through the laying of mains and the installation of fire hydrants by the Artesian Water Company about 1932.

Hilltop has only one business place, a grocery store at Newport and Gap Turnpike. On Milltown Road, two blocks northwest of the grocery store, is a chicken dressing place which does much of the killing and dressing of fowl for the Wilmington markets and employs ten people.

No new building is taking place in Hilltop, nor had there been any for several years previous to 1938. All homes apparently have been constructed as permanent locations, and hence there is no Federal Housing Administration project under way.

Bellanca at New Castle is the nearest flying field; the du Pont Field is located two miles north on Lancaster Pike.

Hilltop has no club life, nor are there any fraternal or political activities or annual events of any kind. Buildings of note are lacking, as are points of interest.

The percentage of workers in Wilmington is large, because no plant or nearby place employs any number of men. The population of Hilltop is mostly of the professional class.

The nearest cemeteries are in Marshallton and Newport.

J. J. Donohoe
November 14, 1939

CURRENT FILE 128
Regional Survey:
Holloway Terrace

HOLLOWAY TERRACE

Holloway Terrace (20 alt., 632 pop.) is located on School Road one-quarter of a mile east of New Castle Avenue and one-and-one-quarter miles south of Wilmington. Encircled on three sides by forest and bounded on the fourth by uncultivated farmland, the suburb has an area of seventy-one acres.

Holloway Terrace is built on a part of the original tract granted to Jan Paul Jaquett by Governor Francis Lovelace in 1664. It remained in the Jaquett family until May, 1795 when John Paul Jaquett conveyed the title to Isaac Stidham. At that time, the farm was known as Pert Hook Tract. On March 1, 1834, Eliza Elliott, an heir of Isaac Stidham, sold the land to Giles Lambson. John H. Rodney acquired the plot at public sale in November of 1887. After several subsequent transfers, the tract, in its present proportions, came into the possession of the National Syndicate Corporation in April of 1916.

This company had the plot surveyed, and in May of the same year filed a plan at the Recorder of Deeds' Office showing the layout of streets and lots. One of the directors of the corporation was John W. Holloway, who gave his name to the development. On June 28, 1916, before any lots had been sold, the National Syndicate transferred its title to the Evening Journal Publishing Company. In connection with a circulation boosting campaign of the Evening Journal, this company disposed of the lots in the suburb.

These lots, sold in pairs, were one hundred feet in depth with a frontage of twenty feet. Streets were forty feet wide. Several restrictions, to be in effect until January 1, 1930, were contained

in the deeds. These were:

- (a) Plans and specifications must be submitted and approved before any building is erected.
- (b) Buildings must be set back at least 30 feet from the street.
- (c) No building may be erected closer than five feet from the lot boundary.

In the intervening years, Holloway Terrace has developed into a sizable residential community. At present there are one hundred and fifty-eight living units in the community, ranging from that of one family which occupies a trailer to several residences in the \$6,000 price class. By far the greatest percentage, however, is of the modest one-story or one-story-and-one-half bungalow type. There are one hundred and thirty-six houses in this style, usually of frame construction and sided with shingles, clapboarding, or stucco.

The streets of Holloway Terrace are maintained in good condition. The main residential avenues, running north and south, are macadam paved and the intersecting streets are filled in with crushed gravel. Crossing lighting has been provided only at the entrances to the suburb. A source of annoyance and confusion to strangers is the absence of street markers and house numbering. From New Castle Avenue, a concrete sidewalk has been laid along one side of School Lane to West Avenue and continues for the entire length of the latter. This is the only sidewalk in the community.

Gas, electricity, and running water are available. Waste matter is disposed of by means of the backyard privy or the more sanitary septic tank, since no sewers have been installed. On West Avenue, only, concrete culverts and drainage sewers are provided; these carry excess storm water into the adjoining fields. Twice daily, mail delivery

is made by R. F. D. carrier. The New Castle-Wilmington busses, operating on a regular schedule on New Castle Avenue, furnish transportation.

Police protection is given by the uniformed forces of the County and State. Holloway Terrace has its own volunteer fire department -- Holloway Terrace Company No. 1. A one-story concrete block building with a wooden tower, located on West Avenue, houses its motorized apparatus and a Red Cross Emergency First Aid Station. As yet, no fire hydrants have been installed in the suburb.

The First Baptist Church is the sole place of worship in the community. Organized in 1921 as an undenominational Sunday School known as the Holloway Terrace Baptist Mission, it was incorporated under its present name in 1923, and the building it still occupies was erected. Built on simple lines, this is a one-story concrete block structure with a peaked roof and a diminutive steeple.

Rose Hill Elementary School adjoins the suburb on the west. Erected in 1930, it is a one-story brick building with a two-story central portion. Built on a two-acre plot, which is enclosed by a woven wire fence, there is ample room for future expansion and present recreational activities. Opportunity for the latter is provided by modern playground equipment and a baseball diamond. High School classes are held at the William Penn School in New Castle.

The only business establishments in Holloway Terrace are a grocery store and a general store which sells everything from the traditional "needle to an anchor" and carries a sideline of gasoline and oil. No restrictions have been placed on the keeping of livestock; in consequence, nearly every backyard houses a few chickens or ducks, in a few cases in marketable quantity. Two residents keep goats.

There are only a few vacant lots in this suburb at the present time; these are covered with a tangled growth of weeds and brush. ^{judging by} ~~Based on~~ present building activity, they will not be vacant long. Five houses have been completed recently and seven more are in various stages of construction.

References.

Deeds Records: N2, p.365; R4, p. 363; A14, p. 369; M17, p.445;
M17,p.448; E21,p.376; A26,p.265; I26,p.1,100,108,
184,186,374; X25,p.601; O26,p.91; I26,p.104,107,
110,113; D8,p.412.

Incorporation Record: Q26, p.590

Mortgage Records: B26,p.274, 276.

J. J. Donohoe
August 12, 1940

132
Encyclopaedia File
Regional Survey
Wilmington Suburbs

HOLLY OAK TERRACE

Holly Oak Terrace (100 alt., 140 pop.) is located southwest of the intersection of Silverside Road and the Philadelphia Pike, approximately five miles from the center of Wilmington. The plot, roughly triangular in shape, contains forty-six acres, about fifty percent of which has been made available for home sites.

At the time development was started, the tract was owned by Gertrude L. Perkins, who had the plot surveyed and subdivided. A copy of the plat was filed with the Recorder of Deeds on August 24, 1920 and the sale of lots was begun in October of the same year. Mrs. Perkins purchased the farm on July 25, 1917, from George Lodge and Harrie M. Perkins, who were acting as trustees for the estate of Esau Sharples Perkins, who had died in 1890. The latter bought a portion of the tract from Keziah Jackson on March 25, 1857, and inherited the remainder from Amor Perkins on March 31, 1859. The part sold by Jackson was acquired by him in two transactions with the heirs of Epsom Bird (deeds dated Feb. 7, 1842 and Dec. 21, 1853), while the part bequeathed by Amor Perkins had been in the Perkins family since 1693.

Owners previous to Keziah Jackson were: Epsom Bird (1818-1841); William Cartmell (1780-1818); Thomas Cartmell (1725-1780); Isaac Perkins (1704-1725); Ebenezer Perkins (1693-1704). The deed confirming the sale from Peter Baynton to Ebenezer Perkins described the land:

"A certaine Tract of Land Situate Lying and in the Bought on y^e west of River Dellaware in y^e Said County of New Castle by Computation neare Tow hundred acres of Land being part of a Pattant granted by Sur Edmund Andros as by Pattant may more at large Appear bearing date the 15th of Januery 1675: and entered in the Books of records at New Castle in y^e year 1678 and was formerly granted to Woola Swanson, Neilles Neilleson and Marcus Laurenson being part of y^e Said pattant and Soe became y^e right of y^e said Peter Baynton as by deed may more at Large appear in the Rowls of Pattant at New Castle in Liber A: 88:89: and in Liber A: 120:121 and fol: 122:123 & Liber B: folio 15:16."

Holly Oak Terrace has been a restricted community since its inauguration. As provided in the deeds, these lots are sold -

"Under and subject to the following conditions and instruction, to wit:

"That there shall not be erected upon any portion of the hereinbefore described premises, any buildings but dwelling houses and neccesary outbuildings, and such dwellings, when erected, shall not be used for the purpose of carrying on any business, trade or calling whatsoever, that no dwelling costing less than Four Thousand Dollars (\$4,000) shall be erected on said premises or any portion thereof, that no house or houses shall be erected on any part of the premises having a frontage of less than fifty feet, that all dwellings, inclusive of porches, steps, cellar doors, bay or oriel windows, cornices and other projections appurtenant thereto, shall be at least twenty feet from the building line of the street on which said dwelling fronts, and further, that no dwellings shall be erected or built on said premises or any part thereof, other than singly or in pairs, that all outbuildings shall be erected on the rear of said lots, that

said land shall not be used for any purpose which creates a nuisance, or which is offensive, dangerous or noxious to the immediate neighborhood, that the said premises are not to be sold, conveyed or leased to anyone not of the Caucasian race, and that these covenants run with the land and are binding upon the heirs, executors, administrators and assigns of the party of the Second Part until the first day of December, A.D. 1940, when they shall cease and terminate."

Of the twenty-seven residences in Holly Oak Terrace, all are detached, single-family houses, with private garages placed at the rear of the lots. The architecture is uninspired; the houses are boxlike structures, entirely lacking in originality of design, placed on the lots in stereotyped fashion. They are, however, kept in excellent repair, and the combination of fresh paint and well-groomed lawns does much to offset the architectural failings. In size, the one-and-one-half-story and two-story types are equally divided. In choice of building materials, the same differentiation exists between masonry and frame.

Clearview Avenue is the main street, extending from the Philadelphia Pike to Carr Road. It is macadam-surfaced for most of its length, with the paving reaching to a point about two hundred yards from Carr Road. Harrison and Fairview Avenues are the other paved streets. The latter, recently opened, is the scene of latest building activity. Within the past year, six houses have been erected on this street, and three are in the course of construction. There are no gutters, curbing, storm sewers, or sidewalks on any of these streets, nor are they provided with fire hydrants or street identification

markers. Street lighting is provided at the intersections.

Water is supplied by the Wilmington Suburban Water Company. Electricity is furnished to all developed portions of the suburb, but gas mains have been installed only on the Pike. Septic tanks are used for waste disposal, since sanitary sewers have not yet been installed. Garbage and rubbish removal are taken care of under private contract. Mail delivery is made by R.F.D. carrier.

Police protection is furnished by the uniformed forces of the County and State, and fire protection is provided by the volunteer units, the closest of which are the Brandywine Fire Company at Bellefonte and the Claymont Fire Company. The firemen are handicapped by the lack of fire hydrants; for the same reason, insurance rates are higher than city standards.

Because Holly Oak Terrace is a restricted community, no retail stores, business establishments, or manufacturing plants are to be found within its bounds. A number of retail stores are located in the neighboring suburb of Holly Oak. The business and shopping centers are easily reached by means of the busses, which operate on a half-hour schedule on the Philadelphia Pike. Holly Oak Terrace is within the one-fare zone.

There are no schools ~~nor~~ churches within the boundaries of the suburb, nor are there any social or civic organizations. Congregations of the leading denominations maintain churches within short distances. The children of the community attend the schools of the Mount Pleasant District. These are the Mount Pleasant Elementary and Junior High School at Bellefonte, and the Claymont Senior High School. Since Holly Oak Terrace

is outside the two-mile zone of each of these schools, the children are furnished transportation.

Fifty percent of the available land in the suburb is unimproved. The vacant lots are free of trees but are covered with weeds and underbrush. They have, however, been spared by the usual suburban bugaboo - indiscriminate dumping of waste and rubbish. A tiny stream, almost hidden by the underbrush, crosses the community diagonally from Carr Road to the Pike. Since Holly Oak Terrace has experienced almost as great a growth in the past five years as in the rest of its existence, it is reasonable to believe that it will continue to share in the tendency towards the suburbs, now predominant in the vicinity of Wilmington.

References

Deeds Records: I 4, p. 73; B 1, p. 190; H. 1, p. 109; S 3, p. 492; L 4, p. 201; U 4, p. 188; K 5, p. 118; H 5, p. 483; P 6, pp. 76, 78; Z 6, p. 189; Q 21, p. 32; W 26, p. 530; I 29, p. 601; Y 32, p. 66; B 38, p. 550; F 41, p. 540.

Wills Records: P2, p. 304.

HOMESTEAD

Homestead (alt. 100; pop. 100), an all-Negro suburb, almost square in shape, lies two miles southwest of Wilmington along the northern side of Centerville Road, with Boxwood Addition to the west, and the Baltimore and Ohio Railroad as its northern boundary. Homestead has only one through street -- the Centerville Road -- which has Masonicville on the south and touches Capitol Trail on its north side. Its area is ten acres.

Homestead is entirely a private development. Originally a portion of one of the several Lynam farms of this vicinity, it was sold off to Negroes as home sites. The date of the development's beginning is about 1900; there is no traceable data to account for its being named Homestead.

Restrictions are those provided by county and State laws, since there is no incorporation. The county provides police protection through its four rural police, who patrol Christiana Hundred; in case of emergency, State Police are called.

Wells are used entirely by residents, and no piped water was to be had as late as 1938. The Artesian Water Company of Richardson Park has lines only three blocks away and can also provide fire protection at any time residents are willing to pay twenty-five cents per month necessary for the upkeep of fire hydrants and costs of laying water mains. This system has been provided in twenty-five other suburbs of this section of Christiana Hundred, after its approval by the Fire Underwriters Association. The installation of fire hydrants brings with it a reduction of approximately 40 percent in fire insurance rates. Gas is used by only a small portion of those who live

in Homestead. There is no regular sewage system, although this suburb is apparently well-drained. Garbage is cared for by a private collection system. Old-style outside toilets prevail.

Centerville Road is the only street which is marked; as this is the only means of entrance or exit, traffic snarls are absent. Streets are graded, rolled, and covered with gravel, none being paved except the Centerville Road, which crosses the Baltimore and Ohio Railroad at the northern edge of Homestead. The three streets are North, Center and South, with a connecting unnamed street for all three.

Street cars at Newport and buses at Cranston Heights, on the Capitol Trail, provide transportation to Wilmington, each being available from six o'clock in the morning to 12:45 o'clock on the following morning.

Mail is delivered by the rural route carriers once daily; the nearest postoffice is found at Cranston Heights.

Red Cross stations are found at each of the several surrounding fire stations in other communities, and ambulances will come from Wilmington or Farnhurst on call to take patients to hospitals. Homestead has no resident physician or dentist.

The churches include Our Lady of Mercy, Roman Catholic, the nearest, which is about three blocks westward and ministers to whites and blacks alike; Simpson A. M. E. Church, five blocks southward; Alpha Church, Belvidere, an unaffiliated Baptist sect; and Rock of Ages, Belvidere, a Baptist Church, the latter three Protestant.

Located in Cedar Heights, six blocks west, is the school which serves this and six other surrounding localities. It

is a four room building, well-equipped and capable of caring for about 200 children. Homestead has no kindergarten, but large groups of children go daily to the WPA playgrounds at Masonicville where games and sports are engaged in. This park lies near the center of several communities and is the playground for all children in the vicinity.

~~Types of~~ Buildings are usually of the one-story kind, frequently unpainted and shabby-looking. Lots are 50 by 100 and usually without shade, but lots are fenced, flowers usually decorate the yards, and small gardens are found. There is a dearth of chickens.

Tax rates are those effective throughout the county and State. Fire insurance comes high because of the lack of fire fighting facilities, such as water, although the section has ample protection by fire companies in the surrounding suburbs.

Homestead has no business of any kind nor is there any industrial plant located nearer than Marshallton, in which place residents are employed. Others find work in plants at Newport and Silview, and a few work in Wilmington.

Federal housing has apparently not yet affected building here, the inhabitants frequently not understanding how homes may be obtained and paid for over a period of years. Prices of homes are low; in many cases repairs are done by the owners, aided by friends.

The nearest streams are Little Mill Creek, flowing toward the Christina River, half a mile eastward, and Red Clay Creek, on the westward side, the waters of both polluted.

G. K. Browning

El. Thompson Walls

Suburban Wilmington

July 12, 1938

IDELLA

Idella, which joins Richardson Park, of which it forms a part, lies on the east side of Maryland Avenue, at Grier Avenue, alongside Richardson Park Junior High School. It consists of 23 homes on Grier Avenue, chiefly one-story bungalows, with some two-story dwellings. All are of frame construction, except six which are Spanish style stucco. Idella, is two blocks long, with no cross streets, is dead at the east end, and is entirely built up.

Idella is southwest of Wilmington, three quarters of a mile from the city, and is an eight acre area. No Negroes live here. The elevation is 87 feet.

City conveniences, as water, gas, sanitary sewers, electricity, telephones, paved street, fire protection, and door-to-door mail delivery, twice daily, are provided. There is no fire alarm system, the telephone being used to call the fire department. Garbage is removed by a private collector. The rear of lots on the west side of the avenue adjoin the line of the Richardson Park Junior High School, located between Grier Avenue, Middlebore Road and Latimer Lane.

Beside this latter school, the Henry C. Conrad High School, built in 1936, and which is 10 blocks west of Idella, in Woodcrest, across South Maryland Avenue. Pupils to the number of nearly 800 are provided with buses for a distance greater than two miles.

Since the discontinuance of the kindergarten department in Richardson Park Junior High School, Mrs. Lucille Clouser, of 108 Matthes Place, Elmhurst, five blocks distant, has conducted a kindergarten in her home.

Charles Grier, owner of the land, began this development in 1918. The first three homes are the work of a private contractor, and the remainder of 23, all were built by Mr. Grier. The name, Idella, comes from his wife, Ida.

Mr. Grier farmed about 20 acres here for several years before turning it into a real estate development. In 1918 he sold ten acres to the State as a site for the Richardson Park Junior High School. The farm was known as a particularly fine one for growing both asparagus and celery.

Sidewalks are laid the entire south side of Grier Avenue, but have been provided for only four houses on the north side. There is a drop mail box at Grier Avenue and Schoolhouse Lane.

Lots on both sides of the street are 50 feet wide and most of them 125 deep. Numerous residents have small gardens in the rear, or flower plots about their homes which are usually separated by low hedges. Shade trees are of sufficient size to provide considerable protection from the sun. Each house has one or more garages in the rear.

No business establishments are permitted. The greater part of the population is employed by business and industry in Wilmington.

Fire^{protection}/is provided through the Five Points Fire Company, with adequate apparatus, there being three fire trucks. The Artesian Water Company has established mains of regulation size, with necessary pressure, giving this section the same fire insurance rate as that of the City of Wilmington. The Five Points Fire Company is nine blocks distant from Idella, on Eureka Street.

The Richardson Park Methodist Episcopal, at Matthes and South Maryland Avenues, the nearest church is eight blocks distant. The Church of the Brethren stands one block further away on Belmont Avenue.

The population is 175 (estimated) and is entirely native-born, except for one English family. Police protection comes through the rural police of New Castle County. School children crossing South Maryland Avenue, into the entrance on Latimer Lane, are guarded daily by one of these policemen.

In summer there are baseball and soft ball on the school grounds each evening. Tennis courts are provided, besides several amusement devices for small children. A cinder path track encircles the baseball diamond in the rear of the school building. Football and soccer grounds are also laid out. Several residents of Idella practice golf here in season.

There is no amusement at night except in Community Hall, nine blocks distant, at Norway and Euclid Avenues, where occasional meetings are held. The Civic Club, a community affair, once attracted numerous people to its twice monthly meetings in this hall, but since 1935 this club has been less active.

Little Mill Creek, flowing through the western section of Canby Park, Wilmington, and 12 blocks distant, is a small polluted stream flowing over rocks and boulders. Canby Park is as yet undeveloped in this section, and nearby residents rarely visit the spot. No lighting is provided here at night, and only a few paths are cleared. One spring has been arranged for those who desire water. There are two entrances on North Maryland Avenue but none on North du Pont Road, where a foot-bridge entrance was destroyed by vandals, only the steel stringers being left over Little Mill Creek.

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Suburban Wilmington (Idella)
Browning - Walls

This portion of the park is about 60 acres and heavily timbered.

A lake covers about two acres in the southern part of Folly Woods, half a mile south of Idella. Here fish are sometimes caught and good skating is enjoyed in season. It is owned by James H. Banning, of Middleboro Road, and is not open to the public. Folly Woods is a well timbered tract of 188 acres, without walks or roadways. The Pennsylvania Railroad skirts the southern line of this section, following the northern side of Christina River, with the nearest station being at Newport. There are no picnic grounds in the vicinity.

Idella is unincorporated, under state and county regulation, and has only State and county taxes. Because of regulation fire protection and its being unincorporated, the tax rate is low. All streets approaching Idella are paved.

This suburb is served by Newport and Richardson Park trolleys, the first car going to Wilmington at 5:30 o'clock in the morning and the last car leaving for the same point at 12:50 a.m.

The Suburban Square Club, a Masonic organization; the Order of the Eastern Star, Chapter No. 13; the Women's Civic Club as well as the Junior Section Civic Club; the Suburban Women's Club; the Treble Glee Club; the Diamond State Post, No. 2863, Veterans of Foreign Wars with their Ladies' Auxiliary; the Five Points Fire Company and its Ladies' Auxiliary, are all social organizations with scheduled meeting dates. Most of them meet in Community Hall. The Suburban Square Club, has rooms in the Center Building at South Maryland and Matthes Avenues.

Suburban Wilmington (Idella)
Browning - Walls

The Elmhurst Athletic Club, together with the Boys Club, meets in the recreation rooms of the Church of the Brethren. Each of these clubs have both baseball and softball teams, beside football organizations. Boy Scout Troop, No. 67, meets in the Methodist Episcopal Church weekly. Boy Scout Troop No. 68, sponsored by the Suburban Square Club, meets in the Henry C. Conrad High School also weekly.

The New Castle Courty Free Library, sponsored by the Women's Civic Club, is open twice weekly, in Community Hall.

G.K. Browning
El. Thompson-Walls
October 5, 1938

WILMINGTON SUBURBS

10-6-44 My Booklet

178-2

CURRENT FILE

KIAMENSI

Kiamensi (alt. 60; pop. 50), just east of Marshallton and three miles from the Wilmington City Line, lies on the east side of the Baltimore and Ohio Railroad. A station on that road known as Kiamensi Station is located about two hundred yards west. The area is forty acres; the population is white and all native born.

The name Kiamensi was most probably taken from the Swedish word Hwiskemensi, meaning Red Clay. Hwis, meaning Red, was dropped and Kiamensi was retained as the town's name. This derivation discredits the common belief that the name was derived from an Indian word.

The first record of this land is dated May 19, 1762, when it was purchased by John Reece through sheriff's sale after having been the property of John Thomas. From then until 1864 several grist mills were operated on the Red Clay Creek at this spot. On October 20, 1864, The Kiamensi Woolen Company was incorporated, with John Pilling as president, to spin cotton and woolen goods. It was the largest woolen mill in the State, employing one hundred and fifty people, and the company owned for its employees, twenty-six homes at Kiamensi. John Pilling was born at Chowbent, Lancashire, England, March 6, 1830.

The restrictions here are those imposed by the county and State laws, since this is an unincorporated community. Police protection is furnished by the rural police of Christina Hundred, and by the State police, when needed. Fire protection is given by any of several surrounding companies, the nearest being the Mill Creek Fire Company of Marshallton.

Water is secured from wells. Neither gas nor sewers is available, but electricity is furnished to several of the homes. Garbage is taken care of by a private collecting system.

Streets are not paved and there are no street markings. Transportation facilities are had at Newport on the east side through the street car service which operates from 6 A.M. until 1 A.M., the following morning, and by bus from Marshallton on the west side, operating the same hours from Newark to Wilmington. There is no traffic control system here.

The mail is handled by rural carriers who come from Elsmere. The health conditions are good; the nearest physicians are at Elsmere and Newport. A Red Cross first-aid station is located at the Mill Creek Fire Company in Marshallton. Ambulance service is furnished from Wilmington or Farnhurst.

St. Barnabas Episcopal Church and a Methodist Episcopal Church are both in Marshallton, six blocks away. The public school for Kiamensi is also at Marshallton; a graded school, it was built in 1935, and provides for training of pupils in this district. There are no parks in Kiamensi, but a playground is located at the school in Marshallton.

Two frame farm houses of an early period are located here. On the east side of the Kiamensi Road is a large field-stone tenement house which was used as a home for mill employees. This building now houses two families. There are three other two-story frame houses situated on the north side of Red Clay Creek, which divides the village. The ruins of the razed buildings of the Kiamensi Woolen Company can be seen on the banks of the creek; they were torn down in 1928. There are no new homes in this locality.

State and county taxes are the only ones levied. Fire insurance rates are high because of lack of a water system.

Red Clay Creek is the only stream in the vicinity and its waters are polluted by manufacturing plants located near its headwaters.

Some distance west of Kiamensi a company bottled and sold spring-water for many years, but this company went out of business about 1920. The Kiamensi Spring was located between Green Bank and Brandywine Springs Park.

The nearest flying fields are Bellanca at New Castle and du Pont, located on Lancaster Pike.

Kiamensi has no fraternal, political, grange, or musical organizations. Such activities center in Marshallton, where the majority of the population is employed.

Kiamensi has no point of interest nor any buildings of note. Growth has been very slow. The two nearest cemeteries are those of St. Barnabas at Marshallton and that of St. James at Newport.

Reference

1. Scharf's History of Delaware. Vol. 2 p. 925
2. Personal observation and interviews.

Browning, G. K.
Donohoe, J. J.
August 15, 1939

CURRENT FILE

Lancaster Village

Lancaster Village (140 alt., 80 pop.) is situated on both sides of Du Pont Road, about one-half mile from the southwest limits of Wilmington. Its area, 16.5 acres, is bounded by Faulkland Road and Colonial Park to the North, Cleveland Avenue to the East, the Elsmere town limits to the South and West.

Lancaster Village, which derives its name from the nearby Lancaster Pike, is one of the newer developments, the first houses having been erected in the summer of 1938. The tract was purchased by Harry Lingo on July 29, 1936 from the Provident Trust Co. of Philadelphia, acting as trustee for Elizabeth R. Tatum.* Miss Tatum acquired the property partly through inheritance and partly by purchase (from Mary Evans, May 13, 1913).** Mr. Lingo, in collaboration with Raymond Donovan, formed the Rockford Manor Development Co., which is responsible for the growth of this plot as a residential community.

Mr. Donovan is the sole contractor empowered to erect dwellings here. After completion, the homes are sold to a restricted class of buyers. No business establishments of any sort are permitted. The keeping of poultry or other livestock is likewise prohibited.

Police protection is furnished by the State and county police and the rural fire companies are on call at all times. Fire hydrants, connected with the city water mains, are to be installed. Gas and electricity are supplied by the Delaware Light and Power Co. City water is available. A sanitary sewer line, with laterals to the building line, has been laid in the bed of

Du Pont Road. Similar facilities are contemplated on other streets as development progresses.

At the present time, Du Pont Road, a two-lane highway, is the only paved street. Atkins Ave. has been cut through and will be paved when building construction is started here in 1940. The New Castle County Levy Court proposes installation of concrete sidewalks in the near future. Transportation to Wilmington is provided by the trolley line on Cleveland Avenue.

Twice daily, door-to-door mail delivery is made by carriers operating from the sub-postoffice at Fourth and Union Sts., in Wilmington.

In the summer of 1939, twenty homes had been completed and occupied. The construction of ten additional homes is planned for 1940. These homes have been erected on landscaped plots at least 50 x 100 feet on which old shade trees have been carefully preserved. Although the type of architecture employed conforms in general detail, stereotyping has been carefully avoided. The use of fieldstone for the major portion of the structure, with clapboards for gables and dormers combines to give an impression of permanence and charm. All homes are provided with garages, in most cases as an integral part of the house.

Houses now being constructed sell for \$6,500. The sponsors of the development require a minimum expenditure of \$6,000. These homes are eligible for financing under the auspices of the Federal Housing Administration.

The children of the community attend the public schools of the city of Wilmington. Churches of the various denominations are located within easy motoring distance.

- * Recorder of Deeds Office, New Castle County: A 40, p. 291.
- ** Deeds Records: D24, p. 356.

E. Thompson-Walls

July 25, 1938

Regional Survey
Newport Heights 150
CURRENT FILE

cc DEED TO ORIGINAL LATIMER PROPERTY AT NEWPORT

This Indenture made this 10th. day of January in the year of our Lord one thousand seven hundred and fifty in the twenty fourth year of the Reign of our Souverign Lord George the second by the grace of God of Great Britain, France and Ireland King & C. Between Robert Peirce and Elisabeth his wife of Christiana Hundred in the county of Newcastle upon Delaware of the one part and James Latimer of the Hundred & County Afs'd, Merch't of the other part. WITNESETH that the said Robert Peirce & Elisabeth his wife for and in consideration of the sum of thirty pounds currant money of Newcastle to them in hand payed by the said James Latimer before the sealing & delivery of these presents the receipt whereof they do hereby acknowledge and thereof and from every part thereof doth acquitt and for ever discharge and release the said James Latimer his executors administrators and every of them by these presents: hath bargained granted, sold, remised, released, enfeoffed & confirms and by these presents doth grant, bargain, sell, remise, release, enfeoff and confirm into the said James Latimer his heirs and assigns for ever a certain piece or parcell of Marsh situate in Christiana Hundred in the county afs'd/ formerly belonging to Augustine Constantine, now deceased, made over to me by his executors (viz) Jonas Walraven & Joseph Abraham as may appear by the deed recorded in the Wills Office at Newcastle in Lib. P. par. 608 et. March the 9, 1748 by Rich McWilliam/ Beginning at a corner stake standing by a road through the

marsh thence by said road South nine degrees Easterly seven perches and two tenths of a perch to a corner stake of Peter Henrickson's Marsh, thence by a line of the same South eighty five degrees Westerly, fifty eight perches & an half to a stake in the line of John Sims's Marsh thence by said line North twenty degrees East eight perches to a stake in said line and thence by a line of the widow Constantines Marsh North eighty five degrees, Easterly fifty five perches to the first mentioned stake, and place of beginning containing two and a half acres be the same more or less together with all and singular the houses, buildings, improvements, ways, water, woods, underwoods, timber and trees, Easments, priviledges, hereditaments, and appurtenances whatsoever to the sd. lott or piece or parcell of Marsh belonging or appertaining and the reversions & remainders, rents, issues and profits thereof AND all the Estate Right, title, interest, claim or demands whatsoever of them the sd. Robert Peirce & Elisabeth, his wife their heirs Executors Adm.RS of in or to the afs.d piece of Marsh premises and appurtenances or any part thereof. To have & to hold the afs,d, piece of Mars h and all and singular the hereby granted premises with their & every of their appurtenances unto the said James Latimer his heirs and assigns to the only proper use & behoof of him, the said James Latimer his heirs & assigns for ever under the yearly Quit rents due & to become due to the cheif Lord or Lord's of the Fee thereof. AND the said Robert Peirce & Elisabeth his wife the hereby granted premises with their and every of their appurtenances unto the said James Latimer his heirs and assigns against them the said Robert Peirce & Elisabeth his wife their heirs

exec. rs. Administrators and against all & every other person or persons whatsoever having or lawfully claiming and Estate right, title or interest of in or to the same or any part thereof by from or under them or any of them shall & will warrant and for ever defend by the presents in wittness whereof the s.d. Robert Peirce & Elisabeth his wife have here unto set their hands and seals the day and year first above

Written

Robert Peirce
Her
Elisabeth (E) Peirce.
Mark

Sealed & Delivered in the presence of Mary Richardson,
Hannah Richardson.

Elisabeth Peirce came before me and acknowledged her hand and seal to the within Deed and that she did sine & seal the same of her own free will and consent not by any force or compulshan of her husband nor of any other person or persons whatsoever Wch. acknowledgement was taken before me the twenty sixth day January Anno: Dom. o 1749/50

a CORAM-----

JnO Richardson/

Acknowledged in the court of Comon Pleas held for the County of Newcastle in February Term 1749 witness my hand and seal of the County afd.

Recorded March 29, 1750

(Rich.d McWilliam)

Recordr Deeds. "

Deed Record Book Q, Vol 1. p, 289.

Deeds Record Office New Castle County Court House, Wilmington, Delaware.

*July 26, 1938
E. Thompson Walls*

LENDERMAN HEIGHTS

Lenderman Heights (220 alt., 40 pop.) is situated southeast of the intersection of the Philadelphia Turnpike and Rodman Road, two-and-one-half miles northeast of the center of Wilmington. The eight-acre tract is bounded on the northeast by Phillip's Heights, on the southeast by Lenderman Terrace, on the southwest by Penny Hill Terrace, and on the northwest by the Pike.

Watson B. Lenderman was the owner and subdividor of this plot. The land was surveyed and the plat made in November of 1924, and the sale of lots begun in 1925. As shown on the plat, the lots on the southwest side of Rodman's Road had a frontage of fifty feet, with a depth of 267 feet, those on the Pike (three in number) had the same frontage, with a depth of 250 feet.

Peter and Annaka Mounce were the original owners of this land. According to the earliest records, the tract -

"known by the name of the 'Bite', which was patented

to Peter Mounce and others in one thousand six hundred -" *1

The farm was occupied by descendants of Peter Mounce until 1809. In that year, Deborah Cable, his great-granddaughter, sold the property to William Lenderman, an ancestor of Watson B. Lenderman. William's son, Isaac, conveyed it to William Bright, Jr., in December of 1836, and John Weldin purchased the land from the latter in October of 1839. From 1839 until the sale to Watson B. Lenderman in June of 1900, various members of the Weldin family tilled the land.

A set of restrictions, to remain in force until January 1, 1945, was formulated by Watson B. Lenderman and inserted in the deeds to the lots. It was provided that:

*1. Rest of date missing.

"there shall not be erected on any portion of the within described lands any building or buildings in which shall be carried on any business offensive, noxious or detrimental to the use of said lands or any part thereof for private residence. Nor shall said lands be used for any purpose which will create a nuisance. No open cesspool, privy building, piggery or offensive stable shall be maintained thereon. No poultry or pigeons shall be raised for commercial purposes. No wooden fences shall be erected thereon. No building or buildings shall be erected on any of the within described lands until the plan of such building shall be submitted to and approved by the party of the first part in writing. No building shall be erected at a less distance than twenty-five feet of the building line on Rodman Road."

There are ten separate housing units in Lenderman Heights, all of which are located on Rodman Road. No houses have been erected on the Pike. Each of these structures is a single-family, detached dwelling, placed on a spacious lot, at the rear of which private detached garages have been erected. In architecture, ease of construction and durability are stressed -- built on the square-plan, nine of the total are of masonry construction; seven have two or two-and-one-half stories and contain seven to ten rooms. "Lenderman Hall," formerly the home of the Lenderman family, is located at the southwest corner of Rodman Road and the Pike. Set on a half acre of ground, it is a large, three-story, stone-and-shingle structure, whose construction antedates the development of the suburb. It is now a tourist hotel.

Rodman Road has a 22-foot roadway, which is macadam paved. Storm sewers, sidewalks, gutters and curbing have not been provided. Excess surface water is inadequately drained by means of open, unlined roadside ditches, which empty into the storm sewer on the Pike. Sanitary sewers, connected by laterals to the individual residences, have been installed in the street bed by the Levy Court of New Castle County.

Gas, electricity and running water are furnished to the

suburb from the Wilmington supply. Mail delivery is made twice daily by carriers operating from the Wilmington Postoffice. Adequate street lighting is provided.

Mount Pleasant Junior High School is the elementary school for this district. Located at Bellefonte, it is within easy walking distance. Free bus transportation is provided for students attending the Claymont Senior High School. Congregations of the leading denominations maintain churches within a half-mile periphery.

Police and fire protection is provided by the uniformed forces of the State and County, and the rural volunteer units, respectively. High-pressure fire hydrants, placed on Rodman Road, minimize the fire hazard and keep insurance rates at city levels. A Red Cross Emergency First Aid Station is maintained in the headquarters of the Brandywine Hundred Fire Company, at Bellefonte.

Speedy, one-fare transportation to the business and shopping centers of Wilmington is provided by busses, which operate on a regular schedule on the Philadelphia Turnpike. Household needs, not supplied by neighborhood stores, are thus readily obtained; and the religious, recreational and educational facilities of the city are brought within easy access.

The small area covered, and the correspondingly low population, in Lenderman Heights, preclude the formation of any localized organizations. Residents participate in the civic, social, and religious activities of Brandywine Hundred.

Since there are only a few vacant lots within the bounds and the surrounding territory has been preempted, the development of Lenderman Heights has reached the static stage.

References

Deeds Records: Y2, p. 265; H3, p. 247; I4, p. 184; X4, p. 123; P6, p. 188, p. 189; G18, p. 312; R33, p. 162; Z32, p. 601; M37, p. 341.

J. J. Donohoe
March 19, 1940

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Regional Survey
Wilmington Suburbs

Encyclopedia

LENDERMAN TERRACE

Lenderman Terrace (220 alt., 96 pop.) is situated about one-quarter of a mile east of the Philadelphia Turnpike, and two and one-quarter miles northeast of the center of Wilmington. The five-acre plot is bounded on the northeast by the incorporated town of Bellefonte, on the southeast and southwest by Gordon Heights, and on the northwest by Penny Hill Terrace and Lenderman Heights.

Isaac M. Lenderman, from whom the suburb derives its name, was responsible for the development of the property. In 1920, he had the tract surveyed and, in the following year, began the sale of lots. The land had been in the possession of the Lendermans since its acquisition, from Charlotte Stanton, by William Lenderman on October 12, 1801. Charlotte was the widow of John Stanton, who, by order of Orphans Court in 1794, was granted two-thirds of the estate left by his mother, Ann Stanton. The latter inherited the property from her father, William Mounce, in 1746. This was a part of the original grant -

"known by the name of the 'Bite', which was patented to

Peter Mounce and others in one thousand six hundred -" *1

A set of restrictions, formulated by Isaac M. Lenderman, are contained in the deeds to the lots. These restrictions, in effect until January 1, 1940, provide that:

"there shall not be erected on any of the within described lands, any building or buildings in which shall be carried on any business offensive, noxious or detrimental to the use of said lands for private residence, nor shall said lands be used for any purpose which will create a nuisance. No open cesspool, privy building, piggery or offensive stable shall be erected thereon. No poultry or pigeons shall be raised for commercial purposes. No wooden fences shall be erected thereon.

*1. Rest of date missing.

No building or buildings shall be erected on the within described lands until the plan of said building shall be submitted to and approved by the party of the first part (Isaac M. Lenderman) in writing. No building shall be erected on any of the within described lands at a distance of less than twenty-five feet of the street bounds."

These restrictions were the main factors in the development of Lenderman Terrace as a high type residential community. In conjunction with the compact size of the suburb, they have created a homogenous unit, while at the same time avoiding the pitfall of monotonous uniformity. There are 24 individual housing units in the suburb. Each is a single-family, detached residence, set on a spacious lot. Detached, private garages are erected at the rear of the lots. Masonry and frame construction are employed in a ratio of five-to-three; the same proportions prevail between two or two-and-one-half story structures and those having one or one-and-one-half stories. Worthy of note is a group of six stucco houses on Brandywine Boulevard. Constructed with the long axis at right angles to the street and the main entrance on the garage driveway, they have a desirable degree of privacy.

Each of the three streets, on which the suburb is built, is macadam paved and, with the exception of Stidham Road, the only street wholly within the confines of the community, are in good condition. Gutters, curbing, and sidewalks are not provided. Brandywine Boulevard merits this distinction only by reason of its generous width. It is divided by the tracks of the electric railway, no longer in use since the conversion of the system into a trackless coach line. The portion on which Lenderman Terrace fronts is unpaved. Removal of the tracks, planting of the strip thus provided, and paving of the remaining portion, would make of this street a modern, dual, two-lane highway deserving the

title of Boulevard.

Water, gas, and electricity are furnished to the residents of Lenderman Terrace from the Wilmington supply. Twice daily, door-to-door mail delivery is made by carriers operating from the Wilmington Postoffice. Street markers, easily legible and well-placed, are provided at all intersections and each house is plainly numbered. Street lighting is adequate.

Sanitary sewers have been installed throughout the suburb. There are no storm sewers and the only surface drainage is by means of roadside ditches. Except where culverts have been provided under garage driveways, these ditches are unlined. Consequently, the water runs off very slowly, tending to form unsightly, unsanitary pools.

Police and fire protection are furnished by the uniformed forces of the State and County Police and the rural volunteer fire companies, respectively. The presence of an adequate number of high-pressure fire hydrants minimizes the fire hazard and is a prime factor in keeping insurance rates at city levels. At the headquarters of the Brandywine Hundred Fire Company in Bellefonte, a Red Cross Emergency First Aid Station is maintained.

The public schools serving the Lenderman Terrace district are the Mount Pleasant Junior High, in Bellefonte, and Claymont Senior High School. Congregations of the leading religious denominations maintain churches in neighboring communities.

Residents of Lenderman participate in the varied social, civic, and religious activities of Brandywine Hundred. A number of retail stores providing public and personal services, are located within a half-mile radius of the suburb. The business and shopping centers of Wilmington may be reached in fifteen minutes, either by the family car or the one-fare trackless

coaches which maintain a regular schedule on Brandywine Boulevard.

References

Deeds Records: Y2, p. 265; F29, p. 601; Q30, p. 590.

G. K. Browning
El. Thompson-Walls
September 27, 1938

CURRENT FILE *W* 160

Wilmington Suburbs *J.E.*

Sept. 13 copy - 6th & King booklet

LIBERTY

Liberty (70 alt., 50 pop.), a Negro suburb, lies one-half mile west of Boxwood Addition, with Boxwood Road on its south side, Centerville Road on the north, and Liberty Road on the west. The plot, almost triangular, Newport and Gap Turnpike touching its southwestern edge, is two miles west of Wilmington, and its area is less than ten acres. The suburb consists of ten houses; these, of frame, are ~~the~~ the bungalow type.

Liberty, a portion of one of the farms originally owned by the Lynam family, whose members now live in and about Newport, was developed privately. About twenty years ago Charles Wesley Maclary, of Newport, owned the site which he sold off in lots ^{of} which were 50 by 100 feet.

Water is secured from wells, although the Artesian Water Company of Richardson Park has connections at Belvidere, only two blocks west. Fire hydrants had not been installed late in 1938. When any of the neighboring fire companies responds to calls from this and outlying sections, difficulty is usually experienced because of the lack of water. This trouble will be overcome when the residents organize and decide to pay the small sum necessary for the installation of mains and fire hydrants.

Electricity is available but gas has not been extended to the entire section at this time, nor have sewers been installed. Garbage is removed through a private collection system. Most of the houses have outside toilets.

*Why most? Do some have
inside toilets and septic tanks?*
J.E.

-2-

The streets surrounding Liberty are graded and surfaced, but have not been paved, except in the case of Boxwood Road, Newport and Gap Turnpike, and Centerville Road.

Transportation is by bus from Marshallton, where buses run from 6 o'clock in the morning on the west side, half a mile distant, and by trolley from Newport, on the east, where service is obtainable from the same hour and continues until 12:45 o'clock the following morning.

Mail delivery is through the rural system, coming once daily, and postoffices are at Marshallton and Newport.

There is no crowding of homes, health conditions average well. Physicians are reached at Newport and Richardson Park. Dr. L. Douglass Giles, one of the few Negro dentists of Wilmington, lives on Boxwood Road. Calls for ambulances may be made to Wilmington and Farnhurst, each of which serves this area.

Churches in the neighborhood are the Simpson A. M. E. at Newport and Gap Turnpike and Kiamensi Road; Rock of Ages, an independent Baptist Church, in Meadowbrook; and Our Mother of Mercy, Roman Catholic Church, with white and Negro communicants, near the junction of Newport and Gap Turnpike and Boxwood Road.

The school for Liberty, situated at Cedar Heights, four blocks west, ^{has recently been} ~~is~~ lately constructed and ^{is} of ample size for the children of this and the immediate section. A number of the children are pupils of the parochial schools of Wilmington and are taken to and returned from school by buses. Having finished the primary school, children may attend high schools in Wilmington, for which transportation is provided.

-3-

A park and playground at Masonicville, two blocks southeastward, is ^{Supervised} conducted by four attendants from the Wilmington WPA headquarters. This is one of the few playgrounds for Negro children in the state outside Wilmington. It is well shaded, with comfortable seats, has a number of amusement devices, as well as baseball, football, and volley ball grounds. Piano lessons are given to those desiring them and the children are well cared for. Unfortunately, there is no provision for toilets ^{on} ~~as to~~ the grounds and a portion of the park is low, causing inundation after heavy rains, and depriving the residents of ^{use of} the park for periods following downpours. There are checker-boards for the older people here, many of whom come during pleasant weather and enjoy themselves.

Liberty homes are well-kept and neat, with flowers, small garden plots, and clipped lawns. Some houses, however, lack paint. Taxes are those of New Castle County.

Liberty has no business or industrial plants, and the residents find employment in Marshallton, Newport, Silview and Wilmington. Many of the women work as maids or cooks in city homes.

Red Clay Creek, a stream which is usually fouled with dyestuffs from manufacturing plants above Liberty, is the only stream in this vicinity. Little Mill Creek, a stream scarcely more cleanly than Red Clay Creek, passes through Elsmere and Richardson Park to the northeast, about half a mile.

The Colored Girls Industrial School, with its numerous well-designed buildings, stands near Liberty. ^{the main highway is} Regularly patrolled by the ^{State} ~~rural~~ police, ^{who are} ~~the State Police~~, are available in case of need.

OK GUB 10/4/38
O.K.E.L. Walker 10/4/38

LINDAMERE

Lindamere (100 alt., 240 pop.) is located on the ridge overlooking the Delaware River, three-quarters of a mile east of the Philadelphia Pike, and two-and-one-half miles from the center of Wilmington. The eight-acre tract lies between Bellefonte and Gordon Heights, bounded on the northeast by the Brandywine Boulevard and on the southwest by the River Road.

What is now Lindamere was a part of the original grant

"known by the name of the 'Bite' was patented to Peter Mounce and others in one Thousand six Hundred."*1

Deborah Cable, the great-granddaughter of Peter Mounce, was the last lineal descendant of the original grantee to occupy the land. After her death, William Lenderman purchased the farm from her heirs (October 27, 1809). On November 13, 1926, the Lindamere Corporation bought the eight acres on which the suburb is built from Isaac M. Lenderman, the grandson of William.

In December of 1926, the land was surveyed and a plat made, showing the layout of streets and home sites. Early in 1927, the sale of building lots was begun. There was little construction in the years immediately following the subdivision -- most of the residences in the community have been erected since 1936. Included in the deeds for the lots is a comprehensive list of restrictions, which provide:

- "1. That no dwelling shall be erected, or maintained thereon except a private or single family dwelling house, and private garages for the use of the respective owners or occupants.
2. That no building, fence, wall or other structure shall be commenced, erected or maintained until the plans, or specifications, showing the kind, shape, materials, floor plans, location and approximate cost of such structure shall have been submitted and approved in writing by the

*1. Rest of date missing

party of the first part, its successors or assigns. The party of the first part shall have the right to refuse to approve any such plans or specifications which are not suitable or desirable in its opinion, for aesthetic or other reasons, but shall not be unreasonable in so refusing, and in passing on such plans, it shall have the right to take into consideration the suitability of such building or other structure, and of the material of which it is to be built, the site on which it is proposed to erect the same, the harmony thereof with the surroundings, and the effect of the building on neighboring property.

3. No dwelling house shall be erected on the above named land at a cost of less than Sixty-five Hundred Dollars (\$6,500).
4. No building, or part thereof, except as hereinafter provided, shall be erected or maintained on any part of this lot closer than twenty-five feet to any front street.
5. Unenclosed covered porches, the floors of which are not higher than the level of the first floor of the building, may encroach on such restricted area by projecting thereon not more than Five Feet.
6. Enclosed porches, or unenclosed porches carrying second floor construction, or any porch which may be covered by any portion of the main roof, shall encroach on this setback not more than Five Feet. No dwelling or any part of it, including bay windows or porches, shall be erected closer than Ten Feet from any side or rear building line.
7. No garage shall be erected within Sixty Feet of any front street, unless it be made a part of, or attached to, or connected with, the main building on the plot.
8. Roof construction of buildings erected for use as dwellings or for use as garages shall be of more than one pitch, the garages on the plot to be of an architectural design conforming to that of the dwelling.
9. There shall not be erected, permitted, maintained or operated on any of the lands included in the said deed any foundry, quarry, graveyard, hospital, sanatorium or institution of like or kindred nature, stable of any kind, cattle yard, hog pen, fowl yard, cesspool, privy vault or any form of privy, nor any plant or manufacturing establishment of any kind, nor billboard, nor any noxious, dangerous or offensive thing, trade, or business whatsoever, nor shall any public garage or gas filling station be maintained, nor live poultry, hogs, cattle or other livestock be kept thereon. At no time, shall the land included in said deed or any building thereon be occupied by any negro or person of negro extraction. This prohibition is not intended to include the occupancy by a negro domestic servant, or other person while employed about the premises by the owner or occupant of land included in said tract.

10. The parties of the second part agree to construct at their expense a septic tank for sewage disposal on their respective plots with overflow drainage through not less Sixty Feet of open tile laid in a cinder ditch thirty inches deep with outlet connecting with the main drain provided by the Lindamere Corporation. Easements and rights of way are hereby expressly reserved in and about the rear three feet of the lot, such easements and rights of way to be for the following purposes: Erection, construction and maintenance of poles, wires and conduits, and the necessary attachments thereto, for the transmission of electricity and for telephone and other purposes, for the construction and maintenance of storm and water drains, land drains and private sewers, gas, water or heat pipes, etc."

There are fifty-eight occupied dwelling units in Lindamere, and three more are nearing completion. These structures, listed in the \$6,500 - \$10,000 price class, are, with one exception, constructed of masonry. In 38 of the houses, the principal material used is brick, either whitewashed or left in its natural color. Seven are stucco-finished over a stone or concrete block base. In ten of the houses, stone, stucco, and clapboarding are combined in interesting fashion. The architectural form stems from the Colonial with emphasis on the Georgian Period. Monotony is avoided by varying the placement of the structures and by employing a variety of building materials. Private garages, mostly two-car size, are usually built as an integral part of the main structure, with which they conform in architecture. The lots, which have a minimum frontage of sixty feet, and are well groomed, are grass sown and shrubbery planted.

The dwellings in Lindamere face on either North or South Road. These two streets, wholly contained within the suburb, have their common origin at the Brandywine Boulevard, reach their greatest divergence midway of the suburb, where they are

joined by Center Road, and again converge at the River Road. This layout discourages the use of the streets by through traffic and is an effective safety measure.

The street roadways are macadam paved, lined with concrete gutters and curbing, and are provided with properly placed storm sewer gratings. Electric lighting standards have been placed at frequent intervals along the sidewalk borders, which are lined with sycamore shade trees. In a number of places, both the roadway and sidewalks are in need of repair or replacement.

Gas, electricity, and running water are furnished to the residences from the Wilmington supply. Mail delivery is made twice daily by carriers operating from the Wilmington Postoffice. Sewage disposal is taken care of by individual septic tanks connected with the main sewer installed by the Lindamere Corporation. Garbage and rubbish removal are made under private contract.

Police and fire protection are furnished by the uniformed forces of the State and County and the rural volunteer companies, respectively. An adequate number of strategically placed, high-pressure fire hydrants minimize the fire hazard and keep insurance rates at city levels.

Ready access to the business and shopping centers of Wilmington is given by the trackless coaches, which maintain a regular one-fare schedule on the Brandywine Boulevard.

Public schools serving this community are the Mount Pleasant Junior High School in Bellefonte and the Claymont Senior High School. The former is within walking distance; free bus transportation is furnished to the latter. Congregations of the majority of the leading religious denominations maintain churches

within a half-mile radius of the suburb.

Since there are only five sites available for future construction, the development of Lindamere has reached the static stage. The rapid growth of the past few years has been attained by the speculative method of development -- the Lindamere Corporation built the houses and sold house and lot as a unit. Physically, this has brought about an homogenous unit, but there has been no corresponding growth of community spirit. There are no localized civic or social organizations in Lindamere.

References

Deeds Records: H3, p. 247; I4, p. 184; E34, p. 601; L34, p. 375; L34, p. 416.

June 28, 1938

CURRENT FILE

LYNDALIA

Lyndalia is a suburb of 25 houses, east of and adjoining Newport's incorporation line, and lying on the north side of Newport Pike. The population is about 75 persons, all white.

East and west there are five streets, beginning with Christian Street, after which come Highland, First, Second, and Third Avenues. North and south are four streets, commencing with Latimer Avenue, and followed by Cedar, Augustine, and Walnut Streets. The plot contains approximately 40 acres.

Along Newport Pike are eight homes on 50-foot lots, all residences being of frame, two stories, and each one having tree shade, flowers, and neat lawns. The remainder of the homes off Newport Pike are scattered; they are chiefly of brick, and mostly two-story type dwellings, with larger lots than the 50-foot spaces. All have gardens, as well as well-tended lawns and flower plots, but there is very little shade to these houses. All homes in Lyndalia have garages.

Only a few of the streets are paved, although they are usually hard surfaced and well cared for. Sewerage is not provided here, and cess pools are used. All other conveniences are available, including mail delivery and fire protection, the latter either from the Five Points Company, at Richardson Park, or the Minquas Fire Company, at Newport.

Krebs School is located ten blocks west on Gap Pike, Newport, while Henry C. Conrad High School is east about the same distance away and on the same side of Newport Pike. Churches are available at Newport and also at Richardson Park.

The residents are largely employed in Wilmington, although a few work at the Krebs Plant, Newport, or the Wood Preserving Company, Silview.

Voting is done in Newport at Red Men's Hall. Police protection is the same as furnished in surrounding localities. The nearest magistrate is in Richardson Park.

On the east side the elevation is about 100 feet, while on the west it slopes to about 50 feet.

Water comes from the lines of the Artesian Water Company which, through its mains, also makes fire protection possible.

Except along Newport Pike, where sidewalks are laid from Silview to Wilmington, there is no provision for pedestrians.

Lyndalia's social and cultural life centers in Newport. Several of the homes have private tennis courts.

Donohoe, J. J.
October 3, 1939

Regional Survey
Wilmington Suburbs

CURRENT

170
FILE

MARSHALLTON

Marshallton (80 alt., 924 pop.), 4.8 miles from Wilmington on the Capitol Trail, is an unincorporated village strung along the highway for about two miles. There are no definite bounds for this community. By local custom, however, the tracks of the Baltimore and Ohio Railroad are regarded as the southern and eastern limits, with the tiny stream called Calf Run as the western boundary. On the north, the new dual section of the Capitol Trail may be taken as the boundary.

Marshallton dates its development, as well as the origin of its name, from 1836, for it was in that year that John Marshall established an iron rolling mill on the banks of Red Clay Creek at this point. The Marshalls were prominent millers of the 18th century, operating gristmills on Mill Creek and White Clay Creek. About the grounds of the rolling mill, which remained in operation for more than half a century, homes sprang up to form the nucleus of present-day Marshallton.

The greater portion of the land upon which the community is built was part of a tract patented to Abraham Mann on April 25, 1684, by "William Penn, Esq., proprietor of the three lower counties on the Delaware." It contained 370 acres and its bounds were described as follows: "to the southwest by White Clay Creek, to the west by land of John Cann, to the southeast by Bread and Cheese Island, to the east by Red Clay Creek, to the northeast by Ham Run, to the northwest by vacant land." *

The fact that Marshallton's development has been the result of a century of gradual growth rather than the mushroom-like product engendered by the high pressure methods of a real estate promoter

has greatly influenced the character of the community. It is a closely-knit, virtually self-contained unit, having its own churches, schools, fire company, social and civic organizations.

The houses of Marshallton are larger than is usual in the average suburb of Wilmington. Of a total of 231 units, 163, or about two-thirds, have either two or two-and-one-half-stories, and contain seven or eight rooms. Wood is the more favored building material; masonry is employed in the construction of only twenty homes. The older dwellings of the village are located on Kiamensi Road, bordering Red Clay Creek. In this section, the semi-detached, double or two-family house is the rule.

There are no set rules governing the size of individual lots. They are usually spacious with carefully trimmed lawns set out in tastefully-planned flower gardens.

A dominant feature of the landscape is the 150-foot smokestack of the Continental Diamond Fibre Company. Several of the buildings in active use by this company are those erected by John Marshall in 1836. At the peak of production, this plant, Marshallton's sole large industry, employs 400 persons in the manufacture of sheet fibre and Haveg, a plastic material. Due to their low mineral content, the waters of Red Clay Creek are especially suited to the manufacture of fibre. In order to insure an unfailing supply of this necessary ingredient, a diversion dam and mill race have been built adjoining the plant.

Sheet metal and furnace work is done in a small shop located on the Capitol Trail, and cut flowers and potted plants are raised for the market in three large greenhouses at the end of Franklin Avenue. Retail establishments doing business in Marshallton include:

Two confectionary stores, a general store, two independent groceries, one chain grocery, a gas and ice station, and a feed store which also offers baby chicks for sale.

Police protection for the community is furnished by the uniformed forces of the State and County. The Mill Creek Fire Company, a volunteer unit partially maintained by State funds, has two pieces of modern apparatus housed in a one-story frame building on Franklin Avenue in the heart of the village. A Red Cross Emergency First Aid Station is located in this building.

The streets of Marshallton are kept in excellent condition. With the exception of New Street, which is surfaced with crushed gravel, they are macadam paved. Sidewalks are provided only on the Capitol Trail. The Levy Court of New Castle County provides electric lighting at intersections by means of a special tax imposed on suburban residents. The lack of street markers is a source of much confusion to strangers.

Sanitary sewers have been installed on the Capitol Trail and the Limestone Road. Elsewhere in the community, septic tanks or backyard privies (these, located in the vicinity of Red Clay Creek, have recently been rebuilt by the W.P.A.) are used. All homes are wired for electricity, but gas and running water are available only on the Capitol Trail and the Limestone Road.

The Marshallton Post Office was established on Feb. 27, 1878. It now occupies one-half of a modern one-story yellow brick structure located on the Capitol Trail at Jackson Avenue. From here, door-to-door mail delivery is made by Rural Free Delivery to the residents of the surrounding territory.

There are two churches within the bounds of Marshallton. St. Barnabas P. E. Church, on Kiamensi Street at Kiamensi Road, was dedicated in 1899, and is a one-story brown, cypress-shingled building with a bell tower. It is built upon a large plot, a part of which is

utilized as a cemetery. An addition, an H-shaped brick structure, was built in 1928. The main portion, one-story in height, is the auditorium, serving the dual purpose of a gymnasium and a community meeting place. A stage at one end makes possible the utilization of the hall for theatrical productions. The wings, two stories high, contain meeting rooms for Sunday School classes, church organizations, and the Boy Scout Troop. A kitchen, toilets, and shower rooms are also provided.

Marshallton M. E. Church, on the Limestone Road south of the Capitol Trail, was organized in 1885 as Union Sunday School. The present building was dedicated in 1888, at which time the name was changed to Union M. E. Church of Marshallton. The building was remodeled and the church reincorporated under the present name in 1922. It is a one-story frame building with a square bell tower and fourteen stained glass windows.

In Belvidere, one and one-half miles from Marshallton on the Newport and Gap Turnpike, is Our Lady of Mercy Roman Catholic Church.

The Marshallton Consolidated School is east of Red Clay Creek, between Kiamensi Road and the Landenburg Branch of the B. & O. R. R. Built in 1932 at a cost of \$210,000, it is a two-story, buff brick structure containing seventeen classrooms, an auditorium-gymnasium, and a lunchroom. A staff of twenty teachers instructs an enrollment of over 600 pupils in the primary and junior high school grades. Senior high school students in the Marshallton area attend the Henry C. Conrad School at Richardson Park. Instruction in the primary grades for the children of the twenty Negro families residing here is provided in State Public School No. 108. This is a one-room frame structure, of modern approved design, located on Franklin Avenue.

After the completion of the courses offered here, Negro children are given transportation to Howard High School in Wilmington.

Marshallton has many organizations, social, fraternal and civic. Community organizations are: The Marshallton Civic Club, the Marshallton Consolidated School Parent Teachers' Association, the Mill Creek Fire Company and its Ladies' Auxiliary, and the Marshallton Women's Christian Temperance Union. Fraternal orders are: Knights of Pythias, Friendship Lodge No. 22; Ladies of the Golden Eagle, Columbia Temple; Independent Order of Red Men, Wa Wa Tribe No. 45; Daughters of Pocahontas, Leola Council No. 14. Organizations affiliated with churches are the Ladies' Aid Society of Marshallton M. E. and the Guild of St. Barnabas P. E. Church. Boy Scout Troop No. 53, which meets in St. Barnabas Hall, includes Cub Den No. 1 (9-12 years); Boy Scouts (12-18 years) and Sea Scouts (over 15 years). The formation of the Sea Scouts (S.S. Frederick Bringham) in June of 1936 made this the first complete Scout troop on the Delmarvia Peninsula.

Most community gatherings are held in the school auditorium or in St. Barnabas Church Hall. That portion of the Post Office building not occupied by the postoffice staff is often the scene of dances, card, and bingo parties.

Considered as a whole, health conditions in Marshallton are excellent. The lack of sanitary sewers and consequent use of outside toilets form a potential menace to community health. Garbage and rubbish removal are taken care of under private contract. The residents of the suburb have cooperated with the Marshallton Civic Club to eliminate the indiscriminate dumping which so often detracts from the appearance of like communities.

Red Clay Creek has played an important part in the development of Marshallton. Its waters have been used as power in grist and spice mills, and an iron rolling mill, and are at present of great importance in the manufacture of fibre. Ordinarily a placid enough stream, spring freshets often transform it into a raging torrent, flooding cellars and carrying away outbuildings. The floods of 1930 so weakened the old iron panel truss bridge as to endanger vehicular traffic. A steel and concrete bridge was opened to traffic by the State Highway Department in 1931. Located 200 yards downstream from the old structure, which still stands, it has a 22-foot roadway, and is provided with pedestrian walks on each side. The relocation also eliminated a dangerous curve in the Capitol Trail at this point.

When construction of the dual section of the Capitol Trail, now underway, is completed, it will by-pass Marshallton. Starting at Price's Corner, the new road passes north of Cranston Heights, crosses Red Clay Creek and the Landenburg Branch of the B. & O. R.R. on a long concrete culvert and joins the present highway at a point one hundred yards west of Calf Run. The roadway has been finished and opening of this section awaits the completion of the culvert. This course eliminates several curves and grades, providing a one-level highway.

There has been very little new construction in Marshallton of recent years nor is any great expansion anticipated in the near future. Two homes were built during 1939. Future development is expected to center in the northern portion of the community, given impetus by the new dual highway. This section has a larger proportion of vacant land than any other part of the suburb. Marshallton Heights, flanking Marshallton on the west, has been the scene of much building activity during 1938 and 1939 and shows fine prospects of continued expansion.

G. K. Browning
J. J. Donohoe
August 25, 1939

WILMINGTON SUBURBS 176
CURRENT FILE

MARSHALLTON HEIGHTS

Marshallton Heights (60 alt., 140 pop.) is adjacent to the Capitol Trail, six miles west of Wilmington. From its northern boundary, 422 feet south of the highway, it extends to the right of way of the Baltimore and Ohio Railroad. From the thin trickle of water that is Calf Run, on the west, the suburb extends 200 yards to the east. Outlets to the Capitol Trail are provided by the extension of Highland and Prospect Avenues, made possible by right of way grants given by the owners of the flanking properties. Within these bounds is an area of 35.9 acres.

Marshallton Heights dates its development as a residential community from April 13, 1926 when the Marshallton Heights Co. bought the tract from William Cranston. In May of the same year, a map showing the layout of streets and building lots was filed at the office of the Recorder of Deeds for New Castle County. The present suburb is a part of a 200 acre tract granted to William Jessop by warrant of William Penn on July 25, 1684. Previous to the tenure of William Cranston (1882-1926), title to the land was held by Benjamin Cranston (1839-1882), his father, Simon Cranston (1799-1839), William Marshall (1795-1799), Aaron Justis (1790-1795), Jonas Justis (1765-1790), Morton Justis (1711-1765), Frederick Peterson (1700-1711) and Roger Lewden (1691-1700). The last named purchased the property from the original grantee, William Jessop on May 6, 1691.*

In force until Jan. 1, 1940, are several restrictions promulgated by the Marshallton Heights Co.; these are stated in

the deeds. Before construction, the plans and specifications of proposed buildings must be approved by the company. A minimum price limit of \$3,500 is placed on the main structure, which must be set back at least 20 feet from the building line and 5 feet from the lot boundary line. Garages may be built only at the rear of the lot. The company reserves the right to plant trees, flowers and shrubbery at the roadside, to pave the roads and sidewalks, to install sewer, gas and water mains, and to erect poles for electric and telephone lines. **

Police protection is furnished by the uniformed forces of the county and State. The Mill Creek Fire Co. at Marshallton is the nearest of the rural fire-fighting units which are responsible for the preservation of life and property from this cause. The fire company also maintains a Red Cross first-aid station at its headquarters.

Although a number of streets have been laid out and designated by wooden markers fastened to posts erected at the intersections, only three have been cut through and paved. These are Delaware Street, marking the northern boundary, and Highland and Prospect Avenues, which afford ingress and egress at the Capitol Trail. For short distances, these have narrow concrete sidewalks on one side. Illumination is provided on these streets by electric standards fixed to the poles of the electric transmission lines.

Mail delivery service is given by the rural free delivery carriers operating from the Marshallton postoffice. Gas and electricity are furnished to each home by the Delaware Power and Light Co. No general water service is available, home owners relying on individuals wells for their supply. Cess

pools and septic tanks are used for sewage disposal.

A large part of the southern section of Marshallton Heights is still in timber. Some of the trees here are first-growth and many, notably the black oaks, are of tremendous height and girth. The unrestricted dumping of rubbish and the lack of proper trails have spoiled an otherwise pleasant park and picnic grounds. The same condition is in evidence on the banks and waters of Calf Run, which form the larger portion of the western boundary.

Construction work now in progress on the Capitol Trail, which will convert this road to a dual highway, entails the erection of a bypass about Marshallton and its neighboring suburbs. In order to eliminate curves and grades, the new road will be run north of these communities from Price's Corner to a point about one quarter mile west of Marshallton Heights, re-entering the present road at this junction. Retention of the present road will still furnish residents here with easy access to Wilmington and at the same time greatly reduce the many traffic hazards.

Nearby churches are: the Marshallton Methodist and St. Barnabas Protestant Episcopal at Marshallton; Ebenzer Methodist on the Pike Creek Road; and Our Lady of Mercy Roman Catholic at Belvedere. Children attend the Marshallton Consolidated School which is located about one mile east, until they are ready for senior high school. They then transfer to the Henry C. Conrad School on Boxwood Road.

Residents of the Heights participate in the varied social and fraternal activities of Marshallton (for a listing of these activities see MARSHALLTON).

The average dwelling here is of the one-and-one-half story frame bungalow type. Twenty-two of thirty now occupied follow this pattern and five more are under construction. There are also six two-story frame houses and two one-story bungalows constructed of concrete blocks. Marshallton Heights is experiencing a mild building boom with four houses completed this year, six under construction and five in the planning stage. This construction has been concentrated on Highland Avenue, which was not extended to the Capitol Trail until March, 1937.

The minimum size lot in this development is 25x100 feet. With the larger part of the tract still undeveloped, great expansion is to be expected during 1940. The Marshallton Heights Development Co., of which Max Keil of Wilmington is president, owns the unoccupied lots. The restrictions which this company has made against negro residents and establishment of business enterprises maintain the character of the suburb as a strictly white, residential community. The only business activity is among those residents, who have large vegetable plots and finding that the yield exceeds family requirements, arrange to sell the surplus.

*
Deeds Records, New Castle County: E34, p. 132; R33, p. 601, 602;
M12, p. 361; Q8, p. 53; G3, p. 183; L4, p. 482; 12,
p. 126.

**
Deeds Record, New Castle County: T35, p. 380

OK EKB Aug 28, 1939
OK JLD Aug 28, 1939

G.K. Browning

El. Thompson-Walls

WILMINGTON SUBURBS

September 9, 1938

MASONICVILLE

Masonicville is a Negro suburb with a population of 30, having an elevation of approximately 100 feet, containing about four acres, located in a triangle of which has Centerville Road on its southeast side, Boxwood Road along its northwest angle, and Newport and Gap Turnpike as the southwest boundry, being four miles southwest of Wilmington.

There are only six homes here, all of frame construction, two being of the two-story type, the plot having unusally fine shade trees, principally of oak, with some gum trees. Although there are six other surrounding communities which closely adjoin each other, they ~~are~~^{being}; Liberty, Avalon, Meadowbrook, Homestead, Belvidere and Cedar Heights, the whole of the population of which is made up of Negroes, with only a sprinkling of Italian families.

The land was originally owned by the Lynam family for many generations and is a portion of one of their numerous farms in this locality. It appears to have been started with the erection of small homes for tenants when the farms were put into cultivation; with the passing of the farms came the building of homes by colored residents.

Police protection is given by the Rural Police, and in case of need, the State Police are also available. Fire protection is provided by nearby companies at Newport, Marshallton, Cranston Heights and Richardson Park.

Water comes from the Artesian Water Company, of Richardson

Park, but fire protection mains had not been installed late in 1938. The W.P.A. playgrounds obtain their water from a well at the parsonage nearby.

Gas is available, as is electricity, but sewers have not been installed, nor is there a garbage collection system provided, except that by a private firm.

Streets on each of the three sides of the triangle are marked, and all well paved, although sidewalks have been placed only along the Newport and Gap Turnpike, on the south side.

Transportation is provided at Marshallton through the bus system and the street car service at Newport, each being run from six o'clock in the morning to 12:45 o'clock the following morning.

Mail delivery is through the rural route system, and the nearest postoffice is at Marshallton.

Health conditions average well, the homes all being separate, with no apparent crowding or uncleanness. Physicians are available on call within easy reach, although there is neither a physician nor dentist living in the locality. Ambulances are obtainable on call from Wilmington, and there are Red Cross stations at the neighboring fire stations.

Simpson A.M.E. Church, at the junction of Newport and Gap Turnpike with Kiamensi Road, a short distance away toward Newport, is the nearest church. This church was constructed in 1888 and rebuilt in 1934. The present pastor, Rev. H.M. Bailey, lives in the parsonage almost directly across the turnpike from the church.

Located in a grove of trees alongside the pastor's home and belonging to the church, is the WPA playgrounds for Masonicville and its surrounding communities where Negro children have been provided with what is believed to be the first playground for Negroes in any location in the State outside of Wilmington.

Miss Sarah Logan, of 827 Tatnall Street, Wilmington, has charge of the recreational activities of children here. The playground of nearly two acres has fair equipment and the people of the section are endeavoring to raise sufficient money to further promote it as a permanent place for the community as a recreational center.

Baseball grounds, Volley ball and basketball courts, swings, sand boxes, tables, seats, see-saw and other amusement devices are provided for children of various ages. A boxing pavillion has been erected but there are no seats or other equipment as yet, which is necessary for this sport.

For the older people, checker games, with seats and tables have been supplied. Unfortunately, no toilets have been provided. No shelter is provided in case of rain and an endeavor is being made to have a portion of the grounds filled in so as to avoid flooding, after heavy rains.

A class in handicraft for girls and women is conducted where knitting, weaving, embroidery, sewing, paper craft and other features of domestic science may be learned.

Piano lessons are given free to a number of children by Miss Vintie Willis, director of music, also employed by the WPA. Two Negro men are on duty, in charge of the activities of boys in different sports.

Buildings here are clean and comfortable but are without sewers, hence have outside toilets. Lots average 50 X 100, and there is usually a small garden, flowers, and lawns about the homes, while chickens are kept at some homes.

Taxes paid are only those of the county, this being an unincorporated community. No provision for the street lights had been made late in 1938. Fire insurance is high due to lack of water mains of sufficient volume to permit their use in case of need.

There are no business establishments at Masonicville and the nearest grocery stores are those of Belvidere three blocks distant. Industrial plants of Marshallton, Newport and Silview employ most of the residents here, and some are working on WPA projects.

Growth is limited to the size of the area occupied by Masonicville, all buildings being residential in character. There is a small cemetery on the grounds of Simpson A.M.E. Church, within two blocks and another one, which is poorly kept, also of the Simpson Church, located, two blocks north on the Newport and Gap Turnpike.

The school attended by Masonicville children is on Keamens Road, about three blocks westward, and is a four-room building, newly erected. Pupils may transfer to Howard High School, Wilmington after finishing the primary school here.

G. K. Browning

El. Thompson-Walls

Wilmington Suburbs

August 26, 1938

Meadowbrook

Meadowbrook, a small Negro suburb, lies parallel to and west of Belvidere, on the southwest side of Newport and Gap Turnpike. Two streets, Meadowbrook and Woodward Avenues run northwest to southeast, and are intersected by First and Second Avenues. Meadowbrook and Woodward Avenues touch Newport and Gap turnpike on the northwest and Kiamensi Road on the southeast sides. The Baltimore and Ohio Railroad separates Meadowbrook from Marshallton and the suburb also adjoins the Colored Girls Industrial School ^{for colored girls} on its western boundary.

Located about four miles southwest of Wilmington, Meadowbrook has an area of ten acres and an elevation of 100 feet. The population numbering 100, is entirely Negro. The development of this section came through the purchase of land from John H. Cranston, of Newport, and construction of homes, all of which have been built since 1900.

The derivation of the name is vague, except for its once having been a meadow for grazing cattle, and being situated on a brook - hence Meadowbrook. As to restrictions, there are none except those imposed by county and State regulation.

Policed by rural officers, of whom there are four allocated to this district, it is also sometimes patrolled by members of the State Police.

Fire protection is that furnished by the several companies located in the surrounding communities. No water mains or fire hydrants were provided as late as 1938. The Artesian Water Company

has made a few connections in this locality for the purpose of providing homes with water.

Gas and electricity are available but not generally used, not have sewers been provided. Garbage is taken care of through private collection. Streets have been surfaced, but are not paved as are the main highways on either side.

The bus service which touches Marshallton and the street cars running through Newport provide transportation for Meadowbrook from six o'clock in the morning to 12:45 o'clock on the following morning. There is no traffic control necessary. Mail delivery is that of the rural type, with the nearest postoffice being at Marshallton.

Health conditions appear to be about the average. Red Cross services for emergency cases are available at the several fire company headquarters surrounding this suburb, and ambulance calls may be made to Wilmington, with the county ambulance from Farnhurst sometimes answering calls. Doctors and dentists are also found in neighboring communities, none being located here.

Alfa Baptist, an unaffiliated church, is located in Meadowbrook, and the community school is three blocks away at Cedar Heights on Kiamensi Road. There is no kindergarten.

The only regular playground or park is that at Masonicville, five blocks to the east, where children as well as older persons may play, rest, and relax. This is a WPA playground under governmental operation.

Types of buildings here are about the usual run of Negro homes found in ^{the} small suburbs, but all houses are separate, usually with small gardens, well kept grounds, and grass plots.

There is, however, a total lack of shade trees. Lots run the average of 50 x 100.

County and State taxes prevail here, with the fire insurance rate averaging that of communities which have no fire protection. There are no business or industrial plants here, employment being found in Wilmington, Marshallton, Newport and Silview. A number of the men had been employed by the WPA for many months late in 1938.

No Federal housing has been undertaken in Meadowbrook and the price of homes is low, apparently all being constructed by the owners themselves or with the aid of neighbors. There is no appearance of slums in this locality, however, because houses are separated from each other by specified distances and without crowding. Houses are all single story bungalow type buildings.

The only stream near Meadowbrook is Red Clay Creek, always murky with the dye stuffs coming from manufacturing plants located on the upper waters of the stream.^{are}

Flying fields nearest/those of Bellanca at New Castle and the du Pont Flying Field on Lancaster Pike. There is apparently no ~~clubs~~, fraternal, or political organization here, nor are there any annual events, the residents evidently seeking club or fraternal life in Wilmington. The political temperature of Meadowbrook, normally attaining a Republican heat of nearly 100 degrees, appears to have swung almost entirely toward the Democrats, since the last Presidential election. One Negro asked as this tendency said:

"Us folks knows when we votes for Democrats, we is goin' to eat. These here Republicans promises lots of things but yo' stomach don't pay no mind to promises."

There are no points of interest here nor are there any buildings of note. The growth of the community has been very gradual, stretched over a period of more than 20 years, beginning with the section as a farm, and it now had paved roads, electric lights, gas, water, and other conveniences.

The cemetery at Simpson's A. M. E. Church is the nearest one available for colored people.

Guy K. Browning,

El. Thompson Walls,

Newport

Deeds of and for the John Mendenhall Property, Newport .

Thomas Duff owned the ground which included the Mendenhall property in Newport, in the year 1820. This ground was sold at sheriff's sale Feb. 16, 1820 for \$140 to Richard Shepherdson. At his death (1837) it went to his two sons, Thompson Shepherdson and John R. Shepherdson. George Thomas of Philadelphia bought the property for his daughter Barbara and his son-in-law, Barbara's husband, Joseph Carr on October 10, 1849. Elias S. Naudain and Sarah A., his wife next bought the property in 1853, selling it the following year to George Simpson and Elizabeth T., his wife and Joseph Grubb.

In the year 1859, it was bought by Samuel Miller and his wife of Chester County, Pa. Later in 1859, it was sold to Dr. John Huey. The property came into the hands of Samuel N. Pusey, and by a foreclosure passed to Isaac Lukens and Christopher B. Naudain, April 8, 1880. John Mendenhall bought the property from the above-mentioned owners, and on January 7, 1918, sold the property to Rodger Wilson. Mr. Wilson in turn sold the property in 1922 to Frank A. Herpel, the present owner.

Source of Information: The following books in the Deeds Record Office for New Castle County office in Wilmington Delaware:

I. Vol. 7, p.128
G. Vol. 5, p.351
W. Vol. 3, p.106
C. Vol. 6, p.271
M. Vol. 6, p.424

Q. Vol. 6, p.131
V. Vol.25, p. 94
K. Vol.31, p.327

8/4/38 E. J. Walls
GUB 8/4/38

MIDDLEBURGH

By virtue of a warrant from William Welsh bearing date the 10th of the 1st month 1684 This may certify thatt there is a certain Tract of Land layed out for Broer Sinnexen called Middleburgh scituate lying & being on the north side of Christina Creek bounded as followsth viz Beginning att the corner of Arnoldus Delagranges Paied fence by the Creeck side & running from thence north by the s^d fence side 72 perches then down by the side of a small Gully & Swamp E b N $\frac{1}{2}$ Nly 23 perches N E 5 perches N b E $\frac{1}{2}$ Ely 14 perches W N W $\frac{3}{4}$ Wly 28 perches N $\frac{1}{2}$ Ely 23 perches N N E $\frac{1}{2}$ Ely 12 perches to a corner marked Hickory standing by Mill Creeck side which divides this land from Gysbert Walravens & from thence by a lane of marked trees W N W $\frac{3}{4}$ Wly 400 perches to a corner marked Spanish oak standing in one of the Lines of Broer Sinnexens Land formerly surveyed Broers Swamp thence N E b N 46 perches to a corner marked White Oak E N E 47 perches to a corner marked Hickory standing by Mill Creeck side by the s^d Creeck side N W $\frac{1}{2}$ Wly 12 per N 40 per N N W 20 per N W $\frac{1}{2}$ Wly 86 per W S W $\frac{1}{2}$ Wly 42 perches W N W $\frac{1}{2}$ Wly 20 per N b E 34 N W b W 16 per W S W 24 per to a corner marked Hickory standing in John Stalcops Line & by the aforementioned Creeck side thence with the s^d Line of Stalcops south 124 perches to a corner marked White oak of the s^d Stalcops standing in another of the Lines of Broer Sinnexens swamp. thence with the Lines of the s^d Swamp W S W 65 perches to a corner marked Spanish oak then S E b E 59 perches to a corner marked Red oak then S Wly 34 per to a corner marked Red oak then E 56 per to A corner marked Gum Tree then S E b E 14 per to a corner marked Red oak of William Rainbows Land then S b E $\frac{1}{2}$ Ely 20 per to a corner marked Hickory thence by a line of marked Trees which Divides this from Legranges Land E by S 4^d Sly 320 per to a corner stake then E S E $\frac{3}{4}$ Ely 12 per to another stake standing att the corner of Gysbert Walravens cleared feild then S E b E 7^d Ely 46 per then S 2^d Ely 46 per to the Creeck side then by the Creeck side N E by E $\frac{1}{2}$ Ely 9 per S E b E $\frac{1}{2}$ Ely 11 per E $\frac{1}{2}$ Sly. 18 per to the first mentioned place of Beginning att

the corner of Legrange fence. also layed out for Broer Sinnexen a certain pece of Marsh Beginning att a Stake by the Creeck side which Divides this from a peece of Marsh belonging to Legrange. thence down by the Creeck side E b S 23 per E $\frac{1}{2}$ Sly. 44 per E 49 per to a stone which Divides this from Gysbert Walravens Marsh thence by a line N $\frac{1}{2}$ Wly 48 per then W $\frac{1}{2}$ Nly 83 per to the fast Land of Legranges Home Lott then S S W 11 per S W b S 18 per N W b W 10 per then by a line S S W 20 perches to the first mentioned stake by Christina Creeck side contayning & layed out for 30 acres of Marsh & his fast Land contayning & and Layed out for 425 Acres in all 455 acres surveyed the 3^d of the 2^d mo 1684 alsoe his share of the Mill Land being 5 acres $\frac{1}{2}$ in all 460 acres $\frac{1}{2}$ in all 460 acres & a $\frac{1}{2}$ -----

*P. Tho. Pierson

" Having Surveyed the Land mentioned & made a former Return of the same to the Surveyor Gemm^{ells} office and having occasion to Examine some of the lines of the s^d Land again ffound a deffect in the fformer return through ffalse measure of the chain carriers this therefore may certifie that this is a true Draft of the S^d Land according to the best of my knowledge. Tho. Pierson. "

* Evidently per.

Source of Information

Book of Survey New Castle County, by Evan Thomas, Recorder, p. 482-483.

G. K. Browning
March 15, 1939

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Regional Survey
Suburbs

MIDDLEBURG

CURRENT FILE

BOOK OF
SURVEY
NEW CASTLE

Commenced the nineteenth day of July 1806

BY

Evan Thomas

RECORDER

Pennsilvania

By vertue of a warrant from y^e Proprietary and Gouvern^e bearing date y^e 31st of y^e 3^d m^o 1683 directed to Eph. Harmans, I hereby certifie into his Secretarys office that there was surveyed and laid out y^e 3^d of y^e 2nd m^o 1684 unto Broer Sinnexen a certain Plantation scituate lying and being in y^e County of New Castle, known and called by y^e name of Middleburgh. Beginning at y^e corn^e of Arnoldus Delagranges paled Fence by Christina Creek side from thence N by y^e said Fance 72 perches from thence down by y^e side of a small Gully or Swamp E b N $\frac{1}{2}$ Nly 23 perches NE 5 perches N b E $\frac{1}{2}$ E p^e N N W $\frac{3}{4}$ W 28 p^e N $\frac{1}{2}$ E 23 p^e N N E $\frac{1}{2}$ E 12 p^e to a corn^e marked Hickory Tree standing by Mill Creek side thence WNW $\frac{3}{4}$ W by by Gysbert Walravens Land [?]perches to a corn^e marked Spanish oak standing in y^e line of Broer Sinnixins Land formerly surveyed thence NE by N 46 perches to a corn^e marked white oak thence N^o 40 perches to a corn^e white oak thence E N E 47 perches to a corn^e Hickory standing by Mill Creek side from thence alongh y^e several curves of y^e said Creek to a corn.

marked [three words obliterated] unto Jn^o Stalcoops Land
thence south along y^o said Land 124 to a corn^o marked white
oak being anoth^o of y^o corn^o Trees of y^o said Stalcoops
Land thence W S W 65 perches to a corn^o marked Red Oak
thence S W^{ly} 34 perches to a corn^o Red Oak thence East
59 p^oches to a corn^o Gum Tree thence S E b 14 perches to a
corn^o Red Oak of William Rainbowss Land thence S b E 20 p^o
to a corn^o Hickory Tree thence by y^o Land of Arnoldus Delagange
W b S 4 S^{ly} 320 perches to a corn^o Stake thence E S E $3\frac{3}{4}$ E
12 p^oches to anoth^o Stake standing at y^o corn^o of Gysbert Wal-
ravens cleare feild thence S E b E 7 dg^{es} Ely 46 perches S 2
Ely 46 perches to Christina Creek thence y^o severall courses of
y^o said Creek to y^o first mentioned place of Begining being ffour
Hundred Twenty five acres, as also anoth^o peace or p^ocitt of
marsh meadow Beginning at a corn^o stake by Christina Creek
side thence E b S 23 p^o E b S 44 perches East 49 perches to a
corn^o stake of Gysbert Walravens Marsh thence N $\frac{1}{2}$ W 48 p^o
thence by Delagranges Home Lott thence S S W 11 p^o S W b S 18
p^o N W b W. 10 p^o S S W 20 p^o to y^o place of beginning being
Thirty acres As also togeath^o with y^o one Equall third part of
seventeen acres of Land Laid out upon Little falls Creek for a
Mill according to contract being five acres and a halfe
containing in all y^o three aforementioned Tracts four Hundred
and sixty acres and is accordingly entred and Recorded in
my office at Philadelphia this 14th of y^o Second Month 1686.
(In another's handwriting follows this note: Capt. Markham be
pleased to draw the Patent for this and I will see it resigned
afterwards yours, R^t Langshore.)

E. Thompson-Walls
G. K. Browning
October 27, 1938

MIDDLEBOURG or duPont Landing
in 1868

Atlas of State of Delaware shows that the town of Middlebourg was named du Pont Landing about 1868. This information was obtained from the Map of Christiana Hundred.

Information.

D. G. Beers,
Atlas of State of Delaware. Map Page 11.
Wilmington Library.

*OK G. K. Browning
Oct 31, 1938
OK E. T. Walls 10/31/38*

MINQUADALE

Minquadale (80 alt.; 536 pop.,) is located on both sides of the Du Pont Boulevard, approximately five miles from the center of Wilmington. The community is long and narrow, with the longitudinal axis extending from the Christina Creek on the northwest to a point a like distance southeast of the Boulevard. The tract covers an area of 136 acres.

Minquadale is built on a portion of the tract patented to Arnoldus De La Grange by William Penn in 1683. When the lands of De La Grange were sold at public sale by Sheriff Gideon Griffith on March 21, 1748, this portion was acquired by William Bedford. The next owner was Casparus Jaquett, who bought it from Bedford in August of the same year. Mary McGinnis, sister of Casparus Jaquett, came into possession on his death, and retained the farm until May of 1761, when she sold it to John Jaquett, Sr. Succeeding owners were John Jaquett, Jr. (1790-1794); James Riddle (1794-1810); John Y. Townsend (1810-1823); Joseph Sawyer (1823-1840); Michael Jenks (1840-1853); Zadock Townsend (1853-1854); George W. Lobdell (1854-1911). On Nov. 4, 1891, Lobdell conveyed a portion of the tract to the "Minquadale Home," a Delaware Corporation formed to care for indigent aged people. The present suburb now surrounds this home, which is still in operation. On October 11, 1911, the Franklin Improvement Company acquired the remainder of the plot from the trustees of the estate of George W. Lobdell. The company failed to live up to its name, making no

effort to improve the property, and on Sept. 17, 1917, they sold out to the J. C. Holloway Company.

This latter company proceeded with the development of the land as a residential community, and developed the two sections separately. A plat of the portion lying southeast of the Boulevard was filed on Sept. 17, 1917; that of the portion northwest of the Boulevard was filed on June 22, 1918. Streets and lots were laid out in the same manner in both sections, and their development has proceeded along like lines. The restrictions placed on the purchasers of the lots by the J. C. Holloway Company have expired, but they determined the character of the suburb. It was provided:

"(a) That no building shall be erected on any of the land hereby conveyed within thirteen years of the date hereon, except upon plans and specifications first approved in writing by the party of the first part hereto; (b) That no building shall be erected within twenty feet of the established building line of any street on which the building fronts, nor within five feet of the boundary line of the plot or lot on which it is erected; (c) That no buildings shall be erected on lots fronting on the State Road costing less than fifteen hundred dollars, or erected on lots facing on other streets or avenues costing less than one thousand dollars; (d) The Company reserves the right to enter upon the premises at any time prior to the erection of a building thereon, and grade the same, placing soil or removing soil therefrom, and to cut grass, remove weeds, cultivate flowers, shrubs and trees thereon, and at any time to enter upon or along the back line thereof to install and maintain, or license others to install and maintain wires and apparatus above and below the ground for telephone and electric light, or both, and to lay and construct sewers over or upon said land for general use; (e) That all of the above provisions, regulations and restrictions shall apply to the whole of the plot known as "Minquadale" and shall run with the land until January 1st, 1940, provided, however, that the party of the first part may by an instrument or instruments in writing, under its corporate seal,

relien, abrogate, annul and release all or any part of the said lot or piece of land from any or all of the said provisions, regulations or restrictions whatsoever it may seem fit and proper."

The appeal of Minquadale has always been to the lower-income group. The lots were sold cheap, and because of the very low minimum construction cost requirement, the purchasers were enabled to erect houses that are sub-standard, according to approved housing standards. Many of these houses were built by the owners in their spare time. At present, there is a total of 134 occupied dwellings in the suburb. Ninety-two of these are one-story frame structures, of which total many are little better than shacks. In this classification might also be included two converted trolley cars which have recently been moved to the suburb and are now serving as residences. There are, however, some better class dwellings, particularly those facing on the Du Pont Boulevard. In this group of two-story houses, thirty are of frame construction, and ten are brick.

The main streets of Minquadale have been surfaced with macadam, and are in fair condition. The side streets, in the main, have never been paved. In some places, they have been cinder filled, but, for most of their mileage, they are composed of dirt. There are no gutters or storm sewers. The only sidewalks are those paralleling the Boulevard.

Sanitary sewers have not been installed; septic tanks are used for waste disposal. There is, as yet, no running water in the community-residents depend on individual wells for their water supply. The Minquadale Civic Association

⁵ had been agitating for installation of a running water system for some time, but so far has failed to achieve results. It is claimed by the association that the ^{water} supply at present is contaminated by the septic tanks. The State Board of Health has denied these claims. An effort was made to obtain water from the Wilmington supply, but the Wilmington Water Department said that the cost of laying mains made the project infeasible. The Deep Water Company was willing to furnish water from its wells at Castle Heights, but the initial cost (\$200 per dwelling) proved a stumbling block. Gas and electricity are available.

The community is well protected from the fire menace by the Minquadale Fire Company, which has its headquarters within the bounds of the suburb. A Red Cross First Aid Station is also maintained here. Police protection is furnished by the uniformed forces of the State and County. Mail delivery is made by R. D. carrier.

There are no churches in Minquadale proper. Residents may attend services in the churches which have been established by congregations of the leading religious denominations in nearby communities. A Jewish congregation (Machzikow Adas) maintains a cemetery and synagogue at the eastern extremity of the suburb.

The Minquadale School, a modern fireproof building facing the Du Pont Boulevard, is attended by grade school pupils of the suburb and the surrounding territory. High school students attend the Henry C. Conrad High School at Woodcrest. Bus transportation is provided.

There are three grocery stores and a gas station in Minquadale. Transportation to the business and shopping centers of Wilmington is afforded by busses which maintain a regular schedule on the Du Pont Boulevard. A company which manufactures cough syrup has a factory in the suburb.

Organizations indigenous to this suburb are the Minquadale Civic Association, the Minquadale Parent-Teachers Association, the Minquadale Fire Company, and the Minquadale Fire Company Ladies Auxiliary.

The land available for dwelling purposes in this suburb has practically all been preempted, leaving little room for future growth.

REFERENCES

Deeds Records: Q 1, p. 348; U 1, p. 106; L 2, p. 78;
W 2, p. 387; Z 3, p. 439; Z 5, p. 245;
M 6, p. 270; P 6, p. 238; B 16, p. 516;
Q 23, p. 3; D 27, p. 1; D 26, p. 601;
M 27, p. 601; E 27, p. 227;

J. J. Donohoe
December 3, 1940

Regional Survey
Wilmington Suburbs

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See also p. 188.

NEWPORT

Newport (40 alt., 987 pop.) is located on the north bank of the Christina River and the main line of the Pennsylvania Railroad, approximately five miles from the center of Wilmington. The main streets - James and Market - are the extensions, respectively of the Newport and Gap Turnpike and the Newport Pike, State roads. The boundaries of the town, roughly, are the Christina River, Newport Heights, Lyndalia, and privately-owned land.

In 1735, John Justis laid out Newport as "Newport Ayre" on the part of the Constantine tract which had been transferred to Henry Parker, a planter of Cecil County, Maryland. On the 26th of April, 1731, Henry Parker conveyed a half-interest in this 200-acre tract to John Justis, reciting that:

"Whereas Conrad Constantine, by virtue of a warrant, had a tract of land called 'Cold Harbour', lying in Christiana Hundred, on the north side of Christiana Creek, assigned to Henry Parker, beginning at Christiana Creek at Rainbow Run, 100 acres..."

On February 17, 1735, John Justis sold eighteen acres of above the tract to Samuel Marshall, who also laid out village lots and sold the same. James Latimer, an important figure in the early mercantile history of the town, first began purchasing lots in Newport on January 10, 1752.

During the first century of its existence, Newport rivaled Christiana and Wilmington as grain-shipping and flour-milling centers. Granaries, mills, and vessels were supplied with grain freighted by wagon from the farms of Pennsylvania and Maryland.

On the return trip, the teamsters carried merchandise to the towns along the Lancaster and the Newport and Gap Turnpikes. In 1825, Newport was at the peak of its prosperity, with five stores and six taverns. When the city of Wilmington assumed a commanding position as a shipping and industrial center, the standing of Newport steadily declined. The establishment of a railroad station in 1837 temporarily stemmed the tide of depression, but today, the shipping trade of Newport is extinct, and there is little industrial activity of any kind.

Few vestiges of Newport's former importance as a shipping and trading center remain. No traces of the once-busy wharves and mills are to be seen; there are, however, several interesting old houses in the town. The yellow-stuccoed brick store building at the southwest corner of James and Market Streets was one of Newport's busiest taverns. Former Governor John Penn of Pennsylvania records a visit here in 1788, and praises the accommodations. The old Double House next door on Market Street, has walls of Flemish-bond brick. The Myers or Parkin House, at the southeast corner of Market and Johns Streets, is a carefully preserved 18th century brick house of great charm, with long, low proportions. Heavy, pent eaves extend along the front. The Galloway House on the west side of Johns Street, south of Market, is a small gambrel-roofed brick house, built about 1830 upon a stone foundation.

Opposite St. James' Church at the eastern entrance of Newport, a marker has been erected in honor of Oliver Evans, who has been called the "first great American inventor."

Evans, who was born in Newport in 1755, built steam engines as early as 1802 and used steampower to run boats, vehicles, and a dredging machine; his power-driven equipment revolutionized the grain-milling industry. Although others may have preceded him in the idea of using steampower to propel watercraft, he was undoubtedly the first to apply the principle to land travel. He died in New York on April 12, 1819.

The first act incorporating Newport was passed by the General Assembly on April 7, 1873. It was reincorporated in 1883, and again on March 14, 1907, under the corporate name of "Commissioners of Newport." Under the terms of this last act, the boundaries are fixed as follows:

"Beginning at a point on the West side of Mary Street, at low water mark on the North shore of Christiana River; thence running in a Northerly direction along the West side of Mary Street about two thousand eight hundred and fifty feet to a point; thence Easterly and parallel with Christian Street extended, at the distance of one hundred and sixty feet Northerly from the North side thereof, to the land now owned by Robert Lynam, thence Southerly along the line of said Robert Lynam's land to the Western side of St. James Cemetery, thence Northerly along the Western side of said cemetery to the Northwest corner, thence Southerly along the Easterly side of said cemetery, the line continued straight to the Christiana River, low water mark, thence with low water of said river to the place of beginning."

Newport is governed by a Board of Commissioners, five in number, elected biennially on the second Monday in January. At this election, the Town Alderman is also selected. At the first meeting after the election, the Commissioners organize by electing a presiding officer from among their members. This official,

in common with his fellow-commissioners, serves without pay. The commissioners also appoint a clerk, a secretary, a tax collector, a bailiff, an assessor, a treasurer, a policeman, and an attorney, fixing the compensation in each case.

At present, the assessed valuation of all of the property in Newport is \$1,150,214. On this valuation, a property tax of \$0.80 per \$100 is levied. In calculating the capitation, or head tax, the same rate is used as that employed in figuring the property tax. For taxation purposes, each resident of voting age is assumed to be worth \$131. Applying the rate of \$0.80 per \$100, produces an individual levy of \$1.05, or \$1.00 net. Using the revenue derived from these taxes, the Commissioners pay the salaries of the town officers, provide street lighting, sewers, repair the streets, and contribute to the upkeep of various civic enterprises.

The streets of Newport are macadam and are kept in good repair. This is particularly true of the two main streets which intersect at the center of the town. Sidewalks are provided on the main streets. Overhead street lighting has been installed at the intersections, where identification markers are also placed. Curbing and storm sewers are found on the main streets only.

Sanitary sewers, provided by the Commissioners, are used for waste disposal. The town has its own water supply, obtained from artesian wells. Water from these wells is also used to power the fire hydrants which have been installed at the intersections. Private contractors, paid from the town treasury, attend to the collection of garbage and rubbish. Gas and electricity are furnished to the town by the Delaware Power & Light Company.

In addition to the town's lone police officer, who patrols the streets at night, police protection is furnished by the uniformed forces of the State and County. Cells are provided in the fire house for the confinement of persons awaiting trial for offenses committed within the town limits. In these trials, the Town Alderman sits as committing magistrate. Traffic is regulated by a 25 m.p.h. speed limit enforced within the town boundaries, traffic lights at the main intersection, and stop signs placed on the side streets.

Mail must be called for at the postoffice, which was one of the first to be established in the State. The first returns were made on March 20, 1793, at which time William Robeson was postmaster. Only three postoffices in Delaware had made returns prior to this date. The dates given for Delaware postoffices before November 12, 1822, are the dates on which they made their first returns to the Postmaster-General, the books giving the actual dates of establishment having been destroyed when the British burned the interior of the Capitol in 1814.

Fire protection for the town is furnished by the Minquas Fire Company. This is a rural volunteer unit, deriving a portion of the funds for its support from the State. The town commissioners also appropriate a yearly sum to help defray expenses. The Minquas Company has its headquarters in a two-story masonry building on James Street. This building also houses a barber shop, and, as noted above, the town jail.

The largest industry in Newport is the Krebs Pigment and Color Corporation, located on the north bank of the Christina River at James Street. This plant employs about 450 men at the

peak of production. Smaller manufacturing enterprises are the Norwalk Vault Company, a fibre mill, and a brick-making plant.

Retail establishments in Newport include three grocery stores, two barber shops, two gas stations, a bakery, two drug stores, a hardware store, two lunchrooms, a general store, and a shoe-repair shop. Three physicians have their offices in the town.

St. James' Protestant Episcopal Church, located at the eastern extremity of Newport, is a small frame building in the Gothic style of architecture, erected in 1875. The funds for the erection of the original church were raised by means of a lottery in 1767. Before the completion of the structure, the Revolutionary War broke out, and regular meetings were never held here until the present church was built on the same site, with its surrounding graveyard.

Newport Methodist Episcopal Church is the only other church in the town. Situated on Main Street, it is a brick structure which was erected in 1864.

The Henrik J. Krebs School, a modern brick structure on the Newport and Gap Turnpike, is the elementary and junior high school for the district. Senior high school students attend the Henry C. Conrad School in Richardson Park.

Newport has many organizations, fraternal and civic. In addition to those which are affiliated with the churches, there are the Women's Civic Club, the Minquas Fire Company and its Ladies' Auxiliary, the Newport Recreation Committee, the Newport Branch of the Women's Christian Temperance Union, the Delaware Grange, a lodge of the Improved Order of Red Men, a Masonic Lodge,

and two Boy Scout Troops. The Masonic Temple, a two-story brick building on Market Street, houses the Post Office on the first floor and has lodge rooms on the second. The Women's Civic Club has its headquarters in a modern one-story brick building on Augustine Street, at the eastern entrance to the town. Meetings of the Town Commissioners and other civic gatherings are held on the second floor of the fire house. Red Men's Hall, a two-story brick building, located at the eastern town limits, has been purchased by the congregation of St. James' Protestant Episcopal Church for use as a parsonage.

Healthful, outdoor, recreational facilities for the children of Newport are afforded by the well-equipped playground, recently completed on a large plot of ground adjacent to the Krebs School. Constructed by the Works Projects Administration, under the sponsorship of the Town Commissioners, this playground has all of the approved play equipment, and is provided with sanitary facilities, housed in a substantial stone building.

Within the town limits of Newport, there has been little recent home construction. At the western extremity of Newport, on a plot formerly known locally as "the gravel pit," a housing development called "Stonehurst" has been started by the Scroggins Construction Company. Twelve houses have been completed in this development, which is planned to include sixty like structures. These are two-story dwellings, designed in a modified English style of architecture. They are solidly constructed of stone, with frame gables. All of the public utilities to be found in the town of Newport are available, but as yet, the streets have

not been surfaced. The selling price of these dwellings is \$5,850, and they may be financed through the Federal Housing Administration.

References

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- Delaware. General Assembly, Session. Laws...Passed...1909. Milford, Del., Milford Chronicle Power Print, 1909. V.25, ch.177.

G. K. Browning
E. Thompson Walls

August 4, 1938

CURRENT FILE
Wilmington Suburbs

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JL

NEWPORT HEIGHTS

Newport Heights, which lies one mile east of Wilmington City Line, on the east side of Newport Pike between Folly Woods and the Newport Cemetery, has an elevation of about 150 feet.

Five streets run north and south-Marsh Road, Spruce, Larch, Warren, and British Streets respectively, with Warren Street running from the Pennsylvania Railroad on its southern boundary, for about one block north. East and west are three streets - Market and Ayre Streets, which extend through this suburb, and one unnamed street from Marsh Road to Larch Street.

There are 15 homes here, two on Marsh Road of the bungalow style, two of two stories on Newport Pike between Spruce and Larch Streets (one of stucco and the other frame, each being terraced, from the pike), and six homes on Larch Street, all two-story, two of brick, one of stucco, and the remainder frame construction. The rest of the homes are scattered on the several streets.

Facing Newport Pike, between Larch and British Streets, stands the Frank A. Herpel home, occupying a six-acre tract, the structure being a 15-room one of brick. There is a two-story servants' house in the rear, while standing directly behind this house, two blocks distant and facing the Pennsylvania Railroad, is the home of C.F. Hackendorn, a two-story, six-room brick structure, which dates back approximately 200 years.

Shade trees are predominant here, all homes have flowers, gardens, and well-kept lawns, and chickens are kept in enclosed areas. All have garages, indicating the ownership of automobiles.

Trolley service is available to Wilmington, the line being along the southern side of Newport Pike. Mail is secured through the Newport postoffice, six blocks distant, and each home has gas, water, electricity, and fire protection. The water and fire protection come through the Artesian Water Company, of Richardson Park, which has laid mains of the proper proportions and has also provided fire plugs. This community, being unincorporated, enjoys a low tax rate, although it has nearly all the city advantages, except paved streets and sidewalks, these not being placed as late as 1938. Fire protection causes a slight additional expense through its water rental of twenty-five cents a month, and street lighting also causes another slight expense, as does removal of garbage, although all three do not total a dollar per month.

The nearest school for children under high school age is the Krebs School at Newport, not quite a mile distant, while the Henry C. Conrad High School on Boxwood Road, cares for the education of those sufficiently advanced for its courses. This latter school is about the same distance, with sidewalks and paved streets to each school.

Churches available are St. James Episcopal and the Methodist Episcopal, at Newport, on one side, and the Methodist Episcopal and Church of the Brethren, at Richardson Park.

Practically all of the residents who work are employed in Wilmington, there being no industries in the vicinity except the Krebs Pigment and Paint Corporation, at Newport, and the Century Wood Preserving Corporation, at Silview, each of which employs a few persons.

There is no playground located here but children find recreation at the playgrounds in Newport, where is also located the Women's Civic Club building, Red Men's Hall, and the Masonic Hall.

The Grange also meets twice monthly in Newport.

Folly Woods, with more than 100 acres of timber, is just across Marsh Road and adjoins this spot, and has a small lake where some fishing and skating are enjoyed in season.

Fire protection is furnished by the Minquas Fire Company, located at Newport. Sewers are not available, the community depending on cesspools. The population total is about 60. No Negroes reside in this suburb. Police protection is provided by the Rural Police as well as the New Castle County Police. There is a Red Cross station at the Minquas Fire Company, Newport, and ambulances come from Wilmington on call. Voting is done at Red Men's Hall, two blocks distant at the edge of Newport.

The largest and most pretentious home in Newport Heights is that of Frank A. Herpel, standing on Indian Hill, facing Newport Pike, and situated in the center of its six-acre plot, about one block off the thoroughfare. This home was formerly the property of John Mendenhall.

Erected in 1837, the house can be traced back to its original or supposed builder, Richard Shepherdson, at whose death it passed into the hands of his sons, Thompson and John R. Shepherdson. This plot of ground was originally owned in 1740 by Thomas Duff, one of the members of the convention that ratified the Federal Constitution on December 7, 1787, and had been purchased by him from the original owner, Augustine Constantine, and his wife, Jenet.

It is a three-story, 15-room brick house, which bears a bronze marker under its eaves giving the date of erection as 1837. It is believed to be the first house in Delaware to be stuccoed, this being done in 1907, by its owner, at the time John Mendenhall. A frame addition was placed at the rear.

There ^{are} is still a number of fine old trees here, though several were destroyed in a windstorm in 1932. In the rear garden is a large cross design of some variety of boxwood, of more rapid growth than the English type. It is about 40 feet in length, with the cross arm 25 feet. Located near the cross is one English boxwood five feet high and eight feet across, which is neatly shaped, and a fine specimen of this rare and valuable shrubbery. There are several varieties of imported trees and other shrubbery also in the garden. At the west side is a small concrete lily pool stocked with gold fish.

To the right of the house on the lawn sits an old moulder's ^{ladle} pot which has been there for more than 50 years, brought from an iron works once located at Newport. The ^{ladle} pot sits on a small circular metal base sunk into the ground and stands about three feet high, three feet across its top, and is three inches in thickness. It was once used for drawing off molten metal preparatory to pouring the latter into molds. Several men were needed to handle it doing so by placing around the pot an iron circle with handles on each side, extending out a distance of four feet so that the men would have been sufficiently removed from the molten metal to withstand the heat.

The home is finely finished inside, having the original fire-places, with carved marble mantel pieces, and old wooden paneling in several downstairs rooms, the latter of unusual size. All windows are deeply set. The ceilings are high and the walls of the home are of unusual thickness. Three chimneys of large size, two at the ends and one near the center ~~of the home~~, attest the fact that the ^{house} ~~home~~ was well-heated in the days when wood was used for fires. The ^{it} ~~home~~ is now equipped with steam heat.

Mrs. Frank A. Herpel, while having an old ice house on the property cleaned out, found a Bible, underneath a jar, which must have been there for a long period of years, but was practically undamaged by dampness or mold. The Bible belonged to former Judge George Gray's family and was returned to them. The Gray family could give no explanation as to how the book came to be in its location, although it had been missing from the Gray home for many years.

On the west side of the Herpel home, adjoining the property line, stands a pile of stone which came from the foundations of the original St. James Episcopal Church in the northeast corner of Newport Cemetery, which Scharf's History of Delaware, p. 896, says was built by lottery. (3)

"The managers of the lottery in August, 1767, were Empeon Bird, Thomas Duff, Thomas Ogle, Morton Morton, and John Reece" and dates of purchase of materials for the church building begin with September, 1767.

Scharf further records that "Before this building was completed the War of the Revolution broke out, and in those troublous times it was used to stable a troop of British cavalry."

This church appears to have been practically abandoned after this, but it is also recorded that in 1787 an unsuccessful attempt was made to incorporate this with St. James Episcopal Church at Stanton, the church at Newport being designated as the New Church. The Rev. William Price, rector of Old Swedes' Church at Wilmington, officiated here from 1800 to 1802, but it fell into disuse about 1810, before this time all Episcopal meetings at this point being abandoned. Scharf further states "It was deemed best to dispose of the old stone church" (which was constructed of brick), but there is no further record of its disposition, although only a few of the foundation stones now remain.

The C. E. Hackendorn home, in the rear of the Herpel property, and facing east, stands on an incline above the Pennsylvania Railroad overlooking miles of marshes of the Christina River. It is more than 200 years old, being a two-story, six-room building of brick, with three large chimneys, one in each end, and one near the center of the house. All six rooms are provided with fireplaces which have been boarded up.

Although the property, which Mr. Hackendorn bought late in 1938, has been poorly kept and ill-used apparently of late years, it is now being put into a presentable appearance and all its woodwork and handmade iron fixtures are being carefully gone over to aid in their preservation.

Handwrought iron hinges more than three feet long are on some of the doors, and nails, window fastenings, and other metal pieces necessary are also similarly made. The windows have the "nine and six" glasses, that is nine in the upper sash, and six in the lower, and are undoubtedly of great age, being imperfect with flaws as large as a silver dollar, visible in several of them.

Floor boards^{are} in some instances 13 or 14 inches in width. In two lower rooms there is paneling in each end which has been covered with innumerable coats of paint, several pieces of material more than 20 inches in width being used. This is to be carefully cleaned and brought back to its original beauty.

There is a fine example of an old stairway running to the second floor in the hallway of the home, which is undamaged, except for its heavy coatings, of paint, which is also to be restored.

Brick of the type used in the building could not have been burned in this country at this period and were hence imported, possibly from England, and are exceedingly well laid. The walls are thick and show

black brick headers every fifth row. Dutch influence is indicated about the eaves.

The Hackendorff home is known as the Joseph Grubb House, and according to the deed records in the Recorder of Deeds Office for New Castle County, Wilmington, Delaware, "ram was running on January 20, 1854". In another deed, "rights or privileges of forcing water across Joseph Grubb's property by hydraulic ram" appear, this water probably going to the present Herpel home, on the hilltop above.

"Conrad's Cripple," across what is now the Pennsylvania Railroad, was the stream whose power was utilized to force water from a spring nearby, but both the spring and stream are now gone. Remains of the hydraulic ram were removed some years ago.

References:

1. Deeds Record Book. Q. Vol. 6, p. 132.
2. Deeds Record Book. I. Vol. 7, p. 128.
3. Scharf's History of Del. Vol. 2, P. 696.

John J. Donohoe
May 3, 1940

REGIONAL SURVEY
Wilmington Suburbs

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NORTH HILLS

Encyclopedia File

North Hills (200 alt., 184 pop.) is situated about three miles northeast of the center of Wilmington, with the development centering about the Marsh Road and the Washington Street extension. The suburb of High Point, the William du Pont estate and Bringham Woods (a city park), form the boundaries of the 105 $\frac{1}{2}$ acre tract, of which about ten percent has been developed.

This is a part of the larger tract granted to Vance Peterson in the seventeenth century (exact date unknown). The acreage contained in North Hills was purchased from Luloff Peterson by John Beeson in May of 1755. The land was farmed by various members of the Beeson family until April of 1866, in which year it was sold to John Smith Talley, who immediately disposed of it to his brother, Isaac S. Talley. The latter remained in possession until Jan. 27, 1928, when the plot was acquired by George B. Booker and Company who, as developers of the suburb, still control those portions of the land which have not been sold for home sites.

Development of the tract as a residential community was deferred until 1936, when the land was surveyed and a plat, showing the layout of streets and lots, was prepared. A copy of the plat was filed in the office of the Recorder of Deeds in June 1936. The company erected no houses but sold individual lots, subject to a carefully worded list of restrictions, viz.:

"The above described lots or pieces of land are conveyed to the party of the second part hereto, subject to the following covenants, agreements, conditions, restrictions, etc., which it is hereby agreed shall be covenants running with the land, and shall be binding

on the party of the second part, its successors and assigns:-

"1. The land shall be used for residence purposes only and no building of any kind whatsoever shall be erected or maintained thereon except private single dwelling houses, and private garages for the sole use of the owners or occupants of lots upon which they are erected.

"2. No building, fence, wall or other structure shall be commenced, erected or maintained, until the plans and specifications, showing the nature, kind, shape, materials, floor plans, location and approximate cost of such structure shall have been submitted to and approved in writing by the party of the first part or its assigns. The party of the first part shall have the right to refuse to approve any such plans or specifications which are not suitable or desirable in its opinion, for aesthetic or other reasons, and in so passing on such plans, it shall have the right to take into consideration the suitability of the proposed structure and of the materials of which it is to be built, the site upon which it is proposed to erect the same, the harmony thereof with the surroundings and the effect of the structure, as planned, on the outlook from the adjacent or neighboring property.

"3. No building or part thereof, except as hereinafter provided, shall be erected or maintained closer to the street on which the plot abuts than thirty-five (35) feet.

"4. Unenclosed covered porches, the floors of which are not higher than the level of the first floor of the building may encroach on such restricted area by projecting thereon not more than five (5) feet. Enclosed porches, or unenclosed porches carrying second floor construction, or any porch which may be covered by any portion of the main roof, shall encroach on this area not more than five (5) feet. No house, or any part of it, including bay windows or porches, shall be erected closer than ten (10) feet from any side or rear building line.

"5. A garage shall not be erected closer than sixty (60) feet of the front street, unless it be made of or attached to or connected with the main building on the plot.

"6. Roof construction of buildings erected for use as dwellings shall be of more than one pitch, the garages to be of an architectural design conforming to that of the dwelling.

"7. There shall not be erected, permitted or maintained on any of the land included in said deed any foundry, graveyard, sanitarium, or institution of a like or kindred nature, stable of any kind, cattle yard, hog pen, fowl yard or house, cesspool or any kind of privy, nor any plant or manufacturing establishment of any kind, nor billboard, nor any noxious, dangerous or offensive thing, trade or business whatsoever, nor shall any garage or gas filling station be maintained, nor live poultry, hogs, cattle or other livestock be kept thereon.

"At no time shall any of the land included in said deed or any building thereon be occupied by any negro or person of negro extraction. This prohibition is not intended to apply to the occupancy by a negro domestic servant or other person while employed by the owner or occupant of the land included in the tract.

"8. The party of the second part agrees to construct at his expense a septic tank for sewage disposal on his respective plot with drainage through not less than sixty (60) feet of open tile laid in a cinder trench thirty inches deep with outlet connecting with the main drain.

"9. Easements and rights of way are hereby expressly reserved in and about the rear three feet of the lot, such easements and rights of way to be for the following purposes: erection and maintenance of poles, wires and conduits, with the necessary attachments thereto, for the transmission of electricity and for telephone and other purposes; for the construction and maintenance of storm and water drains, land drains, public and private sewers, gas, water or heat pipes, etc.

"10. Violation of any restriction or condition or breach of any covenant or agreement herein contained shall give the party of the first part, in addition to all other remedies, the right to abate and remove, at the expense of the owner thereof, any erection or thing that may exist thereon contrary to the intent and meaning of the provisions herein, and the party of the first part shall not be deemed guilty of any manner of trespass for such entry, abatement or removal."

Since North Hills was opened for development in 1936, forty-six houses have been erected. Twenty-seven of these are located on Marsh Road, between the boundary line at High Point and the Washington Street extension. This street is solidly built up, with no vacant lots on either side of the street. Two of the houses are of solid masonry construction. In the others, some form of masonry (stone or brick or a combination of the two) is used for first floor construction, while the second floor is covered with clapboard sheathing. Garages are attached to the main structure, allowing ample lawn space on the seventy-five foot front lots. As is to be expected in owner-built houses, a variety of architectural forms is found - usually one or another of the seemingly endless adaptations of the Colonial style.

Marsh Road, in use as a through highway long before the development of North Hills, has a twenty-two foot wide roadway, concrete paved, and is provided with concrete gutters on either side (at this time badly in need of repair). Garage driveways cross the deep gutters over well-built culverts. There are no sidewalks.

The only other street of any importance in the suburb is Brighton Road, running parallel to Marsh Road and connected with it by a short street called Woodland Drive. Neither of these streets is paved nor do they have gutters or sidewalks. On Brighton Road, four houses have recently been constructed. All-masonry types and slightly larger than those on Marsh Road, they were built to sell for \$7500. Two are occupied.

The Parkview section, located north of the Washington Street extension, between Marsh Road and Bringham Woods, was recently opened to the public. Two streets, unpaved as yet, have been cut through from

Washington Street to a common meeting point at Marsh Road. On the lots abutting on these streets, twelve all-stone houses have been erected. All of these houses, priced at \$8,000, have been sold, and the immediate construction of a similar number is planned.

Water for household use is supplied to both sections of North Hills by the Suburban Water Company, but fire hydrants are to be found only in the older section. Residents are furnished with gas and electricity from the Wilmington supply. Twice daily, door-to-door mail delivery is made by carriers operating from the Wilmington Postoffice. Septic tanks are used for sewage disposal. Garbage and rubbish removal are taken care of under private contract.

There are no public carriers offering direct service to North Hills. On the Philadelphia Pike, approximately one-quarter of a mile from most sections of the suburb, a regular bus schedule is maintained.

Mount Pleasant Junior High School, half a mile from this community, is the public school for this district. In order to reach this school, children must cross the busy Philadelphia Pike. School busses provide transportation to Claymont Senior High School.

In accordance with the restrictions imposed in the deeds, there are no business or manufacturing establishments in this suburb. Neither are there any retail stores, but the telephone and rapid delivery service obviates the necessity for these places.

The development of North Hills is of very recent origin. The residences in the older section have all been erected since 1936, and the Parkview section is only a year old. Plans have already been made for the construction of twelve houses in the latter. Even when these have been completed, more than two-thirds of the acreage in the suburb will be available for future development.

References

Deeds Records: S1, p. 601; Y6, p. 53; Y6, p. 55; A13, p. 1; A13, p. 3;
K35, p. 507; E38, p. 601; U39, p. 529.

Will Records: M, p. 309.

John J. Donohoe
October 20, 1940

Encyclopaedia File
Regional Survey
Wilmington Suburbs

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OVERLOOK COLONY

Overlook Colony (100 pop., 544 pop.) is situated northwest of the Wilmington and Philadelphia Turnpike, between Claymont Heights and Claymont Terrace, about nine miles from the center of Wilmington. This suburb covers a territory of 32.88 acres.

Morgan Druett was the original grantee of the tract of which this was once a part. John Ford later acquired the portion of the tract upon which Overlook Colony is built. After the death of Ford in 1784, the farm was sold by the sheriff to satisfy his debts. The purchaser was Richard Cantwell, who died intestate in 1790. Cantwell's heirs conveyed the land to John Dickinson in 1794, and Sally Moore Dickinson, who inherited the tract from her father, sold it to George Lodge in 1845. By the terms of the last will and testament of the latter, dated August 30, 1872, the property was left in trust for his grandson and namesake. William L. Kerr bought the farm from George Lodge, the younger, on December 2, 1916, and retained possession until February 18, 1918, when he transferred title to the General Chemical Company. Hugh B. Eastburn was the next owner, holding title from April until September of 1918, when Claude Banta acquired possession.

The General Chemical Company was the original developer of Overlook Colony. In order to provide homes for its workers

during the war-inspired boom and subsequent housing shortage, the Company built a number of homes here. These houses, constructed of concrete and covered with stucco, were built in row fashion, eight to sixteen to a block. After the collapse of the boom, the dwellings were sold in blocks of ten for the sum of \$1,000 each. These dwellings still make up a large proportion of the housing in the community. A plat of Overlook Colony compiled from a survey made on March of the same year was filed in the office of the Recorder of Deeds on April 15, 1924. The owner at that time was Hugh B. Eastburn, who a few months later sold out the undeveloped portions of the tract to Claude Banta. The latter was responsible for the development of the remaining acreage. Mr. Banta erected no houses, merely selling off the plot as building lots.

The restrictions which were formulated by the General Chemical Company are still in force. It is provided in the deeds of conveyance that:

"The grantee, by reason of this conveyance, acquires title to all easements of the property, including the right to use the streets, electricity and gas installations, water mains and sewers. The annual rental for the use of these sewers shall not exceed ten dollars for a single house, and the same sum for each family in an apartment house. No dwelling house shall be erected for a less cost than \$3,000, except on Commonwealth Avenue, where the cost shall not be less than \$4,000. There shall not be maintained any blacksmith, currier, or machine shop, piggery, slaughter-house, public stable or livery, soap, glue, or starch manufactory of any kind or nature whatsoever. Furthermore all of said property shall be used for private residential purposes only, except for certain districts which are specifically exempted. Only one-story private garages shall be erected, and they shall be constructed of either brick or stucco, placed at the rear property line of the lots. Fences shall be permitted only on the front

and side property lines, and such fences shall be either wood or hedge fences, not to exceed four feet in height. No property shall be conveyed, sold, leased or occupied by any person not of the Caucasian race."

Including the houses erected by the General Chemical Company, there is a total of 136 housing units in the community. The houses built since the sale of the land by that company are mostly of the bungalow type, have one or one-and-one-half stories, and are usually of frame construction. They are placed on spacious lots, which are grass-sown, and planted with shrubbery and flowers.

All of the streets in the community are macadam-paved, and are maintained in fair condition. Sidewalks are provided in front of all of the houses, but they are poorly constructed, and, in rainy weather, are usually flooded. Storm and sanitary sewers have been installed. For the use of the sanitary sewers, a fixed yearly charge is made.

Gas and electricity are available in all sections of Overlook Colony. Water is furnished by the Wilmington Suburban Water Company, which has also installed fire hydrants, which are fed from their mains. For the latter service, an additional fixed charge is levied on each resident. Garbage and removal are made under private contract.

Public carriers serving Overlook Colony are the Philadelphia-Wilmington busses, which maintain a half-hour schedule on the Philadelphia Pike. Mail is delivered by R.D. carrier. Police protection is furnished by the uniformed forces of the State and County. A like service is provided by the rural volunteer fire companies, the nearest of which is the Claymont

Fire Company. This company also maintains a Red Cross First-Aid Station.

There are no churches or schools in Overlook Colony proper. Mount Pleasant Elementary and Junior High School is the primary school for the district. Busses are provided to convey the children to this school, which is located at Bellefonte. Claymont High School, immediately adjacent to the suburb, provides secondary education. Congregations of the leading religious denominations maintain churches in the adjoining communities, within easy walking distance of Overlook Colony.

Among the business enterprises in this suburb are a paint store and two grocery stores. The Improved Order of Red Men owns a large building on Commonwealth Avenue. Besides the lodge hall, which is located in the basement, it contains a grocery store, a confectionery store, a barber shop, and several apartments.

Approximately two-thirds of the available acreage in Overlook Colony has been utilized for building sites. The undeveloped portions, located in the extreme north of the suburb, are well-adapted for residential purposes.

References

Deeds Records: L 2, p. 617; N 2, p. 201; V 2, p. 192;
P 5, p. 304; Q 26, p. 234; L 27, p. 308;
P 32, p. 527; N. 31, p. 601; P 32, p. 527;
I 33, p. 35.

J. J. Donohoe
C. K. Browning
November 28, 1939

CURRENT FILE
Regional Survey 224
Wilmington Suburbs.

PENN-ROSE

Penn-Rose (50 alt., 484 pop.), nearest and least known of the northern suburbs of Wilmington, is situated on the east side of Market Street at the northeast city limits. The corporate limits of Wilmington form the north and west boundaries; Matson Run Park and lands of the Pennsylvania Railroad those of the south and east. The area thus enclosed is 26.791 acres.

Penn-Rose is a portion of the "Rockford Tract" granted to Vance Peterson "by Vertue of a Warrant from William Markham and John Gooding, Commissioners of Property under the Honourable William Penn, Esquire, true and Absolute Proprietary and Commander in Chief of the Countys of New Castle, Kent and Sussex upon Delaware and Province of Pennsylvania bearing date at Philadelphia the first day of the sixth month One Thousand six hundred and Eighty three."

Peter Peterson Smith, the grandson of Vance Peterson, lost his inheritance at public sale to satisfy his debts on August 29, 1747. Thomas Elliott, who thus acquired the property, transferred the title to Benjamin Ford in 1754. Ford conveyed the land to Mark Elliott in 1760. Various members of the Elliott family occupied the farm until February 9, 1816, when Jacob Derickson bought it from William McKee, a great-nephew of Mark Elliott. The undivided tract was the home of the Dericksons for nearly a century, or until 1903, when David Derickson, et al, sold the plot on which Penn-Rose is built to Edward A. Larter.

Mr. Larter formed the Penn-Rose Land Improvement Company, which

was responsible for the development of the suburb. Lots were laid out with an average frontage of twenty feet and depth of one hundred feet; streets, fifty feet in width, were cut through. The sole restriction contained in the deeds provided that only private dwellings be erected in the community.

Since the expiration of these restrictions in January 1928, Penn-Rose, particularly that portion which borders on Market Street, has become highly commercialized. Among the business enterprises conducted are: A grocery store, a delicatessen, a barber shop, a gasoline service station, a lawnmower repair shop, a garage and automobile repair shop, a restaurant and taproom, two coalyards, a used car sales agency, a cleaning and dyeing plant, two automobile painting shops, a metal products plant (copper and metal smiths), and the office and shop of a plumbing and heating contractor.

In general design and the type of materials employed in construction, the houses here tend to follow city practice rather than the usual suburban style. Frame construction, reversing the usual trend, is used in a minority of the dwellings. Of a total of one hundred and fifteen structures, fifty-eight are two-story brick buildings; fifteen others are two-story frame. They are constructed in the familiar city row pattern in sections having two, four, six, or eight units. The ubiquitous bungalow is not entirely neglected; there are twenty-seven homes representing each of the several variations on this theme.

All streets are surfaced with asphalt and are kept in fairly good condition. Street lighting, provided by the Levy Court of New Castle County, is exceptionally good; overhead electric lamps are found at all intersections and at the extremities of the dead-end

streets. Because of the lack of paved gutters and the practice followed by many residents of draining waste water directly into the streets, stagnant pools are formed at the lot borders. With the lone exception of those on Market Street, no continuous sidewalks are provided; many houses, particularly those built in row-fashion, have sidewalks which extend only to the lot borders. Street markers have not been placed; the lack is not serious since the east-west streets are a continuation of those within the Wilmington city limits, which are adequately marked, and there is only one north-south street (Pine Street,) paralleling Market.

City gas, water, and electricity are available. Mail deliveries are made twice daily by carriers working out of the Wilmington Post Office. Sanitary sewers have not been installed; septic tanks are used for waste disposal. Garbage and rubbish removal are by private contract; much indiscriminate dumping has been done on the vacant lots and on the outskirts of the suburb.

Police protection is furnished by the uniformed forces of the county and State. Penny Hill State Police Station is one-half of a mile north of Penn-Rose. The nearest of the rural volunteer fire departments is Brandywine Hundred Company, located at Bellefonte. The lack of fire hydrants in the suburb hampers the efficiency of the firemen, and also results in a high insurance rate.

The children of Penn-Rose receive their elementary and Junior High School education at the Mount Pleasant School on Duncan Road in Bellefonte. This modern school, built seven years ago to accommodate 700 pupils, is already in danger of overcrowding, and a movement to construct an addition has been started. Senior high school students attend the Claymont High School.

The only organization in Penn-Rose is that of the Wilmington

Homing Pigeon Club, which has its headquarters on 42d Street.

At the eastern boundary of the community is the large, circular, grass-banked reservoir of the Delaware Water Company, a subsidiary of the Pennsylvania Railroad. The water, which is piped here from Smalley's Dam near Newport, was until recent years used exclusively by the railroad. With the electrification of the line, a decrease in consumption began; much of this decrease has been made up by the amount supplied to the plant of the du Pont Company at Edge Moor.

Deeds Records: L19,p.601,602; N19,p.394; O19,p.254; R3,p.140; W1,p.176.

Rolls Records: 11b. P,p.120; 11b.P.p.479; 11b. G,p.568.

Will Record: U,vol. 1, p.8.

J. J. Donohoe
December 12, 1939

REGIONAL SURVEY
Wilmington Suburbs

PENNY HILL

Penny Hill (120 alt., 152 pop.) is located on both sides of the Wilmington and Philadelphia Turnpike, between Edge Moor Road and Gordon Heights. As originally constituted, the area of twenty acres extended for about 200 yards on either side of the Pike, but the growth of the suburb has been confined almost entirely to the south side. This situation was brought about by the sale of the larger portion of the northern section to the Delaware Power and Light Company in 1926. On this land, huge steel towers have been erected to carry high tension wires. After crossing the Pike, these wires traverse a similar but much smaller strip between the western limit of Penny Hill and the stone quarry which borders Edge Moor Road.

The earliest recorded owner of this tract was John Bradford. John Beeson, appointed administrator of Bradford's estate by the Orphans Court, sold the property to Isaac Stevenson on August 20, 1807. The next owner was Isaac Preston, who acquired it three years later and lost it at sheriff's sale to James Grubb on May 18, 1819.

By the terms of the last will and testament of James Grubb, this tract was devised to his daughter, Ann Smith, for life, with the remainder of his estate to be divided equally among his other children. Ann Smith died intestate on March 1, 1884; the other heirs, being unable to agree upon a partition of the farm, petitioned the State Chancellor to settle the matter.

The latter ordered the property sold at public auction on November 10, 1886; Sarah Wier was the highest bidder. After deduction of legal fees, the proceeds were divided equally among the other heirs, thirty-eight in number.

Sarah Wier conveyed the tract, in trust to her daughter, Margaret, on June, 1893, with the proviso that it be reconveyed to her, if at any time in her life, she so directed in writing or made it a condition of her will. Sarah Wier, however, died intestate and letters testamentary were granted to Margaret in September of 1900. The tract was described as "all that certain farm or tract of land at 'Shell Pott Hill' in Brandywind Hundred, New Castle County and State of Delaware, known as the 'Preston Farm,' containing about Twenty acres, situate and lying on both sides of the Philadelphia Turnpike, and bounded by lands of John Aldman, Henry Beeson, David Penny and others."

Miss Wier had the plot surveyed and laid out in building lots in 1907 but a copy was not filed at the office of the Recorder of Deeds until 1917. Penny Hill was named in honor of the Penny family, long-time residents in this vicinity. One of the projected streets, never to materialize, was called Penny Avenue. Miss Wier did not push the development of the plot and as a result, by the time of her death, which occurred in June 1920, only five lots had been sold. On these, flanking the north side of the Pike, the oldest houses in the suburb are erected.

By the terms of her will, the unsold portion of the tract was bequeathed in equal shares to James S. and Robert Wier Conly. Harry Emmons was appointed administrator with power to

sell the property or apportion it as he saw fit. Emmons turned over the undivided plot to James Conly, the elder, who conveyed the title to his sons on November 18, 1926.

In 1931, the Conlys began active development of the community. In order to insure uniformity, they built the houses, and sold house and lot as a unit. These houses are on the south side of the Philadelphia Turnpike and both sides of Hillcrest and Wier Avenues. At the present time, there are no vacant lots in Penny Hill.

All of the houses at Penny Hill are single family, detached dwellings with private, detached garages at the rear of the lots. The older homes, located facing the north side of the Pike, are large two-and-one-half-story, square plan structures, set well back from the road on spacious lots. Four are of frame construction; the other is partly stone and partly frame. The houses built by the Conlys fall into two general classifications: those on Wier Avenue and those on Hillcrest Avenue and on the south side of the Pike.

There are thirteen in the former group. These are two-story dwellings, following the same general style of architecture, built with a variety of materials. Frame construction, exclusively, is used in eight houses; four combine frame and brick; only one is built entirely of brick. They are so placed on generous sized lots as to insure a maximum of fresh air and sunshine. Macadam sidewalks flank the front lawns; from these, brick-paved paths lead to the entrance doorways. Green shutters form a pleasing contrast with the gleaming white of the main portion; this color scheme is faithfully duplicated throughout

Penny Hill.

In the second classification, there are nineteen units. Of these, seventeen are duplicate one-and-one-half-story, frame bungalows; conforming even in minor details, they give the impression of having been formed from the same master mold. The other two houses, although following the bungalow pattern, are more substantially constructed of masonry. The lots are larger than is usual with houses in this price class, providing a generous setback from the streets; the lawns are well groomed. Concrete sidewalks have been laid on the Philadelphia Pike; Hillcrest Avenue lacks this convenience.

Gas, electricity, and water are obtained from the Wilmington supply. Sanitary sewers are provided for all residences; storm sewers are installed on the Pike and on Hillcrest Avenue. Garbage and waste removal is made through private contract; restrictions against indiscriminate dumping are observed. Carriers from the Wilmington postoffice deliver mail twice daily.

Police protection is furnished by the uniformed forces of the County and State. The rural volunteer companies, the closest of which is the Brandywine Hundred Fire Company at Bellefonte, protect the community against loss from fire; hydrants installed on the Pike and on Hillcrest Avenue minimize the danger and diminish fire insurance rates.

Wier Avenue is the only street wholly within the confines of the suburb. It is wide, and well paved with macadam, but lacks both gutters and curbing. This ^{is} a dead-end street, extending eastward one block from Hillcrest Avenue to the lands of the Delaware Power and Light Company; at this extremity, a row of evergreens is planted. Street-name markers and overhead

lighting are found at intersections.

The children of this district receive instruction in elementary and junior high school subjects at the Mount Pleasant Junior High School in the neighboring town of Bellefonte; senior high school students attend the Claymont High School. Congregations of the leading religious denominations maintain churches in Hillcrest and Bellefonte.

There are no business or manufacturing establishments in Penny Hill proper. Numerous retail stores, stocking all the usual household needs, are located in the nearby communities, within easy walking distance. The trackless coaches, which maintain a regular schedule on the Pike and on Hillcrest Avenue, furnish one-fare transportation to the shopping and business centers of Wilmington.

References:

Deeds Records: O3, p. 222; V3, p. 439; U13, p. 207; D16, p. 472;
V25, p. 601; Z25, p. 370; V36, p. 66; M37, p. 601;
R37, p. 601; N34, pp. 498, 500.

Will Record: W2, p. 542.

OK
JJD
12/19/39.

J. J. Donohoe
March 15, 1940

Encyclopedia File 233
Regional Survey
Wilmington Suburbs

PENNY HILL TERRACE

Penny Hill Terrace (220 alt., 184 pop.) is situated east of the Philadelphia Turnpike, two miles northeast of the center of Wilmington. The $15\frac{1}{2}$ acre plot is bounded on the west by the Pike, on the north by Lenderman Heights, on the east by Lenderman Terrace, and on the south by Gordon Heights and Hillcrest. Penny Hill Terrace is practically a one-street suburb; sixty percent of the houses are located on Beverly Place between the Pike and Blue Rock Avenue.

Penny Hill Terrace was surveyed and laid out as a residential community in 1915, and the sale of lots was begun in June of 1916. Mary E. Veasey, who had acquired the tract by two purchases (eight acres from the Weldin heirs in November of 1901 and seven and one-half acres from Robert W. Lowry in February of 1915), was the developer. Each of these plots traces back to John Weldin.

John Weldin bought the first section from William Bright in August of 1839. This was a part of the original grant

"known by the name of the 'Bite', which was patented to

Peter Mounce and others in one thousand six hundred --" *1
Between the time of the original grant and 1839, the land was owned by William Mounce (1723-46), George and Ann Stanton (1746-63), Daniel and Deborah Cable (1763-1809), William and Isaac Lenderman (1809-36) and William Bright (1836-39).

In 1805, Weldin inherited the second section, which was a portion of the estate accumulated by his grandfather, John Allmond. This was a part of the large tract which Allmond bought from Jacob Lawson in November 1794. Lawson was a descendant of Lawsey Ollason, who was granted a patent by William Penn in February 1688,

*1. Rest of date missing.

confirming a patent granted by Governor Francis Lovelace on May 16, 1670, for

"one hundred sixty acres and a half acre of land, part of the said Eight hundred acres and a half acre of land (belonging to or called Virdritige Hook in the County of Newcastle upon Delaware)--."

Conditions, formulated by Mary E. Veasey, are contained in the deeds to lots in this suburb. Although the time limit on these restrictions expired on Jan. 1, 1939, they served their purpose, since, by that date, the community was almost solidly built up. Under these terms, it was provided that:

"there shall not be erected on any portion of the within described lands, any building or buildings in which shall be carried on any business offensive, noxious or detrimental to the use of said lands or any part thereof for private residence. Nor shall said lands be used for any purpose which will create a nuisance. No open cesspool, privy building, piggery or any offensive stable shall be maintained thereon. No poultry or pigeons shall be raised for commercial purposes. No wooden fences shall be erected thereon. No building or buildings shall be erected on the within described lands until the plan of said building shall be submitted to and approved by the party of the first part (Mary E. Veasey) in writing. No building shall be built on the within described lands at a distance of less than twenty-five feet of the southwest side of Beverly Place."

There are 46 individual housing units in Penny Hill Terrace. With the sole exception of a two-apartment structure, all residences here are single-family dwellings, constructed on spacious lots which have a minimum frontage of fifty feet. In architecture, comfort, and durability of materials and workmanship are stressed, and no effort has been made to insure uniformity of style. In choice of construction methods, frame and masonry types are evenly divided; sixty percent of the houses have two or two-and-one-half stories and contain seven to ten rooms. Antedating the

suburb is the Veasey home, a large stone structure set on spacious grounds at the intersection of the Philadelphia Pike and Lore Avenue.

Business enterprises conducted in Penny Hill Terrace are a grocery store, unit in a national chain, housed in a one-story stucco structure on the Pike; a tourist home and a lawn mower sharpening shop, both on Beverly Place. A medical doctor maintains an office and residence on Beverly Place.

Water, gas, and electricity are furnished to the dwellings of the community from the Wilmington supply. The Levy Court of New Castle County has installed sanitary sewers throughout the suburb. Storm sewers, fed by steel gratings placed on each lot, carry off excess surface water on Beverly Place and the Pike. The lack of similar sewers on Lore Avenue, where open roadside ditches are used for drainage, results in the formation of disease-breeding, stagnant pools. Door-to-door mail delivery is made twice daily by carriers operating from the Wilmington Postoffice.

The macadam-paved surface of the streets is in excellent condition. This paved portion is amply wide for two-way traffic, but paved parking strips, gutters, and curbing are not provided. Lack of these conveniences is the cause of much discomfort in bad weather. Continuous concrete sidewalks have been laid on Beverly Place and the Pike; these accommodations are not found on Woodside and Lore Avenues. Street lighting is adequate; all houses are numbered and street identification markers are placed at all intersections. Traffic control is provided by stop signs at the Philadelphia Pike and a speed limit of twenty-five miles per hour in the suburban bounds.

Police protection is supplied by the uniformed forces of

the State and County. The Brandywine Hundred Fire Company at Bellefonte is the closest of the rural volunteer units which, aided by strategically placed high-pressure fire hydrants, minimize the fire hazard and keep insurance rates at city levels.

Trackless trolley coaches, operated on a regular schedule to Bellefonte, and busses, which run on the Philadelphia Pike, afford swift and economical transportation to the business and shopping centers of Wilmington.

Educational facilities for the children of Penny Hill Terrace are provided by the Mount Pleasant Junior High School in Bellefonte, and the Claymont Senior High School in Claymont. Free bus transportation to the latter is provided by the State Board of Education.

There are no churches located in Penny Hill Terrace nor are there any social or civic organizations whose activities are confined solely to this community. Individual residents may be members of such Brandywine Hundred organizations as the Blue Rock Century Club (senior and junior), the Mount Pleasant Parent-Teachers Association, the Brandywine Hundred Fire Company, the Brandywine Hundred Civic Association, and similar groups.

References

Deeds Records: Q1, p. 336; Y2, p. 265; E3, p. 401; H3, p. 247; I4, p. 184; X4, p. 123; P6, p. 188, p. 198; V18, p. 171; R18, p. 576; T25, p. 601; K25, p. 293; B33, p. 310.

Will Record: Q, p. 209.

J. J. Donohoe
March 27, 1940

Regional Survey
Wilmington Suburbs

237

PHILLIPS HEIGHTS

Phillips Heights (220 alt., 160 pop.), located two and one half miles from the center of Wilmington, covers an area of eighteen acres, extending about one-quarter of a mile northeast from Rodman Road and one-half of a mile east from the Philadelphia Pike, limited in each direction by the corporate bounds of Bellefonte.

William H. Phillips, who came into the possession of the land on the death of his sister, Anne, in February, 1917, subdivided the tract into home sites in 1920. This is a portion of the property acquired by Anne Phillips in two parcels from Hannah Weldin (one in Sept., 1897, the other in March, 1911). The tenure of the Weldin family dated from 1844, in which year, William R. Weldin purchased the land from William S. Boyd, the legal guardian of the heirs of Thomas J. Boyd, Sr., "lately a surgeon in the United States Navy," who died intestate on March 26, 1839. James Boon, who had held title to the property only a few days, sold the land to Dr. Boyd in July 1833.

An interesting sidelight on early education in Delaware is found in the record of conveyance to James Boon. Bearing the date of July 29, 1833 and recorded in Deeds Record R4, p.110, it reads:

"This indenture * * * between the Reverend Stephen H. Tying, D.D., John R. Brinckle and the Reverend Greenbury W. Ridgely, all of the City of Philadelphia, Trustees as hereinafter mentioned of the first part, the Trustees of the Self Supporting School in Brandywine Hundred of the second part and James Boon of Maryland of the third part, Whereas Thomas Milner, by

Indenture dated the seventeenth day of July, Anno Domini one thousand eight hundred and thirty (L4,p.163) granted and conveyed unto the said Stephen H. Tying, John R. Brinckle and Greenbury W. Ridgely the said tract or plantation for the use of a society in Philadelphia known as 'The Episcopal Education Society' * * * and whereas, by an act of the Senate and House of Representatives of the State of Delaware passed on the Twentieth day of January Anno Domini one thousand eight hundred and thirty two, the Reverend Gregory T. Bedell, D.D. and others of the 'Episcopal Education Society' and their successors are constituted a body politic and corporate by the name of 'The Trustees of the Self Supporting School in Brandywine Hundred' * * * and whereas at a meeting of the said Trustees * * * held at the Vestry Room of St. Andrews Church in Wilmington on the fifth day of January instant, twelve of them attending, after electing the Reverend Gregory T. Bedell, D.D., their president, John C. Pechin, their treasurer and Thomas Mitchell their secretary and adopting a corporate seal, It was resolved unanimously that with a view of purchasing a more extensive farm elsewhere for carrying on the objects of the Society, the parties of the first part be and they were requested to unite in the executions of these presents to grant and convey the messuage or Tenement and tract of land aforesaid with the appurtenances to the said James Boon, in fee simple."

There is no evidence to show that the school ever evolved beyond the project stage.

The title to this land was first vested in Henry Tussey (alias Terson) who was granted a virtue of patent by the Land Commissioners under William Penn on Feb. 11, 1688. In the interim between the original grant and the tenure of Thomas Milner (March-June, 1830), the land was occupied by various members of the Tussey family (until 1787), John Vandever (Dec., 1787 - Dec., 1803), and by William and John Hemphill, father and son (Dec., 1803 - March, 1830).

William H. Phillips followed the usual procedure in subdivision: cutting up the tract into a number of home sites,

selling only the land, and erecting no houses. As is usual when this method of development is employed, the suburb has grown in haphazard fashion. A more progressive form of development is seen on Phillips Avenue, where, in the past few years, Powell M. Ford has bought a number of lots and, after constructing dwellings on them, sold house and lot as a unit.

Mr. Phillips, however, did not leave the development of the suburb entirely to chance. In the deeds to the lots, he incorporated a number of restrictions, which provide:

"First: There shall at all times hereafter be left unbuilt upon or unobstructed except by steps, cellar doors, open fences, trees or shrubbery, all portions of the premises granted which are on or within fifteen feet of the boundary line between the hereby granted lot and the next adjacent lot on the same side of all streets or avenues on the said plot. Second: There shall not at any time hereafter be erected upon the hereby granted lot or lots or upon any part thereof any building which shall be designed for any purpose or purposes other than a private dwelling or building, it being hereby expressly provided that no hotel, tavern, drinking place, factory of any kind, blacksmith, carpenter or wheelwright shop, mill, tannery, slaughter house, skin dressing establishment, livery stable, school house, amusement park, place for athletic sports, warehouse, place for keeping pigs, or for raising for market purposes any livestock, poultry, eggs, hothouse products, or for any offensive purpose whatsoever, it being understood that this particular enumeration shall not limit the general words of the foregoing restriction. Third: Any building which shall be erected on the hereby granted lot or lots shall not at any time hereafter be converted into a building for any of the purposes forbidden in the foregoing restrictions. Fourth: Any building or buildings hereafter erected on the hereby granted lot or lots shall be built or constructed at a distance not less than twenty-five feet from the boundary line facing on Rodman Road and ten feet from the boundary line of all streets or roads on the said plan. Fifth: No well shall be sunk on the hereby granted lot or lots unless the same shall be built with bricks or stones laid in cement and

thoroughly lined and covered with the same or made of iron or other such material as may be agreed upon by the owner of the hereby granted lot or lots and the lot or lots next adjoining on the said plan, and kept in repair so that it shall be at all times water-tight and kept from overflowing or leaking. Sixth: The roads, streets or avenues marked on the said plan shall at all times hereafter be kept open as a private lane for the common use of the owners and lawful occupiers of the hereby granted lot or lots and of the other lots shown on the said plan, and the grantors, their heirs and assigns, and that the said grantors hereby reserve the fee in all roads, streets or avenues shown on the said plan for the uses for such purposes as they determine, not inconsistent with the use thereof as thoroughfares. The exclusive right is also reserved that the said grantors, their heirs and assigns, shall be permitted to lay sewer and water pipes in the bed of all roads, streets or avenues on said plan and to erect, or cause to be erected, telegraph, telephone or electric poles, wires and fixtures, thereon, and all other like facilities. Seventh: The said parties of the second part further agreeing that whenever any telephone or electric light poles are erected on the hereby granted lot or lots, the same shall be erected at the extreme rear end thereof. Eighth: That no houses, buildings or other structure shall be erected upon the hereby granted lot or lots of an actual cost value of less than Fifty-five Hundred Dollars (\$5500) exclusive of the cost of said lot or lots. Ninth: That no buildings or signs or billboards for any purpose (except For Sale signs not larger than eighteen by twenty-four inches) shall be erected on the said lots hereby granted. Tenth: That said lot or lots hereby conveyed are sold strictly to be used for residential purposes. Eleventh: No cesspools or waterclosets shall be erected on the hereby demised lot or lots unless connected with a cesspool or septic tank, The above restrictions are construed to be covenants running with the land."

At present, only forty percent of the available territory in Phillips Heights has been utilized for residential purposes; there are forty individual housing units, confined to single-family, detached dwellings, set on lots which have a minimum frontage of fifty feet. All residences have the modern conveniences of gas, electricity, running water (from the Wilmington

supply) and are connected with sanitary sewers, laid in the street beds by the Levy Court of New Castle County.

The first houses in Phillips Heights were built on the northwest side of Rodman Road, which was in common use as a thoroughfare long before the subdivision of the Phillips farm. As a natural consequence, this section is more fully developed than any other in the suburb. There are sixteen houses here, solidly constructed (eleven of masonry) with no pretensions to architectural style, and ample sized (six to ten rooms). The street has a twenty-foot wide, macadam paved roadway, but is not provided with gutters, curbing or sidewalks.

Phillips Avenue, extending northeast two blocks from Rodman Road to a dead end, provides the setting for the more recent construction in the suburb. Facing on the northern portion, above the dividing line of Maple Avenue, where the macadam paving is newly laid and concrete gutters, curbing, and sidewalks have been provided, there are eleven houses in contrast to the southerly portion, without the above named facilities, where no houses have been erected. Eight of the houses here, built of brick and clapboards in New England "saltbox" style, were erected and sold by Powell M. Ford, since 1937. This street and the one-block stretch of Maple Avenue, adjoining, are the only streets in the suburb which are provided with storm sewers.

The other streets in Phillips Heights - Woodside and Springhill Avenues - are partially paved, without gutters, curbing and sidewalks. The paving, where provided, is badly in need of repair. Marion Avenue, shown on the plat parallel to Rodman Road,

has not been cut through. The large number of vacant lots, including those to which William H. Phillips still holds title, in addition to the holdings of divers individuals, are untended and weed-grown, but have been kept free of litter and rubbish.

The group of structures facing on the Philadelphia Pike antedate the development of Phillips Heights as a residential community. William H. Phillips, the subdividor of the tract, has his residence here, as does another branch of the family. There are also a large tourist hotel and two retail stores - one dealing in oysters, in bulk, and the other purveying groceries and alcoholic liquors (for consumption off the premises). The land on which these enterprises is built was sold before the subdivision was made, and the restrictions placed on Phillips Heights are not applicable.

Police and fire protection are furnished to the residents of the community by the uniformed forces of the State and County Police and the rural volunteer fire companies. The failure to provide fire hydrants, except on Rodman Road, is a handicap to efficient fire control and results in a higher insurance rate.

In conformity with the regulations of the Wilmington Post-office, from which door-to-door mail delivery is made twice daily, all houses are numbered and street identification markers are placed at all intersections. These same intersections are amply illuminated by means of overhead electric lights.

Mount Pleasant Junior High School, the elementary school for this district, is located at Bellefonte, within easy walking distance of any point in Phillips Heights. Free bus transportation to the Claymont High School is provided for senior

high school students by the State Board of Education.

The majority of the leading religious denominations maintain churches in the immediate vicinity of the suburb. Retail stores, offering a wide/^{variety} of personal and home services, are to be found within a like radius. Supplementing these nearby facilities are those afforded by the shopping and business centers of Wilmington, speedily reached either by the family car or the busses, which maintain a regular, one-fare schedule on the Philadelphia Pike.

Phillips Heights had no localized civic, social, or religious organizations.

References

Deeds Records: Z1,p.529; B2,p.424; E3,p.284; L4,p.163; R4,p.109,
110; A6,p.174; G7,p.119; G23,p.170; L17,p.354;
V32,p.601; V33,p.172.

New Castle Rolls Records: B,p.529.

G. K. Browning
El. Thompson-Walls

WILMINGTON SUBURBS
CURRENT FILE

Mr. 92
244

June 29, 1938

PLYMOUTH

Plymouth, a tiny suburb west of Newport and east of Silview, its northern line the Christiana Pike and its southern line the Pennsylvania Railroad, occupies an area of about 20 acres.

On the southern side, a two-story stone building of eight rooms, well shaded is known as the Hi-Ho Inn. Four other two-story frame residences on this property, located on the same side of the pike, face the Christiana Pike.

In the rear of these properties and alongside the Pennsylvania Railroad are the ball grounds of the Newport Baseball Club. Games are held at least twice weekly during the summer, usually after six o'clock in the evening. Sunday baseball is permitted. Football is also played here in season, in the afternoons, and almost every Sunday. A small grandstand seats about 500.

Two streets, running north and south, enter this property. Neither is improved. There are no cross streets.

The population, all white, is estimated at 15 to the five houses. All conveniences available to Silview, except sewers, are found here. The homes are well shaded, and have flower gardens.

Erans

WILMINGTON SUBURBAN SURVEY
A Few Representative Articles

SUBURBS OF WILMINGTON

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To the North

Fair View (for Introduction)
(First suburb; indenture, Jan. 4, 1777)

Bellevue Manor

Carrcroft

Edge Moor Terrace

Highpoint

Gwinhurst

Holly Oak

Lindamere

North Hills

Overlook Colony

Penn-Rose

Phillips Heights

Silverside Heights

Villa Monterey

SUBURBS OF WILMINGTON
--*--*--*--
To West and South

Alapocas

Brack-Ek and Forest Park

Brookland Terrace

Cranston Heights

Elmhurst

Hamilton Park

Holloway Terrace

Marshallton

Richardson Park-Glynrich-Five Points

Rock Manor

Roselle Terrace-Frederick's Addition-
Cooling Terrace-Elliot's Addition

Roselle and Woodward Addition

Westover Hills

Wilmington Manor

WILMINGTON SUBURBAN SURVEY

List of Completed Articles on Suburbs

- | | |
|---------------------------|------------------------------|
| 1.---Alapocas ✓ | 21.---Edge Moor Terrace ✓ |
| 2.---Ashley ✓ | 22.---Edgewood Hills ✓ |
| 3.---Avalon ✓ | 23.---Elliott's Addition ✓ |
| 4.---Bellemoor ✓ | 24.---Elmhurst ✓ |
| 5.---Bellevue ✓ | 25.---Flinnview ✓ |
| 6.---Belvidere ✓ | 26.---Forest Park ✓ |
| 7.---Boxwood ✓ | 27.---Frederick's Addition ✓ |
| 8.---Brack-Ex ✓ | 28.---Glynrich ✓ |
| 9.---Brandywine Springs ✓ | 29.---Gordon Heights ✓ |
| 10.---Brookland Terrace ✓ | 30.---Gwinhurst ✓ |
| 11.---Carrcroft ✓ | 31.---Hamilton Park ✓ |
| 12.---Cedar Heights ✓ | 32.---Hayden Park ✓ |
| 13.---Circle City ✓ | 33.---Highpoint ✓ |
| 14.---Cleland Heights ✓ | 34.---Hillcrest ✓ |
| 15.---Colonial Heights ✓ | 35.---Holloway Terrace ✓ |
| 16.---Cooling Terrace ✓ | 36.---Holly Oak ✓ |
| 17.---Cranston Heights ✓ | 37.---Homestead ✓ |
| 18.---Eastburn Heights ✓ | 38.---Idella ✓ |
| 19.---Eden Park Gardens ✓ | 39.---Keystone ✓ |
| 20.---Edge Moor ✓ | 40.---Kiamensi ✓ |

List of Completed Articles on Suburbs

- | | |
|--------------------------|---------------------------|
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| 42.--Lenderman Heights ✓ | 56.--Richardson Park ✓ |
| 43.--Liberty ✓ | 57.--Rock Manor ✓ |
| 44.--Lindamere ✓ | 58.--Roselle ✓ |
| 45.--Lindamere Terrace ✓ | 59.--Silverside Heights ✓ |
| 46.--Lyndalia ✓ | 60.--Silview ✓ |
| 47.--Marshallton ✓ | 61.--Stanton ✓ |
| 48.--Masonicville ✓ | 62.--Tuxedo Park ✓ |
| 49.--Meadowbrook ✓ | 63.--Villa Monterey ✓ |
| 50.--Minquadale ✓ | 64.--Westover Hills ✓ |
| 51.--North Hills ✓ | 65.--Wilmington Manor ✓ |
| 52.--Overlook Colony ✓ | 66.--Woodcrest |
| 53.--Penn Rose ✓ | 67.--Woodside Hills |
| 54.--Penny Hill ✓ | 68.--Woodward Addition |

#

Evans

WILMINGTON SUBURBAN SURVEY

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- IV. Present Suburbs of Wilmington

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- 2. Detailed Story of Each Suburb in its Section
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| Arden Station | 25. Deerhurst |
| Ardentown | 26. *Eastburn Heights |
| 4. *Ashley | 27. *Eden Park Gardens |
| 5. *Avalon | 28. *Edge Moor |
| 6. Beechwold | 29. *Edge Moor Terrace |
| 7. *Belvidere | 30. *Edgewood Hills |
| 8. Bellefonte | 31. *Elliott's Addition |
| 9. *Bellemoor | 32. *Elmhurst |
| 10. *Bellevue | 33. Elsmere |
| 11. *Boxwood | Elsmere |
| 12. *Brack-Ex | Oak Grove |
| 13. *Brandywine Springs | 34. *Flinnview |
| 14. *Brookland Terrace | 35. *Forest Park |
| 15. *Carrcroft | 36. Forwood |
| 16. *Cedar Heights | 37. *Frederick's Addition |
| 17. *Circle City | 38. *Glynrich |
| 18. Claymont | 39. *Gordon Heights |
| Bigger Tract | 40. *Gwinhurst |
| Claymont Addition | 41. *Hamilton Park |
| Claymont Center | 42. Hagley |
| Claymont Heights | 43. *Hayden Park |
| Claymont Terrace | |
| Stockdale | |
| 19. *Cleland Heights | |
| 20. *Colonial Heights | |

- | | |
|-------------------------|--------------------------|
| 44. Henry Clay | 73. Phillips Heights * |
| 45. Highpoint * | 74. Richardson Park * |
| 46. Hillcrest * | 75. Riverside Gardens |
| 47. Holloway Terrace * | 76. Rockland |
| 48. Holly Oak * | 77. Rock Manor * |
| 49. Homestead * | 78. Roselle * |
| 50. Idella * | 79. Silverside Heights * |
| 51. Keystone * | 80. Silview * |
| 52. Kiamensi * | 81. Stanton * |
| 53. Lancaster Village * | 82. Swanwyck |
| 54. Lenderman Heights * | 83. Talleyville |
| 55. Liberty * | 84. The Cedars |
| 56. Liftwood | 85. Tuxedo Park * |
| 57. Lindamere * | 86. Villa Monterey * |
| 58. Lindamere Terrace * | 87. Westfield |
| 59. Lyndalia * | 88. West Haven |
| 60. Marshallton * | 89. Westover Hills * |
| 61. Masonicville * | 90. Westwood Manor |
| 62. Mc Daniel Heights | 91. Wickwood |
| 63. Meadowbrook * | 92. Wilmington Manor * |
| 64. Minquedale * | 93. Woodcrest * |
| 65. Montchanin | 94. Woodside Hills * |
| 66. Mt. Cuba | 95. Woodward Addition * |
| 67. North Hills * | |
| 68. North Hurst | |
| 69. Newport | |
| 70. Overlook Colony * | |
| 71. Penn Rose * | |
| 72. Penny Hill * | |

* Indicates articles completed.

WILMINGTON SUBURBAN SURVEY

List of Suburban Articles Not Completed

- | | |
|------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| 1.---Arden ✓
Arden
Arden Station
Ardentown | 15.---Montchanin ✓ |
| 2.---Analine Village ✓ | 16.---Mt. Cuba ✓ |
| 3.---Beechwold ✓ | 17.---North Hurst ✓ |
| 4.---Bellefonte ✓ | 18.---Newport ✓ |
| 5.---Claymont
Bigger Tract
Claymont Addition
Claymont Center ✓
Claymont Heights
Claymont Terrace
Stockdale | 19.---Rockland ✓ |
| 6.---Concord Manor ✓ | 20.---Riverside Gardens ✓ |
| 7.---Cragmere ✓ | 21.---Swanwyck ✓ |
| 8.---Deerhurst ✓ | 22.---Talleyville ✓ |
| 9.---Elsmere
Elsmere ✓
Oak Grove | 23.---The Cedars ✓ |
| 10.---Forwood ✓ | 24.---Westfield ✓ |
| 11.---Hagley ✓ | 25.---West Haven ✓ |
| 12.---Henry Clay ✓ | 26.---Westwood Manor ✓ |
| 13.---Liftwood ✓ | 27.---Wickwood ✓ |
| 14.---McDaniel Heights ✓ | |

#

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CURRENT FILE

Page 1: List of Suburbs Described.
P. 2: " " " to be " .

Avalon
Belvidere
Bellmoor
Boxwood and Boxwood Addition
Brandywine Springs
Cedar Heights
Delaware Park
Flinnview
Hayden Park
Hilltop
Homestead
Idella
Kiamensi
Liberty
Lyndalia
Masonicville
Meadowbrook
Middleborough and Additional Material
Newport Heights
Plymouth
Silview
Stanton and Stanton Heights
Tuxedo Park
Westfield
Woodcrest

The suburbs above, southwest of Wilmington, the northwest, the northeast, the southeast, and southern sections, are being covered according to their listing. The following suburbs, approximately 100, remain to be completed: Elmhurst, Ashley, Richardson Park, Glynrich, Cleland Heights, Marshallton Heights, Marshallton Addition, Marshallton, Greenbank, Cranston Heights, Brookland Terrace, Price's Corner, Woodward Addition, Frederick's Addition, Roselle Terrace, Cooling Terrace, Brack-Ex, Forest Park, Oak Grove, Colonial Park, Greenville, Westover Hills, Westmoreland, Rising Sun, Hagley Yards, Talleyville, Wilmont, Concord Manor, McDaniel Heights, Sharpley Heights, Alapocas, Wickwood, Silverside Heights, Welshire, Liftwood, Carrcroft, Woodside Hills, Gwynhurst, Claymont Heights, Arden, Ardentown, Claymont Addition, Overlook Colony, Claymont Terrace, Bigger Tract, Forwood, North Hurst, Worthland, Claymont Center, Stockdale, Greenhill, Holly Oak, Hilltop Manor, Bellevue Manor, Cragmere, Riverside Garden, Lindamere, Phillip Heights, Hillcrest, Gordon Heights, Edgewood Terrace, Edgewood Hills, Edgemoor, Villa Monterey, High Point, North Hills, Brandywine Hills, Eden Park Gardens, Hazel Dell, Hamilton Park, Holloway Terrace, Buttonwood, Castle Heights, Wilmington Manor, Farnhurst, Fernhook, and Minquadale.

We have been working for some time on Middleborough Road, a point of large historical interest, and there are many items yet to be collected on Middle Bourg, at the end of Middleborough Road, which will be of historic value. This will be continued when it is possible to return to this assignment.

OK. 12/20/38 E.F. L.
OK GIBB 12/20/38

J. J. Donohoe
October 17, 1939

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Regional Survey
~~Wilmington Suburban~~
CURRENT FILE

ROCK MANOR

Rock Manor (270 alt., 60 pop.), a triangular plot formed by the Concord Pike, the Augustine Cutoff, and the main line of the Baltimore and Ohio Railroad, is a part of the northern boundary of Wilmington. It is directly across the Concord Pike from the Municipal Golf Course and Porter Reservoir, a part of the Wilmington water supply. Within these bounds is an area of 9.41 acres.

Harry W. Mayer purchased this property from Eliza and Holstein Harvey on Jan. 18, 1906. Eliza Harvey was a daughter of Isaac Elliott, a large landowner of this district, who had acquired the plot from William Rotch Wister and Joseph Bringhurst, trustees for Maria D. Logan. Mrs. Logan was the daughter of John Dickinson, from whom she inherited the tract known as "Blue Ball" upon his death in 1808. John Dickinson purchased this farm from John Allmond on Dec. 2, 1780. Allmond bought it from Hans Peterson Smith, descendant of Hans Pielterson, this being part of a large tract "which he purchased from the Indians and afterwards had warranted to him by several surveys."

In 1900, the plot was laid out in building sites under the name of Elliott Land. A few homes were built at that time but development soon languished. Until 1935, when Harry W. Mayer, one of the property owners, acquired the entire plot, the only occupied dwellings were on the Concord Pike. In that year the Augustine Cutoff, a wide concrete highway, was opened to traffic and building activity in the section took a definite spurt. On this road, Mr. Mayer has constructed seven substantial stone dwellings, all of which have been sold.

These buildings and lots have been sold subject to a rigid list of restrictions, formulated by Mr. Mayer. They include: Only private single family dwellings shall be built, with private garages for the exclusive use of such dwellings; the minimum cost of such dwellings, grounds, and improvements shall be \$12,000; no building, fence, wall or other structure shall be commenced, erected, or maintained, nor shall any addition to or alteration thereto be made until plans and specifications have received written approval; side yards shall be maintained on each side of the dwelling, the aggregate width of which shall not be less than 35 per cent of the width of the entire lot; the height of fences, and shrubbery shall not exceed four feet; no Lombardy poplar trees shall be planted on the tract; there shall be excluded from these premises all types of business and manufacture as well as the housing of chickens, cattle, horses, etc.; the minimum size of any lot shall be 100 x 200 feet.

Storm and sanitary sewers have been constructed and are maintained by the Street and Sewer Department of Wilmington. Water for household use is supplied by the Wilmington Water Department. A fixed yearly charge is made by the City for these services. Gas and electricity are furnished by the Delaware Power and Light Company. Daily mail delivery is made by R.F.D. carrier.

Rock Manor is not served directly by any public carrier. The trackless trolleys recently placed in operation on Baynard Boulevard stop at Concord Avenue, approximately one eighth of a mile from the suburb. The most common mode of transportation is the family automobile.

The children of this district attend the Alfred I. du Pont Junior High School on the Concord Pike at Talleyville. Senior high school students are educated at the Alexis I. du Pont School on the Kennett Pike.

The majority of the homes of Rock Manor are located on the Concord Pike and the Augustine Cutoff, each of which is a modern paved road. The romantically named Love Lane is the only other residential street in the suburb. A macadam surfaced street, paralleling the Cutoff for several blocks, it was at one time an important commercial highway. Then known more realistically as Snuff Mill Lane, it connected the Concord and Great Valley Turnpike with a snuff mill located at this point. On each of these streets, concrete sidewalks and curbing have been installed.

Police protection is furnished the community by the uniformed forces of the County and State. The Talleyville Fire Company at Talleyville is the nearest of the rural volunteer units which furnish fire protection to Rock Manor. An Emergency Red Cross First Aid Unit is maintained at the headquarters of the Company.

Little future growth is anticipated at Rock Manor. Because, in large measure, of the generous size of the individual plots, the available land in the tract is almost entirely occupied.

* Deeds Records: F2,p.510;P20,p.422;L20,p.420;R31,p.352,431;K39,
p.583;X38,p.601

Rolls Records: Q,p.597;H,p.207.

G. K. Browning
J. J. Donohoe
August 17, 1939

WILMINGTON SUBURBS 259
CURRENT FILE

Roselle and Woodward Addition

Roselle and Woodward Addition, (110 alt., 408 pop.), although not of contemporary development, are usually regarded as a unit. Lying between the south side of the Capitol Trail and the right-of-way of the Baltimore and Ohio R.R., they extend from a point 2.4 miles west of Wilmington (at the boundary of Brack-Ex) to within a short distance of Price's Corner.

Edward A. Larter, who acquired the property from Edward Woodward Nov. 18, 1901,* was responsible for the development of Roselle as a residential community. He divided the 5½ acre plot into building lots 25x100 feet in size and laid out roads 45 feet wide. Edward Woodward began the sub-division of Woodward Addition in 1910.** Lying between the southern boundary of Roselle and the B. & O., it contains 13.5 acres. While there is a wide variance in the size of building lots, the average is about 50x100 feet.

Both suburbs were part of a larger plot which Edward Woodward acquired, partly by inheritance, and partly by purchase from the other heirs of his father, Joseph Woodward in March, 1876. Joseph Woodward had owned the property since 1834. Previous owners were Dr. John Kinsey (1831-1834) and William Atkins (? - 1831).†

The responsibility for the maintenance of law and order in the community is in the hands of the State and County Police. Fire protection is furnished by the Oak Grove Fire Company, which also maintains a Red Cross First-Aid unit.

Gas and electricity are furnished by the Delaware Power and Light Co. of Wilmington. The Artesian Water Co. provides an ample supply of water for home use; as yet no fire hydrants have

been installed. Sanitary sewers with laterals to the building line, have been laid in the street beds by the Street and Sewer Dept. of New Castle County. No provisions have been made for carrying off storm water.

All streets are macadam surfaced but they are not provided with gutters. After a severe rain storm, water frequently collects between the galvanized iron culverts which are placed at street crossings and garage driveways. A few property owners have provided concrete sidewalks but most pedestrian walks consist of gravel and grass. Sometimes difficulty is experienced in locating residents due to poor placing of street markers. Lighting of intersections is adequate. The Wilmington Postoffice makes door to door mail delivery twice daily.

Both Roselle and Woodward Addition are almost completely built up; consequently little further expansion is expected. Here as elsewhere in the Price's Corner section, the predominant type of construction is the one-and-one-half story bungalow, built of either shingles or clapboarding. Fifty-one of a total of one hundred and two dwellings here are of this type. All are single family units. The only business establishments are a supply center for gasoline service stations and a plant engaged in slaughtering hogs. The latter, famed for the quality of its scrapple and sausage, operates only during the fall and winter months.

Brack-Ex Methodist Church, the Rev. High Adams, pastor, is located at Bracken and Marion Avenues. It is a one story brick structure, with gable ends, erected in 1915. A two-story brick annex, added in 1928, is used for meetings of various church groups and community social gatherings.

A majority of the residents in these suburbs depend on their own automobiles for transportation. The percentage of car-owners is high, practically one hundred per cent. Conversion of the Capitol Trail to a dual highway has been a boon to users of this mode of transportation. Motor-buses connecting with Newark and Wilmington pass here. Trolley car service is available at Elsmere.

Deeds Records in New Castle County Recorder of Deeds Office.

*

Vol. V18, p. 297; T18, p. 601.

**

Vol. R10, p. 179; R4, p. 512; Q4, p. 398; H4, p. 439.

G. K. Browning
J. J. Donohoe
August 17, 1939

WILMINGTON SUBURBS
CURRENT FILE

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Roselle Terrace, Frederick's Addition
Cooling Terrace, Elliot's Addition

These four suburbs (120 alt., 468 pop.), lying on the north side of the Capitol Trail 2.4 miles west of Wilmington, have no definite lines of demarcation between them. The combined area of 40 acres takes roughly the shape of an isosceles triangle, with Little Mill Creek forming the base and the Capitol Trail and Ferris (Centre) Road the sides. At Price's Corner, the apex of the triangle is occupied by a farm, still in active production. By neighborhood custom, this locality is known as Roselle and mail so addressed will be delivered to residents of any one of the four suburbs. This is also true of Woodward Addition (treated with Roselle).

The entire plot was owned by Edward Woodward (for history see Roselle). He was personally responsible for the development of Roselle Terrace (1911), Cooling Terrace (1916) and Elliot's Addition (1920), and laid out streets and building lots. William Frederick purchased the 25 acre plot which was to become Frederick's Addition from Woodward Sept. 14, 1908 (Deeds Records: Vol. U21, p. 529). Sub-division was begun in 1912. The size of individual lots varies greatly. A fair estimate of the usual size would be 50x100 feet.

State and County Police furnish protection, day and night. Rural fire companies, the closest at Elsmere, are always on call. Fire-fighting efficiency is seriously impaired by the lack of street hydrants, a common deficiency in this section. Fire insurance rates are correspondingly high. Twice daily, door to door mail delivery is made by carriers operating from

the sub-postoffice at 4th and Union Streets in Wilmington. A Red Cross First-Aid station is maintained at the fire house in Elsmere.

The Artesian Water Co., which has a large storage tank east of Little Mill Creek, supplies water to these communities. Gas and electricity are supplied from Wilmington. The greater part of the community does not have modern sanitary sewage disposal, septic tanks performing this function. An exception is to be noted for those homes which face the Capitol Trail, where facilities for both sanitary and storm sewers exist.

The recent improvement made to the Capitol Trail, conversion to a dual highway, has expedited the most-used form of transportation, i.e., the family automobile. Public carriers are gasoline busses, with Newark and Wilmington as their termini, and trolley cars, operating from Elsmere.

North Woodward Avenue, macadam paved, is the only surfaced street; others are cinder filled. There are no sidewalks or gutters. Noteworthy is a profusion of shade trees, some old, others of more recent planting. Electric overhead lighting is provided at intersections. Although houses are numbered and streets marked (a requirement of the Postoffice Dept.) these markings are poorly placed and often illegible.

Educational facilities are provided by the Oak Grove School, for elementary grades, and Henry C. Conrad School at Richardson Park, for the High school grades. The nearest churches are in Roselle and Elsmere. There are no formal parks or playgrounds.

As in other suburbs of this area, shingles and clapboarding are favored as building materials, 74 houses of a total of 117

employing this type of construction. Two or three story homes are in the majority; eight homes recently finished are $2\frac{1}{2}$ stories, with shingled sidewalls; eight more of the same type are under construction. These homes are in the \$6,000 price class and may be financed by the F. H. A.

Although there are no restrictions as to business establishments, only one conducted here, an arts and crafts shop housed in a private residence on the Capitol Trail. The homes on the Capitol Trail are the most imposing in the development. Standing on lots with a frontage of 100 feet, they are either two or three stories in height and are built of brick or wood. Due to the widening of the Capitol Trail through here, portions of the front terraces were cut away. The State Highway Dept., in compensation, has erected an ornamental stone wall approximately three feet high at the edge of the newly-laid sidewalks. These walls are broken by flights of stone steps leading to the individual residences and by sloping driveways to the adjoining garages.

SILVERSIDE HEIGHTS

Silverside Heights (100 alt., 260 pop.) is located north of the intersection of the Philadelphia Pike and Silverside Road, about five miles from the center of Wilmington. Of the twenty-four acres contained in the tract, about seventy-five percent has been utilized for home sites.

Anna L. Perkins was the owner and developer of this suburb. A plat, showing the layout of streets and building lots, was filed in the office of the Recorder of Deeds on June 14, 1924. The first sale of a lot was recorded on July 24 of the same year.

This was a part of a farm purchased by Mrs. Perkins on July 5, 1917. The sellers were George Lodge and Harrie M. Perkins, acting as trustees for the estate of Esau Sharples Perkins, who had died in 1890. The latter bought a part of the tract from Keziah Jackson on March 25, 1857, and inherited the remainder from Amor Perkins on March 31, 1859. The portion sold by Keziah Jackson was acquired by him in two transactions with the heirs of Epsom Bird (deeds dated Feb. 7, 1842 and Dec. 21, 1853). The portion bequeathed by Amor Perkins had been in the Perkins family since 1693.

Owners previous to Jackson were: Epsom Bird (1818-1840); William Cartmell (1790-1818); Thomas Cartmell (1725-1790); Isaac Perkins (1704-1725); Ebenezer Perkins (1693-1704). In the deed recording the transfer from Peter Baynton to Ebenezer Perkins in 1693, the land was described as

"A certaine Tract of Land Situate Lying and in the Bought west of River Dellaware in y^e Said County of New Castle by Computation neare Tow hundred acres being part of a Pattant formerly granted by Sur Edmund Andros as by Pattant may more at large Appear bearing date the fifteenth day of January 1675; and Entered in the book of Records at New Castle in y^e year 1678 and was formerly granted to Woola Swanson, Neiles Neilesen and Marcus Laurensen being part of y^e Said pattant and soe became the right of y^e said Peter Baynton as by deed may more at Large appear in the Rowls of Pattant at New Castle in Liber A:88:89; and in Liber A: 120:121 and fol:122:123 & Liber B: folio 15:16."

Preliminary to the sale of building lots in Silverside Heights, Anna L. Perkins formulated a list of agreements, covenants, and restrictions governing the use of the lots. These restrictions, which are still in force, have made of the community a homogenous unit, well-protected against the purely spectacular type of real estate promotion. As they are incorporated, in the deeds, they provide that:

"The land in this tract shall be used for residence purposes only and no building of any kind whatsoever shall be erected or maintained thereon except private dwelling houses, private garages and other necessary outbuildings.

"It is provided, nevertheless, that a strip of land twenty (20) feet wide laid out between the specific building line of these premises and the streets on which it fronts shall be used for the free passage of light and air in common with others entitled thereto forever, together with the exclusive use and privilege for flowers, trees, shrubbery, grass plots, sewers, walks, and ornamental fencing of that specific portion of the said twenty (20) feet wide strip of land laid out as aforesaid lying directly in front of said lot of land hereby conveyed and being a portion thereof, but this privilege shall not be construed so as to permit the erection of any building, or any porch, bay window, or

any structure whatsoever thereon, nor to obstruct in any manner the free admission of light and air forever. Subject to all costs, taxes, charges for sewers on other privileges or any other expenses which may be legally assessed, levied or charged upon the same. And Provided, Further, nevertheless, that the land hereby conveyed is subject to the further restriction that no dwelling house shall be erected thereon at a less cost than Five Thousand Dollars (\$5,000).

"No noxious, dangerous or offensive thing, trade or business whatsoever shall be permitted or maintained on said property, nor shall there be erected, permitted or maintained or operated any billboard, manufacturing plant, place of business, store or trade, cesspool, privy, cattle yard, hog pen, or fowl yard or house."

There is a total of sixty-five housing units in Silver-side Heights. Each of these is a detached, single-family house. Masonry construction is the usual rule; there are only eleven frame structures in the entire group. No class of architecture predominates. Most of the dwellings express one or another of the seemingly endless variations on the Colonial theme. In the matter of size, they are about evenly divided between the one-and-one-half-story bungalow and the slightly larger two-story structure.

In recent months, sixteen new houses have been built in Silverside Heights; three others are in course of construction. With the exception of one frame structure, these employ either all-masonry or three-quarter-masonry construction. The completed dwellings, built to sell in the \$5,000 - \$6,000 price group, have ^{all} been disposed of.

Aside from Silverside Road and the Philadelphia Pike, which, as main arteries of travel, cannot be considered a part of the suburb's street system, Perkins Avenue is the main street. It is a well-paved macadam roadway, extending from

the Pike for the entire length of the community. Harrison Avenue and Orchard Lane are also paved, but they are short streets. Lincoln Avenue is merely gravel-filled. At their intersections, street lighting is provided, but there are no curbs, gutters, storm sewers or street identification markers. Most of the recent construction has taken place on Orchard Lane and Silverside Road.

The water for the suburb is secured through the pipes of the Wilmington Suburban Water Company from its nearby reservoir. Electricity is supplied to all parts of the community, but gas mains have been laid only on the Pike and Silverside Road. Septic tanks are used for sewage disposal since, as yet, sanitary sewers have not been installed. Mail delivery is made by R. F. D. carrier. Garbage and rubbish removal are taken care of under private contract.

Because of the restrictions imposed on purchasers of lots in Silverside Terrace, it contains no retail stores, business or manufacturing establishments. A number of stores are located in the neighboring suburb of Holly Oak. The business and shopping centers of Wilmington are easily reached by means of the Wilmington-Philadelphia busses which maintain a half-hour schedule on the Pike. Silverside Road is the limit of the one-fare zone.

There are no churches or schools within the boundaries of this suburb, nor are there any social or civic organizations. Congregations of the leading religious denominations maintain churches within a half-mile radius of the community.

Children of Silverside Heights attend the schools of the Mount Pleasant District; Mount Pleasant Elementary and Junior High at Bellefonte, and Claymont Senior High. As the suburb lies outside the two-mile zone established by the State Board of Education, bus transportation is furnished to and from these schools.

Police protection is furnished by the uniformed forces of the State and County. The volunteer units of the County, the closest of which are the Brandywine Hundred Fire Company at Bellefonte and the Claymont Fire Company, furnish protection against fire. The lack of fire hydrants is a deterrent to efficient fire control, and accounts for a higher insurance rate than that prevailing in Wilmington.

By far the greater part of Silverside Heights has been utilized for construction of dwellings. The undeveloped areas lie in the northern section of the suburb. They consist of cleared land, readily usable for building sites. The community has reached an advanced stage as far as land utilization is concerned. The greatest need now is for internal improvements, such as the installation of sanitary sewers and fire hydrants, provision of adequate sidewalks, and improvement of streets.

References

Deeds Records: B 1, p.190; H 1, p.109; S 3, p.492; L 4, p.201;
U 4, p.188; K 5, p.118; H5, p.483; P 6, pp.76, 78;
Z 6, p.189; Q 21, p.32; W 26, p.530; R 31, p.601;
Y 32, p.66; F 41, p.540.

Wills Records: P 2, p.304.

G. K. Browning
El. Thompson-Walls

WILMINGTON SUBURBS

June 28, 1938

SILVIEW

Silview, a 60-acre tract, situated just west of Newport, bounded on the north by Christiana Pike, south by the Pennsylvania Railroad, east by a smaller section, known as Plymouth, and west by a farm owned by the American Brick Company, Inc., was opened for development by Charles D. McCleary in 1928. It is a private undertaking by Silview, Inc., of which W. Howard Taylor, of Richardson Park, is president.

Seven avenues of Silview running north and south, and are known as Glenside, Oakmont, Westmont, Adelphia, Silview, Lindbergh, and Harding Avenues, all being amiesite-surfaced streets except Harding Avenue. Woodbine and Windsor are the only avenues that run east and west. Streets are marked with enameled metal signs on iron standards.

Gas, electricity, water, sewers, street car service, street lighting, sidewalks, fire protection, and postoffice are among the conveniences. It is one of the first unincorporated sections in the State to have a sewerage system. In the southwest corner is one artesian well sunk by the Artesian Water Company, connected with its plant in Tuxedo Park. This company supplies water in addition to having laid water mains for fire protection. The Minquas Fire Company, of Newport, is the nearest fire station; this company has motor-driven apparatus which has met the Fire Underwriters' Association requirements.

Taxes are paid only to the county and State, the fire insurance rate having been cut nearly 40 per cent since installation

of water mains and hydrants for fire protection.

Silview is entirely a residential section. The houses number 250, all on 50-foot lots, or larger, a few being constructed of brick, stone and stucco, but the majority of frame. In the main, the houses are two-story, with a few of bungalow type.

Facing Christiana Pike, between Oakmont and Adelpia Avenues, is Silview Inn, a large three story frame structure which is also the postoffice. Restaurant service is available at the Inn, and banquets are frequent, usually for fraternal organizations.

There are two brick stores alongside Silview Inn, on the west, one a grocery and the other a general store. A third grocery, of frame construction, stands between them.

The nearest church is the Methodist Episcopal, Market Street, Newport, seven blocks distant, while St. James Episcopal Church is on the same street, three blocks nearer Wilmington.

Krebs School, Newport, is the closest educational institution; on Gap Pike, Newport, it accommodates pupils up to and including junior high school. Thereafter, pupils attend the Henry C. Conrad High School, on Boxwood Road, Richardson Park.

The population estimated at approximately 1,000 is all white, almost all native-born, and there is not a single Negro family in this development. The few foreign-born are Italian. Much attention is given to the cultivation of flowers and shrubbery, and there are numerous small vegetable gardens. Numbers keep small pens of chickens. All shade trees have been planted since 1928, but shade will be ample within a few years.

There is, as yet, no concerted effort to form civic or other kinds of community associations, and there is no fraternal building of any kind.

Silview was originally a 74-acre farm owned jointly by John M. and Frederick Snyder, brothers.

Except for the stores mentioned, there are no business enterprises. Most of the residents are employed in Wilmington, a number working at Krebs Plant, Newport, and a few with the Wood Preserving Corporation, which adjoins Silview, on the southwest side of the Pennsylvania Railroad.

This section is entirely level and has an elevation of approximately 80 feet.

The traction line of the Wilmington and Philadelphia Traction Company ends at Lindbergh Avenue. The first car available in the morning leaves for Wilmington at 5:45 o'clock, and the last one at night leaves at 12:45 o'clock for the same point.

There are two gas stations in Silview and every home has its garage.

Police protection comes from the Rural and State Police. The nearest magistrate is in Richardson Park. Voting is done at Red Men's Hall, Newport.

Silview is one of the 18 tracts opened and brought forward by Charles D. McCleary in the past 35 years, all being suburban to Wilmington.

John J. Donohoe
Nov. 18, 1940

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Regional Survey
Wilmington Suburbs
REWRITE

STANTON AND STANTON HEIGHTS

Stanton (100 alt., 595 pop.), one of the older unincorporated towns included within the suburban area, lies six miles west of Wilmington on the Wilmington-Christiana Turnpike, near the junction of the Red Clay and White Clay Creeks. The oldest village in Mill Creek Hundred, it was first known as Cuckoldstown, receiving its present name about 1825. A postoffice was established at Stanton on November 2, 1826, with Abraham Boys as postmaster. As late as 1837, it was spelled Staunton in the Postal Guides.

According to Scharf's History of Delaware, the name was changed in honor of Stephen Stanton, when he "became the owner." Stephen Stanton was a large plantation owner of the early 19th century, his properties lying mostly in Pencader Hundred. He bought land in Cuckoldstown about 1800. Francis A. Cooch, in Little Known History of Newark, Delaware and Its Environs, speaking of the early history of Stanton, writes of "the flour mill on the Red Clay Creek, back of the village, near the house built by A. W. Stanton in 1740." It would seem certain, therefore, that the town owes its name to the Stanton family.

name changed 1825

In the late years of the 18th century and the first decades of the 19th, Cuckoldstown rivaled Newport as a shipping and trading center. Ships of moderate draft were able to sail up Red Clay Creek to tie up at its wharves, and load farm produce freight-

ed from the farms of Mill Creek Hundred by teamsters via the Limestone Road. The wagons returned laden with merchandise for the towns and villages adjacent to the Road and to the Lancaster Turnpike.

Grist and saw mills were located at Stanton as early as 1679. The earliest mill in Mill Creek Hundred was built in Stanton on a tract of land owned by Charles and John Watkins. According to an agreement made by them with some of the neighbors on October 14, 1679, the mill was located:

"boath sydes of a little Creek that Lyeth between Cheese and bread Island and sd. Charles Rumseys plantation Running into White Clay Creek -"

The mills on the banks of the Red Clay and White Clay Creeks remained active until the 1870's, but the only trace left now is the ruins of a mill that burned in 1885. The waters of Red Clay Creek have shoaled so that navigation is no longer feasible. Stanton has no important industries at present.

On the east side of Mill Road, where it intersects the Pike, the A. W. Stanton house, a brick Dutch Colonial structure, still stands. The large brick house, now used as a store, at the southeast corner of the main intersection, was a tavern kept in 1797 by Peter Springer.

A marker has been erected on the south side of the Wilmington-Christina Turnpike, just west of Stanton. The inscription reads:

"The American Army numbering 11,000 encamped between Red Clay Creek and Newport September 6 to 9, 1777. Earthworks constructed for the protection of the camp are plainly visible on the edge of the hill overlooking the creek."

Remains of a portion of these earthworks may be found on the farm of A. Satterthwaite, several hundred yards north of his home.

There is little of interest in the dwellings in which the majority of the population of Stanton is housed. They are usually two-story frame structures, built in row-fashion, with the building line extended to the sidewalk. Many are unpainted and little attention has been paid to the cultivation of grass and flowers. The houses in Stanton Heights, north of the Pike are of a later period, but differ little from the older dwellings in architecture and construction. This portion of the town was started as a real estate development in 1918 by Harry D. Boulden, who purchased the farm of Clarence Major, and subdivided it into building lots.

Mill Road, the Limestone Road, and the Turnpike, which are linked with the State Highway system, are concrete highways. None of the remaining streets of Stanton are hard-surfaced; in some instances, they have been gravel filled. There are no sidewalks, gutters or storm sewers. Street lights are provided only at the intersection of the Turnpike and the Mill Road; there are no street identification markers.

Busses, which connect with the end of the trackless coach line at Silview, serve as public carriers for the community. Gas and electricity are provided. The Artesian Water Company has extended its facilities to Stanton, but many of the residents have not availed themselves of the service, relying on wells for their water supply. Sanitary sewers have not been installed; the backyard privy is the primary method used for waste disposal, although some of the dwellings are connected with private septic

tanks. Garbage and rubbish are removed under private contract.

Police protection is furnished by the uniformed forces of the County and State; a like service in their field is performed by the rural volunteer fire companies, the nearest of which are the Minquas Fire Company at Newport, and the Marshallton Fire Company. Because of the lack of fire hydrants, insurance rates are at city levels.

Stanton Methodist Church is the only church in Stanton proper. The present yellow brick structure replaces the original frame building which was erected in 1877. The Stanton Meeting House (Friends), a one-story stone structure erected in 1873, is no longer used as a house of worship. It is used twice monthly by the State Grange for its meetings. The stone building in which St. James Protestant Episcopal Church is housed was built in 1822, replacing the original frame church erected in 1720.

A new and well equipped elementary school was built in 1934 on the Limestone Road, a short distance from the Turnpike. After completion of their studies at this school, the children attend the Henry C. Conrad High School at Richardson Park.

Retail establishments at Stanton include four grocery stores, an automobile repair shop, a taproom, two general stores, and the store of a florist who also operates several greenhouses.

Besides the organizations affiliated with the churches in the vicinity, Unity Lodge, No. 1, Independent Order of Odd Fellows, Shepherd's Friendship, No. 4, and the State Grange meet in Stanton.

There has been little construction in Stanton and there seems

little prospect of future expansion, either residential or industrial. The town awakes from its lethargy once each year on the occasion of the annual race meeting at nearby Delaware Park. During the month of June, a steady stream of cars passes through the town in order to reach Delaware's only pari mutuel betting track. The residents of Stanton benefit from the sale of food and drink, gas and oil. Many of the trainers, jockeys, and other employees of the various stables quartered at the track, find board and lodging in the town. With the close of the racing season, Stanton reverts to its usual state of desuetude.

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OK.
J.D.
11/19/40

STOCKDALE

Stockdale (60 alt., 156 pop.) is situated between the Philadelphia Turnpike and the Governor Printz Boulevard, northeast of Grubb's Landing Road, at a distance of about seven miles from the center of Wilmington. The irregularly shaped tract includes an area of 59.88 acres.

Stockdale dates its development from August 1921, when the plot was surveyed as a real estate subdivision. At that time, the owner was Mary Stuart Young. Little was done about the development of the community until May 1922. On May 8, the newly-formed Stockdale Corporation purchased the tract from Mary S. Young and began active sale of lots. This same Mary Stuart Young was the president and majority stockholder in the Stockdale Corporation.

Mrs. Young was bequeathed the property by her husband, Thomas S. Young, whose will was probated on August 7, 1899. The latter acquired the farm at sheriff's sale of the property of Elizabeth and Hillborn Jones on December 20, 1879. Thomas Kimber, Jr., sold the tract, of which this land is a part, to the Joneses on October 1, 1867. Kimber bought the land from the Reverend William Suddards on December 9, 1863. This was the one-third portion of a tract, divided among the Reverend William Suddards, Edward G. Bird, and Alfred D. Bird by a deed of partition, which was recorded on January 13, 1859. The previous owner was George Valentine, who had been conveyed the plot by Wellington Grubb on January 22, 1850. Wellington Grubb assembled the farm in two transactions: with

Charles C. Bird on September 23, 1845, and with Alfred D. Bird on September 30, 1846. The Bird brothers were selling their shares of the estate left by their father, John Bird (the other heirs were Edmund G. and Thomas D. Bird). John Bird acquired the land through his marriage to Julia Ann Grubb, who had been bequeathed it by her father, Amer Grubb.

Amer Grubb purchased the tract from his father-in-law, John Buckley, who had it from his father, Adam Buckley, the latter holding the land

"by virtue of a Patent from the Commissioners of property under the Honourable John Penn Thomas Penn and Richard Penn Proprietors of the Counties of New Castle Kent and Sussex on Delaware bearing date at Philadelphia the * * day of * * Anno Domini and Recorded in the Recorder's Office for the City and County of Philadelphia in Patent Book * * vollum the * * page * * -"

The origin of the name of Stockdale as applied to this suburb is unknown. Although there is both a Stockdale Avenue and a Stockdale's Run on the property, there is no record that anyone by that name ever owned this land. In the earliest deed dealing with the tract, Stockdale's Run is referred to as "Stogdales Run."

Stockdale is a restricted community. The lots are sold:

"Subject to the following terms, covenants, restrictions and limitations, all of which shall be considered as covenants running with the land until January 1, 1945, on which date they shall cease and terminate, all of which shall be considered as binding on the heirs, executors, administrators and assigns of the party of the second part, unless previously released by the party of the first part, its successors or assigns by an Instrument in Writing, under seal and duly recorded in the office for the Recording of Deeds in and for New Castle County aforesaid, namely: First. No building other than a private dwelling house for the use of not more than one family and a suitable private

garage shall be erected on any portion of the premises described in this deed; said dwelling house shall cost no less than Six Thousand Dollars (\$6,000); no building of any kind or description, including the steps, porches, piazzas, bay or oriel windows, cellar entrances or other projections appurtenant to a dwelling house to be placed within twenty feet from the front property line of said premises and five feet from the side party or property line of said premises; said garage shall not be erected or placed at a distance within seventy feet of the front property line of said premises; that said premises are not to be sold, leased or conveyed to anyone not of the Caucasian race; that no store shall be erected except when authorized in writing by the Stockdale Corporation, its successors or assigns; that no business which may be conducted on any of the lots designated for store or business purposes shall conflict or violate any of the restrictions contained in this deed. Second. That not more than one dwelling house shall be erected on any lot shown on the plot of Stockdale or upon any lot described in this deed without the written consent of the Stockdale Corporation. Third. That no wall, fence or hedge shall be erected or permitted on said premises more than four feet high and no solid board or metal fence shall be erected on the front property line of said premises. Fourth. That no construction work affecting the outside of any house or garage shall be undertaken prior to January 1, 1945, unless the plans or specifications shall either have been made by a recognized architect or shall have been submitted to the Stockdale Corporation and shall have received written consent. The house shall be erected before the garage. Fifth. The Stockdale Corporation reserves to itself, its successors and assigns, the full and complete rights, easements and privileges to place, erect, construct, lay and maintain poles, wires, and conduits therein and thereon for electric lights, telephones and other purposes and sewers and sewer pipes, water pipes, gas pipes and pipe lines of various kinds and purposes in, over and under the rear five feet of said property, but this right and easement of the Stockdale Corporation is not to interfere with the right of the purchaser to build on the said five feet or to use of

the said right and easement of the Stockdale Corporation as above created; that the Stockdale Corporation reserves the utility rights on, over and under all avenues, streets and roads which may now or hereafter be constructed in Stockdale, Claymont. Sixth. The map herein referred to shows the grades of the streets, and no sidewalks or curbing shall be erected except at the grades so established. Seventh. That no poultry, animals or livestock of any nature may be housed, kept upon, or permitted to use in any way the premises herein described without the written consent of the Stockdale Corporation."

At present, there is a total of thirty-nine private dwellings in Stockdale. All of these are single-family detached residences. The majority are two stories in height; frame construction is favored, but a fair proportion employ some form of masonry. The restrictions relating to the minimum price requirement and the placement of the structures on the lots have resulted in the erection of substantial dwellings with an adequate amount of light and air. Grass has been sown, and flowers and shrubbery planted on the ample-sized lots, at the rear of which the private garages are placed.

Gas and electricity are supplied to the suburb through the facilities of the Delaware Power & Light Company. Running water is supplied to the residences by a subsidiary of the Chester Water Company. In the deeds to the lots, the Stockdale Corporation has reserved the public utility rights in the street beds and this water company has been granted a monopoly to supply water. Sanitary sewers are provided for waste disposal; garbage and rubbish are removed under private contract.

The principal streets of the suburb are macadam-paved, and are in fair condition. They are provided with street lights and markers at the intersections. Governor Printz Boulevard, which is a dual two-lane highway forming the eastern boundary of Stockdale, has not

yet been extended to the Philadelphia Pike. The present connecting link, Manor Avenue is not paved. Sidewalks have been constructed in front of many of the dwellings, but there are no continuous paved walks.

Stockdale has no private police force; protection is furnished by the uniformed forces of the State and County. In their related field, a similar service is performed by the rural volunteer fire companies, the closest of which is the Claymont Fire Company. Residents call for their mail at the Claymont Postoffice. This office was first established as Naaman's Creek Postoffice on October 1, 1812, with John Balloch as postmaster. On December 16, 1853, the name was changed to Claymont. John W. Lodge was the last postmaster at Naaman's Creek and the first at Claymont. Transportation to Stockdale is furnished by the Wilmington-Philadelphia busses which maintain a regular half-hour schedule on the Philadelphia Pike.

There are no schools in the suburb of Stockdale. Bus transportation is provided for the children of primary school age to the Mount Pleasant School at Bellefonte. High school students attend the Claymont High School, located within easy walking distance. Archmere Academy, a private boarding school for boys, occupies a handsome tract of thirty acres, immediately adjoining the suburb on the northeast. The buildings and grounds were presented to the Premonstratensian Fathers of the Roman Catholic Church by John Raskob. They began operation of the school in 1932. Although there are no churches in Stockdale, congregations of the leading religious denominations have churches within a short distance of the suburb.

A clause in the restrictions permits the erection of retail stores, providing written permission is obtained from the Stockdale Corporation, but no business enterprises have been established in the community. No localized civic or social organizations have been founded. There are, however, several organizations drawing their membership from the suburbs which make up the district called Claymont; it is likely that the residents of Stockdale participate in the activities of these groups.

Stockdale offers no opportunities for organized recreation or supervised play. The nearest playground is that at the Claymont School. Stockdale's Run, which winds a tortuous course across the suburb, is a tiny, clear stream, with no facilities for swimming, boating, or fishing.

The growth of Stockdale has not been as rapid as that of many like suburbs in this sector. A large proportion of the acreage in the community is still available for home sites; there has been little recent building activity and there seems little reason to expect any in the near future.

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U 7,p.145; N 8,p.231; N 11,p.480; A 31,p.78; P 30,p.601.

Handwritten:
12/18/40

G. K. Downing
El. Thompson-Walls

June 28, 1938

WILMINGTON SUBURBS

CURRENT FILE

W-84
284

TUXEDO PARK

Tuxedo Park, situated southwest of Newport, along the Christiana Pike, is a residential suburb on the south side of a slight elevation, and contains 69 homes, with two others under construction.

Running east and west are four avenues named for presidents - Washington, Lincoln, Roosevelt, and Cleveland. North and south are three avenues, these for States - named Maryland, Pennsylvania, and Delaware.

Tuxedo Park has only one entrance from the Christiana Pike, this being on State Street, directly opposite the postoffice at Silview, which supplies Tuxedo.

Although there are no sewer connections, drainage is good because of the location on an elevation. Practically every city convenience is available. Police protection, however, is given by the Rural and State Police.

The population is nearly 300, all, with few exceptions, being native-born whites. No Negroes reside here.

Tuxedo Park is a residential section, business not being represented at all. There are 13 two-story houses, mostly of frame construction, with the remainder of the bungalow type. All houses are on 50-foot or larger lots, and are surrounded by shade trees. Every home has neat hedges, and flowers are particularly evident, in addition to well-kept lawns. Gardens and chickens are found at most homes. All homes have garages.

Fire protection is given through the Minquas Fire Company,

of Newport, with mains from the Artesian Water Company, the plant of which is located in the valley on the west side of the elevation of Tuxedo Park. Street car service is offered to Wilmington.

Churches available at Newport include the Methodist Episcopal and the St. James Episcopal Churches, each on Market Street, which is called Christiana Pike outside Newport. Both churches are within walking distance.

Krebs School, Newport, provides for the educational requirements of Tuxedo Park, to the eighth grade, after leaving which children may finish at the Henry C. Conrad High School, Box wood Road, Richardson/^{Park} about one mile north.

Tuxedo Park is about 20 years old. Taxes are only county and State. The voting place is Red Men's Hall in Newport. The government is that of any unincorporated locality of the state. The nearest magistrate has his office in Richardson Park.

VILLA MONTEREY

Villa Monterey (220 alt., 104 pop.) is located on the Philadelphia Turnpike, about two and one-half miles northeast of the corporate limits of Wilmington, between Washington Boulevard and Duncan Road. Approximately one-third of the 74 acres in the suburb is within the town limits of Bellefonte. For the purposes of this survey, only that portion which is in Brandywine Hundred, northwest of the Pike, will be considered.

Villa Monterey is built upon a part of the large tract granted to Vance Peterson on November 14, 1668 by Governor Francis Lovelace. John Beeson acquired a portion of this grant from Luloff Peterson, a grandson of Vance, in May of 1775. The name of Beeson was associated with the property until 1880. In that year Mary Jane Beeson, owner under the terms of the will of her father, John Beeson, married Edwin P. Williamson. Upon her death in 1885, title to the farm passed to her daughter, Mary E. Williamson, who subsequently married James B. Talley.

The development of this tract as a residential community dates from August 23, 1923 when Mary Talley sold the land to Claude Banta. In 1925, Mr. Banta had the plot surveyed and laid out in home sites. The plan of Section 1, at the western extremity of the suburb, was filed with the Recorder of Deeds in June of 1925; a supplement, covering the remaining area, was filed in March of 1926.

The most striking feature of Villa Monterey is the garishly-hued, stucco-finished group of houses, designed in the mode of the bastard-Spanish school of architecture, which surround Corrine Court at the western boundary of the suburb. Constructed and sold by Claude Banta in the boom period of 1926-29, they brought what now seems the fantastic prices of \$16,000 to \$22,500. The vivid

colors and the climatically unsuited style of architecture tend to create a false impression of impermanence; the houses are really solidly constructed of enduring materials. The placement of these houses, twelve in number, is worthy of note; they are arranged in the form of a semi-ellipse about a grass-sown center court. The garages, corresponding in style and color, are built on the outer rim of the semi-ellipse, and are reached by a private, encircling driveway. Claude Banta coined the name "Villa Monterey" as appropriate to the type of architecture employed here.

Besides this group on Corrine Court, there are fourteen other houses in the community. These, located on the Philadelphia Pike and Seville Avenue, are well constructed and are of generous proportions; all but three are of masonry construction. The vacant lots are owned by Mr. Banta; although they are kept free of rubbish, no effort is made to curb the rank growth of weeds with which they are covered.

The restrictions imposed on the property owners at Villa Monterey by Claude Banta are contained in the deeds. The grantor, Mr. Banta, reserves the right to enter the premises "to lay and operate, repair, renew, change, relocate or remove water, sewer or gas mains, conduits, pipes or connections, poles, wires and appliances." The grantees, by acceptance of the deed, covenant that "they will not erect, build or maintain or cause or permit to be erected, built or maintained upon the said premises or any part thereof any trade, business or factory of any kind whatever, and that all of said property and every part thereof shall be used for business purposes only and that they shall not keep on said premises any livestock or poultry, except household pets; that they

shall not or will not erect or cause or permit to be erected any private garage on said premises except such one-story garages as are constructed of brick or of stucco finish and that the same shall be placed at or near the rear property line; that no fences shall be placed on said lot and that they shall not keep on said premises any livestock or poultry, except household pets; that they shall not or will not erect or cause or permit to be erected any garage on said premises, except such one-story garages as are constructed of brick or of stucco finish and that the same shall be placed at or near the rear property line; that no fences shall be placed on said lot and that said premises shall not be leased, sold or conveyed to any person not of the Caucasian Race."

Gas and electricity are available throughout the suburb. An ample supply of pure water is assured through the mains of the Suburban Water Company. Sanitary sewers have been installed and are maintained by Claude Banta. As stated in the deeds--"the grantee shall have the right to use the sewerage system as now installed under such rules and regulations as the party of the first part may from time to time adopt and for the upkeep of said sewerage system, shall pay an annual tax of not more than Fifteen Dollars." Door-to-door mail delivery is made twice daily by carriers from the Wilmington Postoffice.

Police protection is furnished by the uniformed forces of the State and County; State Police Station No. 1 is located in the neighboring suburb of Highpoint. Fire protection is provided by the rural volunteer companies, the nearest of which is the Brandywine Hundred Fire Company with headquarters in Bellefonte; fire hydrants are located at Dupont Avenue on the Philadelphia Pike and at Corrine Court. Red Cross Emergency First Aid Sta-

tions are established in both the police station and the fire house.

Delmonte Place, leading to Corrine Court, and Dupont Avenue are the streets furnishing an outlet to the Philadelphia Pike. Seville Avenue, one block from and paralleling the Pike, is the dividing line between the developed and undeveloped portions of Villa Monterey. These streets, title to which is held by Claude Banta, are all surfaced and are maintained in excellent condition. Street markers and street lighting are provided at all intersections. At Corrine Court, electric lights on ornamental steel standards are placed at proper intervals.

The children of this district receive their elementary education at the Mount Pleasant Junior High School in Bellefonte. Senior high school students attend the Claymont High School. Residents of Villa Monterey participate in the social and civic activities of the town of Bellefonte.

References:

Decds Records: S1, p. 601; X1, p. 658; Z1, p. 393; D32, p. 15; P23, p. 601; B33, p. 601; D33, p. 265.

Will Record: 12, p. 127.

G. K. Browning
El. Thompson Walls
August 18, 1938.

10-790
CURRENT FILE
WILMINGTON SUBURBS

WESTFIELD

Westfield, adjoining Stanton, lies on the north side of Wilmington-Christina Turnpike, between Kiamentsi and Mill Roads. It has two streets extending from the pike north two blocks, these being Redwood and Cypress Avenues. Intersecting the two avenues are Norris and Diamond Streets lying practically east and west. Its elevation is about 100 feet.

This development of about 50 acres was started by A.K. Taylor, of Richardson Park, in 1925, and has five cottages, all one-and one-half story bungalows of frame construction. Each cottage has a garden; many residents keep chickens. Gas and electricity are supplied to this suburb, and it is expected that water will be furnished some time in 1939 by the Artesian Water Company, which has mains to within a short distance of the section, and plans to provide Westfield, Stanton, and Stanton Heights at the same time.

Mail is obtained at the Stanton postoffice, only a few hundred yards distant. Transportation is provided by the bus which connects with the trolley at Silview, service being offered from six o'clock in the morning to shortly after midnight the following morning.

Voting is done at Stanton, where the children likewise attend school. A sidewalk connects the two places.

The nearest church is the Methodist Episcopal at Stanton, and the nearest cemetery is that at Newport.

Police protection is given by the Rural Police, with the State Police answering calls in case of necessity. Fire protection comes through companies at Newport, Christiana, and Marshallton, and there are other rural companies which answer calls when needed.

Paved streets were lacking late as the autumn of 1938, but the main highways are of concrete.

There are no colored residents, deed restrictions forbidding sale to others than Caucasians.

The nearest physician lives at Silview and dental services are obtainable at Richardson Park.

Newport's fire company, the Minquas, is the nearest Red Cross station, and ambulance calls may be made to either New Castle or Wilmington.

Westfield has no playgrounds for children, except the school grounds at Stanton, but swimming is done in both the Red Clay and White Clay Creeks, in addition to the Christina River, some fishing is done in the latter stream.

County and State taxes are the only ones paid.

No property owner was doing any building in connection with the Federal Housing Act in the fall of 1938.

Community life of Westfield is that of Stanton where the State Grange has bi-monthly meetings, at Odd Fellows Lodge, and a woman's organization, the Friendship Lodge, which has monthly meetings. So far there is no musical society here.

All of the male residents are employed in Wilmington.

Browning, G. K.
Donohoe, J. J.
August 14, 1939

Westover Hills

Westover Hills, (440 pop., 220 alt.), Wilmington's most exclusive suburb, is located south of the Kennett Pike, a short distance from the city limits. The tracks of the Wilmington and Northern Railroad divide it into two distinct parts: Section A, developed in 1926, and B developed in 1929. The lots in Section A, are larger (an average of 100 x 250 ft. as against 100 x 150 ft.) and the houses correspondingly so. The combined area is about 300 acres.

Section A is bounded on the east by Dupont Road, Edgehill Road, and Barton Circle; on west by Edgehill Road; on the south by Westover Road and Breck's Road; on the north by the Kennett Pike. Section B is bounded on the east by Berkerly Road; on the south and west by Augusta Road; on the north by Kent Road and the Kennett Pike.

Westover Hills is laid out upon a tract of land purchased from William duPont, April 24, 1926 by the Delaware Land Development Co.² This company laid out streets, and installed gas and water mains, electric and telephone lines, and still owns the unoccupied lots as well as the street beds and various improvements. Until 1926, the property had been held by various members of the duPont family since its gradual purchase in small parcels between the years of 1820 and 1850.^{2*}

The same restrictions are in force in both sections. Before construction the plans and specifications of each dwelling must be submitted to the Delaware Land Development Co. for approval. A setback of at least 50 feet from the building line is mandatory, with an open space 10 feet in width left at each side. Of the latter, the right to use three feet for the installation of telephone, electric, sewer lines, etc., is reserved by the developers. All lot-owners are

charged a yearly fee which cares for the clearing of sidewalks, mowing of sidewalk grass, street lighting, garbage and rubbish removal. The keeping of livestock of any sort is strictly prohibited. Because of a provision which limits the occupancy of dwellings to one family, no apartment houses have been built. Before a school, church, library, art museum, etc., may be erected a favorable vote of a majority of the lot owners is required.

There is no prevailing mode of architecture - Early American, Tudor English and French Provencal types being blended into an harmonious whole. Stone and brick are favored as building materials. The usual modern city conveniences - water, gas, electricity, and sanitary sewage disposal - are provided. With the exception of Dupont and Barley Mill Roads, the streets are owned by the Delaware Land Development Co. These are not public thoroughfares and are so posted. They are paved throughout with amiesite and have brick gutters with steel sewer gratings at intersections to carry off storm overflow. Concrete sidewalks of appropriate width have been laid on all streets.

Fire hydrants are placed at strategic points throughout the community, to which water pressure is provided through city water mains. The various rural fire companies are the first line of defense, but Wilmington companies also respond in emergencies.

Police protection is furnished to Westover Hills by the county and State. In addition, special uniformed police patrol the streets at night. Closely spaced electric lamps, on concrete standards, provide ample illumination. Twice daily, door-to-door mail delivery is made by carriers of the Wilmington post office.

There are no schools or churches in the suburb proper.

Alexis I. du Pont High School, now being enlarged, is directly across the Kennett Pike. Because of their close proximity to the city limits, the residents of Westover Hills enjoy the varied religious, educational, and recreational facilities of Wilmington. The grounds about the homes, which provide generous playing space for children, make up for the lack of formal playgrounds.

Dupont Flying Field extends from the boundary of Section B to the Lancaster Pike. It is a large, well-kept private field, complete with hangars, a reception building and a radio station. This is the Wilmington port for the recently inaugurated pick-up air-mail service, serving 56 cities and towns in Western Pennsylvania, Ohio, and Maryland.

* Deeds Records: New Castle County: A34, p. 381.

** " " " " " B15, p. 433; W12, p. 483, 501;
110, p. 199; H10, p. 133; D10, p. 195; Q5, p. 399; F5, p. 348;
p. 5, p. 411; W5, p. 165; R5, 224; T5, p. 331; A4, p. 357; Y4, p. 356.

WILMINGTON MANOR

Wilmington Manor (240 pop.; 60 alt.) is located at the intersection of the Newport Pike and the du Pont Boulevard, about six miles from the center of Wilmington. Although the suburb lies on both sides of the Boulevard, more than three-quarters of the 197 acres contained within its bounds is situated to the northwest of this thoroughfare.

John Pennington is the earliest owner of record of the land on which Wilmington Manor has been built. He conveyed the greater part of the tract to Edward Blake on March 20, 1683. Before this portion of the property came into the possession of Levi Miller on Dec. 30, 1875, it had been farmed by Blake (1693-1719); Patrick Reilly (1719-1726); the Enos family (1726-1787); John Stockton (1787-1805); John Barr (1805-1830); Thomas Pennington (1830-1868); Isaac Grubb (1868-1870); Bryan and George Jackson (1870-1875). Levi Miller increased the size of the tract to its present acreage by purchasing an adjoining farm from William McCaulley on Feb. 18, 1892. This was a part of the tract known as "The Silk Farm," which McCaulley had acquired in 1875. It derived its name from the fact that from 1842 to 1846, it had been owned by the New Castle County Silk Company, which used it for the production of silkworms during the height of the silk culture boom in Delaware. Like

the adjoining tract, it traced its history back to John Pennington. The Real Estate Guarantee and Trust Company acquired the consolidated plot on March 11, 1893, but the company becoming involved in financial difficulties, the property was sold out by the sheriff on Jan. 11, 1898. The purchaser was the Kensington National Bank of Philadelphia, from whom Joseph B. Stahl bought the land on Nov. 25, 1909. The latter sold the tract to the Koch Corporation in 1927, who began the development of the property as a residential community.

The plot was surveyed and subdivided into building lots, with proposed streets indicated. A copy of this plat was filed in the office of the Recorder of Deeds on March 10, 1927. The Koch Corporation was unable to meet its obligations and, in order to satisfy a mortgage, Joseph B. Stahl reacquired the property at sheriff's sale on May 16, 1929. After selling a number of lots, he conveyed the unsold portions to his brother, Bernard A. Stahl, on Dec. 1, 1931. The latter is still the owner of that part of the suburb which has not been purchased by individuals.

While the Koch Corporation was in possession of the land, a few restrictions were imposed, the most important being one which limited the minimum cost of a dwelling to \$5,000. Joseph B. Stahl, however, formulated a full list of conditions which were contained in the deeds. Although these restrictions have terminated, they were important in determining the character of the suburb. It was provided:

"That no building of any description whatsoever shall be placed within twenty-five feet of the front building lines of lots above described, excepting open porches, bay windows,

or other appurtenances to the front of a dwelling house.

That no dwelling house shall be erected on any lot to cost less than seventy-five thousand dollars.

That no pig-pen, open cesspool, or other nuisance shall be maintained on any of the above described lots.

That no dwelling house of less than two stories in height shall be erected on any lots fronting on the du Pont Boulevard or on the Newport Pike.

That the land herein agreed to be sold shall not be conveyed to any person or persons not of the Caucasian Race.

That all lots not built upon shall be kept mowed and in good condition by the owners of the lots, or the same will be done and charged for by the management.

That no mercantile business shall be conducted on said lots.

That no garage or garages shall be erected except at the rear of a dwelling house.

That the above covenants shall be real covenants binding on the party of the second part, his heirs, executors, administrators and assigns until the first day of January, 1940, when they shall cease and terminate."

The most important result of the termination of the restrictions has been an increase in building activity, due largely to the lowering of the minimum cost requirements. This has permitted the construction of more popular-priced dwellings, with a wider range of appeal. The other restrictions, while no longer binding, are still observed.

Wilmington Manor has a total of sixty occupied housing units. With the exception of one six-unit apartment house, these are all single-family dwellings. The houses built previous to this year are mostly of the bungalow type, with frame construction predominating. They are placed on lots which

average 50x125 feet in size. These lots are well-cared for and present an attractive appearance.

During the present year, Wilmington Manor has experienced the greatest building boom in its history. This is because of the activities of Delaware Builders, Inc. In the first portion of their development, they have built and sold twenty-six all-masonry homes. They are six and seven-room structures. In a more recent development, seven houses have been completed and nine more are in course of construction. These are five-room Cape Cod Cottages, some of which may be purchased for as little as \$3,500. All of these houses may be purchased under the F. H. A. financing plan. Delaware Builders, Inc. plans the erection of at least one hundred houses on the tract.

The interior streets of Wilmington Manor are at present in a deplorable condition. None of them were hard surfaced, and the trucking and hauling incidental to building operations has obliterated all traces of the gravel with which they were filled, and has created a series of deep ruts and gullies. They have also been dug up to permit the installation of water mains, While this is only a temporary condition, it is the source of great inconvenience and discomfort. There are no sidewalks in the suburb.

The Boulevard Water Company, a subsidiary of the Artesian Water Company, has sunk artesian wells on the property, and have also built a pumping station and a large underground storage tank. Mains are being laid in the street beds, with laterals to the property building lines. Gas, electricity,

and telephone services are available. As there are no sanitary sewers, septic tanks are used for waste disposal. Garbage and rubbish removal are made under private contract.

Police protection is furnished by the uniformed forces of the State and County police. The rural volunteer units furnish fire protection; the closest of these are the Minquadale Company and the Good Will Fire Company of New Castle. Both of these companies maintain Red Cross First Aid Stations. In addition, the Good Will Company maintains an ambulance. Mail delivery to the community is made by R.D. carrier. Bus transportation is available on the Du Pont Boulevard.

There are no churches or schools in Wilmington Manor. The nearest churches are those in New Castle. Children of grade school age attend the Minquadale School. The nearest high school is the William Penn High School in New Castle. School bus transportation is available.

There are no business enterprises, either manufacturing or retail, in Wilmington Manor. As yet, no social or civic organizations have been formed.

This suburb has tremendous potentialities for growth. Seventy-five percent of the land available for home sites has not yet been utilized. There is sufficient room here for four hundred homes and only sixty have been built. Delaware Builders, Inc. plans to erect at least one hundred houses this year.

References

Deeds Records: Y 1, p. 316; H 1, p. 10; E 1, p. 300;
Q 1, p. 492; C 2, p. 216; N 2, p. 101; I 3, p. 460;
V 4, p. 228; X 4, p. 459; K 5, p. 428; R 5, p. 106;
W 5, p. 416; K 6, p. 154; T 6, p. 310; C 7, p. 310;
Q 8, pp. 268, 272; P 10, pp. 124, 215; B 16, p. 367;
N 17, p. 367; H 25, p. 209; R 31, p. 601; I 36, p. 551;
U 34, p. 261; X 37, p. 499.

G. K. Browning
El. Thompson Walls
July 18, 1938.

Wilmington Suburbs

WOODCREST

Woodcrest, a part of Richardson Park, forms a triangle of 150 acres on the north side of Newport Pike, with Boxwood Road its eastern boundary, Lyndalia its western line, and Newport Pike its southern boundary. Woodcrest lies three-quarters of a mile southwest of Wilmington, Maryland Avenue extended from the City Line becoming Newport Pike at Boxwood Road.

Paralleling the Newport Pike are Jackson, Tyrone, and Birmingham Avenues; paralleling Boxwood Road are Curtis, Fallon, Victoria, and Troy Avenues; paralleling the third leg of the triangle are Rochelle, Becker, and Portland Avenues. Surry Road, Marion Place, and Rochelle Place are connecting streets.

The Conrad High School occupies a 16-acre tract on Boxwood Road, four blocks from Newport Pike, extending from Jackson Avenue on its south side to Marion Place on the north, with Victoria Avenue as its western boundary.

By regulation of the State Board of Education the Henry C. Conrad High School, which cost about \$400,000, serves Yorklyn, Hockessin, Richardson Park, Oak Grove, Marshallton, and Stanton, although, by special arrangement, some of the pupils in this territory are permitted to attend the Alexis I. du Pont School on the Kennett Pike. Buses convey pupils to and from points in the district where the walking distance is too great. Opening in the fall of 1936, this school for 1937-38 showed an attendance of 607.

Development of this suburb has been steady since the beginning,

in 1936. In addition to the High School building, there were 45 homes completed on the plot and 10 others under construction in 1938. Houses are well separated and on 50 by 105 foot lots. Four are of brick, two of stucco, and the remainder of frame, both two-story and bungalow type. There are close restrictions as to the placement of houses, none being permitted closer than 20 feet of the property line on which it faces and must be also 20 feet distant from the property line of any side street. No dwelling house is permitted within five feet of the dividing line of any adjoining lots, nor are fences permitted except of open iron type or shrubbery. No business is permitted on any lot or from any home except in the case of a physician or dentist, who may use a portion of their dwellings as offices.

The three corners of the triangular plot of Woodcrest are reserved for business purposes, these blocks being numbers one, seven, and forty-three. A gas and oil station at Boxwood Road and Newport Pike, on block number 1, was the first business to be started. The one exception to this is the small confectionery store at the entrance to Conrad High School, which caters to those attending school.

The elevation of Woodcrest runs from 42 feet along the Newport Pike to 110 feet at the opposite point.

A block has been reserved by officials of the Roman Catholic Church with the probable intention of erecting a church at a future date. This is the third block from Boxwood Road on Newport Pike, going west.

Post Commander Herbert Willis, of Marshallton, head of Diamond State Post, No. 2863, Veterans of Foreign Wars, of Richardson

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(Browning - El. Thompson Walls

All city conveniences-gas, water, electricity, fire, and police protection-are available, and mail delivery is made to homes on Boxwood Road as well as to Conrad High School. There is a total population of 275, made up of native-born people, with a few foreigners. No Negroes are permitted to purchase or own property in Woodcrest. Street car service is available at Newport Pike, service being maintained from 5:30 o'clock in the morning until 12:50 o'clock the following morning. The nearest Magistrate is George H. Bogart, Jr., at Richardson Park.

The Richardson Park Junior High School, lying on the opposite side of South Maryland Avenue, and reached by Middleborough Road, serves this locality's younger pupils until their graduation from the eighth, the highest grade there, after which the Conrad High School is available.

Water is supplied by the Artesian Water Company, of Richardson Park, which also provides fire protection for this area. Taxes are only for the county and State, with the exception of twenty-five cents per month paid the Water Company, added for maintenance of fire hydrants, thus providing fire protection. This expense, however, is offset by a reduction of nearly 40 percent in the fire insurance rate.

Churches which serve the community are found at Richardson Park, ^{where} ~~which~~ is located the Methodist Episcopal Church and the Church

of the Brethren, and Newport, with St. James Episcopal and a Methodist Episcopal Church all of which are equidistant from Woodcrest.

For recreational life, fields of both the Henry C. Conrad High School and the Richardson Park Junior High School are used. Baseball, football, tennis, soccer, and other outdoor games are held at each location, and here are also various devices for the amusement of younger folk. In each school building is its gymnasium for winter and indoor sports. The nearest swimming pool is at Canby Park, which adjoins Richardson Park on its northern side.

The Suburban Square Club of Richardson Park, and its auxiliary, the Five Points Chapter, No. 13, Order of the Eastern Star, have members here. The Women's Civic Clubs of both Richardson Park and Newport welcome members from Woodcrest, while Five Points Fire Company, Richardson Park, and its Ladies' Auxiliary also have numerous members here. The Community House of Richardson Park, At Eureka Streets and Norway Avenue, is available for meetings of any kind upon application to its management. Newport also has a Masonic Temple, Red Men's Hall, and the Grange, each with affiliations from here. There are two Boy Scout Troops numbers 67 and 68.

A private kindergarten is that of Mrs. Lucille Clouser, of 108 Matthes Place, Elmhurst, which has been in continuous operation for many years, and has filled a much desired place in this section, since the closing of the kindergarten at the Richardson Park Junior High School in 1926.

As to the musical life of Woodcrest, there is but little deve-

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Wilmington and suburbs-Woodcrest
(Browning - El. Thompson Walls.

lopment as yet, although each of the two schools have well-organized orchestras, which accept girl players.

There are no physicians or dentists in Woodcrest so far, but these may be found in Richardson Park or Newport when desired.

The Red Cross Station, located in Community Hall at Richardson Park, is the nearest available location of that organization. Ambulance service is that of the city of Wilmington.

Beside the Five Points Fire Company, the Minquas Fire Company, at Newport; the Christiana Fire Company, Christiana; the Mill Creek Fire Company, at Marshallton; the Cranston Heights Fire Company, at Cranston Heights; the Minquedale Fire Company, at Minquedale; and the Elsmere Fire Company, at Elsmere, are all available, protecting this section adequately.

The Newport Pike and Boxwood Road are each paved and there are good sidewalks on each, while streets around Conrad High School are paved as well, and sidewalks have been provided. Numerous homes here have sidewalks adjoining their lots, but the whole is not completely supplied with them as yet.

The nearest stream is the Christiana River, where boating may be enjoyed, and there is also a small lake in Folly Woods across Newport Pike, where there is skating in winter, some fishing in summer, but bathing is not usually followed.

The nearest flying field is Bellanca, at New Castle, with the du Pont Flying Fields, also within a few minutes drive, at Lancaster Pike and Ferris Road.

Practically all residents here work in Wilmington.

Voting for Woodcrest is done at the Richardson Park Junior High School, this being one of the three voting places in

Richardson Park.

Shade trees are being set, most of the homes already have good lawns, with flowers, though vegetable gardens are prohibited, as is the keeping of any domestic animal, such as horses or cows, even chickens coming under the ban. All homes have garages.

George H. McGovern inherited this property through the will of Miss Mary C. Latimer, about ten years ago, her family having long held a considerable area here, including Folly Woods, now owned by James Latimer Banning, who owns "Woodstock" on Middleborough Road, and who also inherited that property with Folly Woods from Miss Latimer.

The development of Woodcrest was begun following its survey and the laying out of its streets, under the name of George H. McGovern, Incorporated. All timber, covering about one-half the property was cut away, the land leveled and graded while construction of sewer lines from Conrad High School to the Christina River were begun. The Levy Court had some difficulty in allocating funds for the sewer project from the school, and \$5,000 was advanced by Mr. McGovern to aid in starting the project.

According to the records in the Recorder of Deeds Office of New Castle County, Wilmington, the following information was obtained:

"James Latimer on March 28, 1750 purchased of Robert Peirce and wife, Elizabeth, the land of which Woodcrest is a portion, and all buildings thereon, for £30 using 'currant money of New Castle' as the medium of exchange." The ruins of the cellar and the foundation of this old home can still be seen, which proved the home to be large and spacious and well built. These remains can be

seen about 300 yards west of the Conrad High School and in line with that building. This was the original Latimer home. There are still standing near the ruins two ancient cherry trees. The old home was utilized by a farm tenant after the Latimer family moved, until torn down about 20 years ago.

In 1765, James Latimer erected the "Woodstock" home. As he was a sea-faring man and desired to have a home with a view of the river, a captain's walk was constructed on top of Woodstock, where he could watch for ships on the Delaware.

There is still standing in the rear of the Henry C. Conrad High School, a large old oak tree which is approaching its first century mark. Harvey C. Gregg, of Flinnview, west of Newport, when a small boy was instructed by his father, who then lived on a portion of the Latimer farm, to cut down a number of small trees. One particularly fine young oak Gregg decided to leave, and he obtained permission of his father to spare it.

When filling-in of the football, baseball, and tennis fields, at the Conrad High School was begun, Mr. Gregg learned that the old tree was to be removed. He went into action and by making a hurried trip to Dover, and seeing various officials there, obtained permission to have the tree remain untouched, and it still stands today and may continue so to do for generations.

E. Thompson Walls 7/21/38

J. J. Donohoe
August 13, 1940

Encyclopaedia File 307
Regional Survey
Wilmington Suburbs

WOODSIDE HILLS

Woodside Hills (140 alt., 24 pop.) is located north of the intersection of Carr and Silverside Roads, about five and one-half miles from the center of Wilmington. The twenty-four acre plot, comprising one of the newest of the Wilmington suburbs, is still in an embryonic stage of development.

Its history parallels that of Silverside Heights. Anna L. Perkins was responsible for the development of both communities. She acquired the land covered by Woodside Hills as a part of the tract which embraces Silverside Heights, but the development of the former is of more recent growth. It was started in 1934 as Silverside Heights Annex, and acquired its present name in 1937.

The restrictions imposed are the same in each case, with the sole exception that, in Woodside Hills, the minimum cost of a house shall be \$7,500, whereas, in Silverside Heights, the minimum is \$5,000.

Further parallels are in the provision of public and private utilities, police and fire protection, mail delivery, location of schools and churches, and transportation facilities.

Clearview Avenue is the only hard-surfaced street in the community. On this avenue, and on the portions of Hilltop Avenue (cinder filled), immediately adjoining, are located the six houses of the community. These residences, built between 1934 and 1937, are large all-masonry structures, set on spacious grounds. They are representatives of the \$10,000 - \$15,000 price group. One other street, Warwickshire Avenue,

has been cut through from Carr Road to Clearview Avenue,
but it is unpaved and no houses have been erected here.

Laurence P. Talley is selling agent for the remaining
lots.

References

Deeds Records: Z 39, pp. 179, 181; D 39, p. 503; G 39, p. 601;
U 40, p. 601.

Same as those for Silverside Heights.

G. K. Browning,
December 14, 1939

CURRENT FILE 309
POINTS OF INTEREST
Encyclopedia File

WOODSTOCK

Woodstock, the home of James Latimer Banning, an 11-room brick house of three stories, topped by a captain's walk, located on Middleborough Road, at Richardson Park, was built of imported brick, in 1765, by Dr. Henry Latimer. The eastern portion of the house, only 2 1/2 stories in height, was the first constructed, that on the west side not being added until 1795. The present owner has carefully preserved every portion of the building and has added two porches, one in the rear and another, a sun parlor, on the western side. The front porch was built at the time of the addition to the home in 1795, and is reached by means of a large window opening directly on its deck, which was arranged to seat a number of persons. This deck has a heavy balustrade about it.

There has been considerable repair work done, but the alterations have been made without change of any of the original timbers or removal of any of the original hardware, each piece of the latter hand-forged of wrought iron. This hardware includes all nails of various sizes, keys, and hand-made locks, hinges of the "HL" type, fastenings for windows, the scrapers for shoes at the

POINTS OF INTEREST

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for incoming or outgoing vessels, which were engaged largely in trade with China.

The foundations are of stone, while all timbers, hand-hewn, utilized in the construction of the building, are fastened together with dowel pins. These timbers, cut from the first-growth forest in the rear of the home, are still in perfect condition although they were placed more than 150 years ago. The roof of the house is of shingle.

Woodstock stands about 100 yards off the Middleborough Road, has extensive grounds about it, but there is no shrubbery, and the greater part of the old trees have been cut away because of decay. Until about ten years ago, and before removal of these trees, numbers of squirrels were always to be found about the old home.

Closed for a period of forty years, when Miss Mary R. Latimer, then owner of the property, moved to another of her homes, Latimeria, on the east side of Maryland Avenue, at its juncture with Broome Street, the home was visited weekly by caretakers who cleaned and aired the place. Upon the death of Miss Latimer, the property passed to the present owner, James Latimer Banning, a relative, who has been living there since his marriage, about ten years ago.

POINTS OF INTEREST

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Dr. Henry Latimer built the home and sought to establish on the approximately 200 acres located about, a rival to the city of Wilmington. He proposed to maintain a shipping center here for products from Eastern Pennsylvania, Eastern Shore Maryland and Delaware. Failing in this project the land to the rear of the home became known as "Folly Woods," which name it still bears.

References:

Scharf, J. Thomas. History of Delaware, 1609-1888.
Philadelphia, L.J. Richards & Co., 1888. 2 v.

Bennett, George Fletcher. Early Architecture of Delaware, with Introduction and Text by Joseph L. Copeland. Wilmington, Del., Historical Press, Inc., 1932. 215 p.

Personal Interview with James Latimer Banning, Owner

Register of Wills Office.

Recorder of Deeds Office.

OK EKB Dec 19, 1939

V. E. Shaw
October 23, 1939

Education: Delaware
Public Schools

312

Encyclopedia File

PUBLIC SCHOOL TEACHERS AND TEACHER TRAINING IN DELAWARE (1829-1919)

Information about the men and women who administered the early public schools in Delaware is not plentiful, and the details that have been collected do not give a complete picture of conditions throughout the State and year by year. None the less, they offer interesting suggestions as to the sort of people who guided the education of young Delawareans during the ninety years from the passage of the Free School Law until the School Code of 1919.

The sources indicate that all of them were ill-paid, most were poorly prepared, and many incompetent, but that, on the other hand, there were skillful and devoted teachers among them who fulfilled the highest professional requirements. Beyond this point, it is difficult to generalize about these three full generations of instructors.

The school law of 1829 specified that school commissioners were to employ no person whom they did not have just ground to believe to be of good moral character and well qualified to teach reading, writing, arithmetic, and English grammar, and such other branches of knowledge as the committee might deem necessary to be taught in the district. For times of the year when only small children would be in attendance a woman teacher might be employed; for her, ability to read and write were sufficient qualifications.

The newspaper files for 1835 and 1836 contain, in every few issues, items by or about teachers. On October 13, 1835, "A Worn out Pedagogue" unburdened himself at length of his woes in the letter column of the Delaware Gazette and Watchman. His sketch of a teacher's trials and tribulations, though probably a trifle overdrawn, is worth repeating.

Mr. Editor -- As the time has arrived when the attention of the citizens of Delaware, is particularly called to the subject of Common Schools, any remarks on the subject, it may readily be concluded, will be read by all -- attentively by many, and profitably by a few. At an early period in life the writer (being anxious to secure to himself the greatest possible amount of happiness) became convinced that the way to obtain this was to devote himself to some honest occupation useful to mankind.

A previous education prepared him for the duties of a teacher, he accordingly entered the ranks (Mr. Sampson of New York says "Teachers male and female are the only proper standing army for a free country.") passed the Board of Examiners, (a very useful board, both for employers & teachers, and which should be attached to the school law of Delaware -- (suggests procedure), purchased books, maps, globes, instruments, etc., prepared a blank in which to enter the names of pupils, ages, rules of school, offences against rules, absence from school, numbers of recitations and numbers dismissed, requests of children, parents or other relatives, remarks, etc., etc., everything relative to the school was carefully noted, not even the chastisements being omitted.

He made school teaching his whole business -- was energetic and taught by example as well as precept, spending as much of his time in the school room as was possible, and never requesting a child to perform the duties of the teacher, but often doing those little acts devolving upon scholars with his own hands -- such as making fires, sweeping, etc., etc., never letting amusement interfere with duties. He has the vanity to think that few teachers have been more successful, none have labored harder or know better the trials of such a situation; he has ever held himself accountable to the children committed to his charge for the improvement or waste of their time, and the correctness of his instructions. Their interest has ever been inseparable from his own -- he has listened to the numerous requests of pupils, parents, and every body who had ought to say on the subject (and who is there that does not feel themselves at liberty to direct how a school shall be managed?) forgetting that they are unacquainted with the business and are wounding the feelings of the teacher. He has tried various ways to get along, and finds after ten years experience, that there is nothing like order and regularity in school for the advancement of pupils, -- and the great reason why children learn faster at boarding than at a common school, is that in the former, they are wholly given up to the teachers without reserve, and are not withdrawn from the school one third or one half the time. It is well known in primary schools, the children are permitted to stay away from school a

great part of the time while they pretend to be scholars, every rainy, cold or hot day, everytime they feel a little lazy or unwell, cut their fingers, scratch their toes, or any company is expected, or one of the family is going from home, hogs are to be killed, sheep sheared, corn planted or harvested, in short, every trifling circumstance forms an excuse for absence from school. In town the excuses vary only in name; shows, monthly, quarterly or camp meetings, etc., and the consequence of all this is the child learns little or nothing aright -- they must either be hurried through their books, knowing little more than their names, or there must be as many classes as there are pupils, and consequently the teacher's time is so divided as not to be able to attend to any, as they should be -- this is a daily sort of vexation, and ends in the teacher getting the name of a worthless sort of pedagogue, who learns his scholars nothing, when those who thus slander him are the cause of the evil complained of.

There may be many other teachers who possess not the requisite qualifications, and the best sometimes err, is no more than what befalls men in other employments, but it is surprising that they do not err twenty times as often as they do, nay it is a great wonder that they are not crazy, and rendered furious by the repeated attacks upon their feelings, for the most ignorant jackanapes or drunken blackguard, (who knows no more about the requisites of a good teacher than the Siamese Twins or Red Jacket,) take the liberty of dictating a course to be pursued in school, and seldom meet the teacher without hailing him with some foolish question; judging by their actions; they appear to think that a pedagogue can talk on no other subject than that of his daily occupation, and however much he may be hurried, it is a great favor to be detained, and to listen to what he is but too well acquainted with already. Experience demonstrates that more is required of a teacher than any man can perform. He must please every child, parent, relative, friend or foe, indulge them in every desire -- "the dear little creatures" must not be crossed. Should they in play or otherwise hurt themselves, surely it was the teacher's fault -- he did not take care of them. Should they make an improvement the parents congratulate themselves on having a very smart child and say, "if the teacher would only do as they wish, their child would astonish every person." On the contrary, should its progress be slow, then it is the teacher's fault. He is expected to anticipate the wishes of every person, and to grant them their utmost desire, and to keep them, the dear people, in a good humor with themselves, and to do for them for years what few have ever done for themselves for a month, to make them satisfied with their situation. But for the truth of the assertions,

the writer confidently appeals to those who have experienced the difficulties of this necessary occupation, they will say "the half is not told." The censorious forget that the community are indebted to teachers for civilization and its blessings. What would be the situation of society were it not for Education: The Halls of science would soon become a waste -- the efforts of pious laborers in the pulpit would be paralyzed. But enough, the thought is sickening. The invariable support and consolation of the well informed and reasonable portion of the community has sustained the writer for ten years in this most irksome employment.

Fellow Citizens -- most earnestly are you requested, when you send your children to school, to give them wholly to that business. No person, however well educated, can succeed in anything so well when the attention is divided as when all the energies of the mind are directed to the accomplishment of one individual object. If this is requisite in mature years, how much more so in children; urge them by all means to a diligent application, not only in school but also at home. Neglect not to furnish the necessary books and other requisites, then you may reasonably expect your children to make advancement, and the teacher to live with you, a cheerful citizen to a good old age and not like the writer, find himself sinking into a premature grave, with a disposition (once amiable) rendered fretful, petulant and miserable by repeated sufferings.

Teachers are reminded that association is the order of the day, there are now but few classes of citizens who do not band together for their own peculiar purposes, what is to deter you from the like privilege? You can boast of noble names; among your ranks are to found a Russel, Bell, Smith, Gilbert, Clark, Webster, Baker, Strong, Howard, and many others, whose names stand conspicuous; then why not consult for your mutual benefit, say what books shall be used, etc., and have some form and system, that you may right your wrongs; as things now stand, your every action, word, and look, being public, is liable to misrepresentation and censure while you must submit in silence, assert your rights at a general meeting at the Court House in each county, at eleven o'clock, A.M. on the twenty-fifth of December next. By the strictest economy, no teacher can accumulate any property, but become wholly disqualified for obtaining a living at any other occupation, they have nothing left but an approving conscience and the prospect of ending their days in an Alms House.

A Worn Out Pedagogue

The same periodical, in its 1834-35 issues, yields advertisements for public school teachers for various districts, and applications from instructors seeking appointments.

Vol. XXII, #2176: Teacher Wanted

To take charge of the school district in District No. 63, New Castle county, in the village of Port Penn. Any person qualified according to law, and with satisfactory recommendations, will receive a fair compensation.

Wm. Cleaver, Jr.
John Dilworth
Sam'l Carpenter

* * *

(June 9, 1834)

WANTED IMMEDIATELY

A Lady Teacher, to take charge of a School in District No. 47 in New Castle Hundred. To one that can come well recommended, a liberal compensation will be given, by applying to the subscribers, or Washington Rice.

Giles Lambson
John Platt
Solomon Townsend

* * *

Oct. 6, 1835

A SCHOOL MASTER

Wants a situation in a Free School. He can be well recommended from a place in which he has taught for several years for his sobriety and attention to business. He has a masterly knowledge of English grammar, Geography, Book-keeping, and the principle (sic) branches of the Mathematicks (sic). A few lines addressed to O.P.Q., teacher, and sent to this office post paid, will be strictly attended to.

N.B. The teacher expects the persons who will wish to employ him, will let him know what wages they will give him, and what time they wish to employ him.

* Evidently a felling was not among his accomplishments * * *

Sept. 22, 1835

A TEACHER WANTED

A native of the country (so that got in that early!) for district No. 19 in New Castle county, Delaware, capable of teaching all branches of an English education. The usual recommendation will be expected. Apply to the subscribers on the Kennet (sic) Road in said district.

George Hodgson
Jesse Hollingsworth

* * *

Dec. 1, 1835

TEACHER WANTED

The subscribers want a Teacher in School District No. 6, Duck Creek Hundred, Kent County, who can teach writing, arithmetic, and English grammar.

Jno. Jones
Nathan Longfellow
Peter S. Collins.

* * *

Dec. 8, 1835

TEACHER WANTED

The Commissioners of School District No. 31 of Kent county, state of Delaware, wish to employ a teacher who can teach reading, writing, arithmetic, and English grammar, and such other branches as the committee may deem necessary to be taught. No person need apply but such as can bring testimonials of his character.

John Geer
Thomas Reynolds

These are typical of the positions offered and wanted in the early advertising columns. There was one curious entry, followed by no further explanation which might show whether or not it is a bona fide offer or a hoax. It appeared on December 22, 1835, and is presented for what it may be worth.

PRO BONO PUBLICO

A philanthropic Gentleman, now in this city, offers his services as a school teacher, for four months without compensation, to the inhabitants of any School District in this state who have not engaged an instructor; and at the expiration of that time, will furnish the school with an instructress at his own expense. He is actuated alone by the motives of the purest philanthropy, and as he has a fortune adequate to all his wants, he will accept no compensation. He has served in this capacity for a number of years at the north, with the utmost success, and has the best recommendations as it regards competency, experience and moral character. He will remain in this city one week, and any letters directed to A.B. through the Post Office will be faithfully attended to.

At the prices offered for teachers in some of the districts, this offer was undercutting the usual rate by only a trifle.

The next important source of material concerning early Delaware teachers is the New Castle County School Conventions. Such circumstances as salary, tenure, training, equipment, and methods, are frequently recorded.

The first meeting, in 1836, published no direct reference to teachers; it reports that schools in all sections of the county were supported with such difficulty that "the prospect was gloomy indeed" unless some further source of revenue was tapped. "Apathy and opposition" were rife in the districts. Under such conditions, it is not hard to believe that "Worn Out Pedagogue" may not have been exaggerating much in his description of a teacher's life.

In 1837, teachers were reported hard to find. The Convention recommended as reliable a commercial teachers' agency, The American Association for the Supply of Teachers, whose headquarters were in Philadelphia. A committee was likewise appointed to examine the qualifications of teachers for the assistance of "remote districts"; the same group was also to act as a board of examiners to visit the

schools of the county and report on their condition. Apparently, little came of this second proposal, for nothing is heard of it later.

Finding a satisfactory teacher was, for many districts, the most difficult part of organizing a worthwhile school, for the report commented: "There is reason to believe that a very small proportion of the teachers now employed are competent." Wilmington complained of "great difficulty because we have no male teachers educated among ourselves who plan to continue as teachers. In consequence, the wages of male teachers are high and it becomes difficult to obtain them."

By the time the public school system was nine years old, in 1838, the problem of securing qualified instructors had become so acute that the question of establishing a normal school was one of the most hotly debated of the convention. Although that solution was rejected as impractical, the matter was held for further study.

A sub-committee of four had considered the normal school question in preparation for the meeting; the four members prepared four reports. Willard Hall, as chairman, violently opposed the proposal on several counts. Teaching, he felt, could not be taught; Newark College already had a department which could be adapted to offer whatever specific preparation experience showed was desirable; special training would make teachers too expensive for the already struggling districts; in all probability they would attract a poor quality of candidate. W. T. Read, a second member, concurred in the main with Hall's conclusions, though he wrote a separate report; Thomas Baldwin reluctantly agreed with his colleagues' conclusion, though with only one of their reasons--that drastically raising operating costs, when the theory of public schools was under attack, might destroy the whole system; E. W. Gilbert, president of ^{Newark} Delaware College, dissented vigorously with both conclusion

and arguments. The details of the two conflicting viewpoints merit a somewhat detailed study, since they throw light on the type of performance expected of teachers by educational leaders a century ago.

Judge Hall defined a satisfactory teacher as one who could stimulate young people to real intellectual growth rather than drilling them in the 3 R's until they hated all learning; one whose moral example would be helpful to the boys and girls with whom he worked; one who should "have a knowledge and love of our free institutions"--in the sense, quite obviously, of sound, active, American citizenship. Because the Delaware schools were so desperately poor, this paragon must also be willing to serve for very little pay.

Although Hall himself believed that good schools were cheap at any price, and poor ones dear, he contended communities must come to realize through their own experience that "judicious liberality is the truest economy." The only hope of finding the sort of instructors he wanted, at prices the residents were willing to pay, was to encourage the best of the common school graduates to teach for a few years, while they were preparing for some more highly specialized profession. This would have the advantage of bringing to the public service for a few years the eager, ambitious, idealistic youth of the community; it would also offer young people a real incentive to pursue their studies to the end of the program offered locally, if they could hope to teach afterward. Hall did not believe that a permanent corps was desirable. He felt that the majority of teachers go stale after the first enthusiasm of a new experience wears off. He feared that a comparatively few individuals, molding the thinking of an entire generation of young people, might soon have an influence out of all proportion to their number, and become a sinister factor in public

life. In addition, since teaching offered so little remuneration beyond the satisfaction of the work itself, he did not think it could hold permanently any large number of the most promising young people. Training schools, he feared, would tend to attract those who could expect to succeed at no other occupation. Finally, he deplored anything tending to make candidates think of teaching as merely another good trade, and not as an opportunity to "be faithful and useful."

He believed that an eager scholar, himself fascinated by the world of ideas, and anxious to share his discoveries with others, could devise means of teaching his students that would catch their interest; another who really did not care either about the subjects he was explaining or the boys and girls before him, could go through the same routine and make it a lifeless form. Method, in other words, was too personal a thing to be successfully taught.

He concluded his argument against normal schools, at least under the conditions of 1838 in Delaware, with the contention that the real problem of schoolmen and their friends was to educate public opinion to the point where it would be willing to accept and support public schools at all, to break mental habits of long standing, and to overcome parsimoniousness with concrete demonstrations of what good schools were worth.

It might be remarked parenthetically that Hall, before the end of his long life, was fully committed to the normal school theory.

E. W. Gilbert's defense of normal schools as a practical, immediate solution for the teacher shortage of the late 1830's held that teaching has a science of its own that can be taught like any other, provided one has a likely scholar; and that natural aptitude for instructing others can be improved by sound training.

School commissioners, he said, were forbidden to hire unqualified teachers: what should they do when they could find no others? Was not the supply of competent teachers partly a state responsibility? New York and Pennsylvania were already encouraging teacher training, and Delaware, with, per capita, one of the largest school funds in the country, could easily afford \$500 or \$1,000 per county for the same purpose. (Incidentally, Hall had cited Pennsylvania's experience as a failure refuting the theory on which it was based.)

Mr. Gilbert concluded that private initiative had not in more than two hundred years, provided the educational facilities the State had in eight; why should teachers be expected from that source?

The general section of the Convention Report for 1838 indicates that school sessions were in general short; four or five months was the average school year, since funds were usually exhausted in that time. A few districts, however, were already experimenting with long-term, stably organized schools. District No. 30 reported it had discovered real economy in a school regularly in session, with tenure for a good teacher; instructors usually demanded considerably higher rates for transient employment than for a permanent engagement, so very little greater outlay bought many times more instruction, of guaranteed quality, for the district's children than the "cheaper" program. District No. 8 had paid the same instructor \$260 yearly since its organization. All its graduates were doing well, and the school was the pride of its community, rather than the bone of contention that many were.

This was not, however, the typical situation. Salaries rarely exceeded \$250 or \$300 yearly--less than the ordinary day laborer's wage. The Convention warned the districts that they could not hope to secure the right type of instructor for their children at any such

figure as that.

The Committee appointed in 1838 to help outlying districts secure qualified teachers reported in 1839 that it had been of service to a number of districts, although qualified applicants were few in proportion to the demand. It recommended training schools similar to those maintained by New York and Pennsylvania. It also reported that many districts, rather than go without a teacher altogether "have taken up with some strolling inebriate, well educated, perhaps, but without principle, and without industry or faithfulness in his calling." As a temporary measure, until the State could supply its own needs, the committee suggested that the districts offer liberal inducements in the hope of coaxing in some high-grade outsiders, but warned that neighboring States, too, were snapping up all their own well-trained candidates and searching for more, so Delaware could expect little help from this direction.

In the district reports for the same year a wide range of salaries is indicated; from \$67.50 to \$87.50 per quarter was the usual rate; \$350 per year was the highest offered outside towns which supplemented their income by tuition charges. One of these paid \$900 for instruction and the other \$600, though it is not stated how many persons shared the sum. (The towns are not named.)

The old theme that a liberally supported school was really cheapest was repeated. The best-paying district in the county, though it had been started with difficulty and in the midst of conflict, had not had an opposing vote in three years--that is, since it tried the experiment of a worthwhile school.

Many delegates warned that apathy to schools seemed to be spreading, and urged compulsory taxation, on the premise that if people were

obliged to pay in any case, they would take sufficient interest to see that they received their money's worth.

The report for the next year, 1840, indicates the same attitude of growing discouragement; there is little detail, although the normal school argument cropped up again in the discussion. In a report to the legislature for 1841, Willard Hall summarized the discussion of teacher-procurement that had taken place during the preceding years.

He felt it was a national problem which had nowhere been satisfactorily solved. To the most widely supported solution--Normal Schools on the Massachusetts plan--he offered numerous objections. 1. Such schools were the conception of theorists rather than of practical men. 2. They would develop a class of professional teachers demanding higher pay and permanent tenure. (Cites the example of a youth offered \$320 a year by "one of the best districts in New Castle county"; he found the pay even lower in Pennsylvania and Virginia. What of the schools that hire a man for three months and a woman for the balance of the year? Under present conditions they simply cannot afford more than they are at present paying.) "Probably nine-tenths of the districts in the state could not afford these trained teachers."

Common schools themselves should be the source of teachers for the common schools. Hall defended the premise with these contentions:

1. Normal schools were of doubtful value, and too expensive for practical consideration in Delaware immediately; 2. Colleges and academies ^{could not} ~~cannot~~ supply teachers for public schools; their clients ^{were} are rarely in sympathy with the public schools and the people who support ^{were} them - they are likely to set standards impossible of fulfillment under present difficult conditions, and by so doing discredit the entire movement, though the objectives of exclusive private

schools ^{might} may very well not be valid for public schools under any circumstances; 3. People ^{did} do not need to be "given" everything and led from above; with a fair chance they ^{could} can find the solutions to their own problems; 4. Colleges supply ^{had} their own teachers - why ^{could} can't common schools ^{do} do the same? 5. The prospect of being able to teach after graduation ^{would} will act as an incentive to growth and improvement on the part of the most promising students of the common schools.

In discussing the position of the common schools in the educational system, he remarked: "If the portion of the community depending upon public schools does not foster them, no one else will."

It was not until 1845 that the subject of securing teachers was again a matter of Convention record; in that year commissioners were urged to devote more care to their selection of instructors. The teachers themselves were urged to form an association to aid their professional advancement and to protect their mutual interests.

Despite much discouragement, the schools had begun to show real progress; the majority of them were now in session for 9 1/2 months; of those reporting, only two were open so short a time as six or seven months, and two did not answer the question. The curriculum had been expanded in many places to include many of the essentials of a modern academic high school course; Newark reported that it was deliberately trying to equal the private schools in amount and quality of instruction, and felt that its efforts were bearing fruit.

The salaries of Wilmington's staff of public school teachers is listed in this report:

Primary Male School, Aquila Thomas	\$200.00
Principal Male School, J. R. Hayes	525.00
" " " Leah Hayes	250.00
Female School, Ann Wilkinson	300.00
" " two assistants, each	50.00

Wilmington's extravagant payroll of \$1475 for instruction alone must have staggered the other districts!

One of the rare pre-Civil War items still extant concerning sections of the State outside New Castle county is likewise dated 1845. It is a report made by Charles Marim, superintendent of schools in Kent County, to the legislature, and appears in the House Journal for that year, pages 108-117.

Although the report deals in general with the public relations of the schools, their need for support from the well-to-do and well-educated, and the extent to which they had enlisted it, it devotes a considerable section to consideration of the condition of existing schools and the problem of securing good teachers.

Mr. Marim, when he took office in 1842, set out to visit and report upon all the schools in his county; he also prepared and circulated a questionnaire. Unfortunately, his task was only about half-finished when he fell seriously ill. After his recovery, he was unable to spare the time and strength to complete his planned personal survey. He was pleased with the condition of many of the schools he did visit; although the organization was far from perfect, he felt they had in a large measure justified the hopes of their friends.

Smyrna was among the more advanced centers of public education; the village comprised two districts, each of which maintained an elementary and an advanced school. It boasted that it had no illiterates over eight years of age.

Since too many districts did not give their school proper attention, Superintendent Marim was one of those who favored compulsory taxation, on the grounds that the State had "a right to protect itself from ignorance, as from fraud and violence."

He considered that incompetent teachers were the most serious single threat to the public school system, and believed that some satisfactory method of teacher-training must be developed immediately. Although he approved in theory of normal schools, he agreed with those who found them impractical under Delaware conditions at that period; he hoped that some plan might be worked out in cooperation with Delaware College to meet the State's needs. He disagreed with Judge Hall's contention that the public schools themselves should be the source of future teachers. Besides the obvious objection that this theory offered nothing to meet the immediate shortage, he feared that its practice might lead to inbreeding. Any school system, to be permanent, must be progressive and must get new ideas and new blood from wherever they might be found. He likewise did not believe that the programs of public and private schools were so at variance that graduates of academies and colleges would not make satisfactory teachers for the district schools; in fact, he predicted that well-taught public schools would come to serve all the purposes of the academies and would gradually absorb them. In his own county, he commented, there were already teachers qualified to introduce classes to the classics and higher mathematics; their number might reasonably be expected to increase.

To rid the schools of incompetent teachers already employed, and to encourage able candidates, he urged two changes to the school law. An amendment "with teeth" should make it possible to stop districts from evading the requirements concerning qualifications, as many of them habitually did. All prospective teachers should be required to pass uniform examinations before they could legally be employed.

Another immediate need of the schools was some means of coordinating the efforts of the scattered districts, assisting progressive

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schools in maintaining standards, and urging on the laggards. He believed a single State Superintendent, who would devote his whole time to the task and be paid, would serve the needs of Delaware.

There are occasional passages in Hall's and Marim's various reports that suggest the possibility of dislike and jealousy between them. If such was the case, it may explain why no leader, in this early period, succeeded in fusing Marim's sound notions of organization and Hall's advanced theories of philosophy and methods of public education. Whatever its cause, the failure was a tragedy for Delaware schools, for from the published work of the two men it is possible to construct a plan of education satisfactory even under twentieth century standards.

The next important item about teachers appears in the proceedings of the New Castle County School Convention of 1847, which resolved that the convention recommend all teachers in New Castle county to hold a meeting in Wilmington on the 2nd Thursday of October, and form themselves into an association for their mutual benefit. According to the Gazette and Watchman, the meeting was held, but the attendance was "rather slim" -- "some twenty or twenty-five signed a constitution." Judge Hall addressed the members, and there was some discussion, the only topic mentioned being the recommendation of suitable textbooks.

Again in 1850 the need for some means of training teachers satisfactorily was emphasized; the State had found from experience that it could not secure the best of the teachers prepared in other States; with proper inducements it might persuade good local boys, especially those planning to enter some profession later, to enter the field.

At this same convention a Committee on Standards of Instruction in the Common Schools made an interesting report, which, although it bears more directly on curriculum, is worthy of consideration in regard

to a study of teachers and teaching methods. It was written by Willard Hall, chairman of the group which had made the report, and concurred in by the others.

The committee found that a customary devotion to quantity was causing the children to be drilled in meaningless exercises, incorrectly done, from which they learned nothing but inattention and inaccuracy. The great principle underlying all instruction should be "that the scholar exercise his own mind, intelligently understanding what he is doing, and not mechanically repeating sounds like a parrot." Disregard of the principle, however, was the rule of instruction in most subjects, and in the private schools as well as the public.

Examples are given of a child copying a page in a slovenly scrawl, his thoughts a thousand miles from the task in hand, his nerves learning an inaccurate pattern and his mind the habit of inattention; of another permitted to form the habit of lame, incorrect, spelling-reading that would effectually prevent him from ever getting pleasure or profit from a printed page. The object in both instances was to cover an assignment in a given time, though a line or two, copied with care, attention, supervision and self-criticism would have taught the boy more about both writing and thinking; ability to read easily and accurately, even if he remained long on a simple text, would have in the end made a reader capable of progressing alone if he must.

The fault lay not alone with careless teaching, which failed to supervise and direct the children's efforts; parents who insisted on quantity without any consideration of quality were equally responsible for the situation. The combination of causes was producing a crop of students who were "superficial in all," unacquainted with the meaning of thoroughness, and robbed of the pleasure of worthwhile accomplishment.

Items concerning textbooks, scattered through various reports, indicate that their diversity compelled individual instruction as the general rule, even with those teachers skillful enough to organize their groups wisely.

In 1851 the proposal to engage a "county agent" to supervise the schools had gained considerable ground; even Willard Hall, who had feared centralization and delegation of responsibility, was coming to admit that the suggestion had merits.

Another point brought to attention in 1851 was the great inequality that had developed in the population and resources of the districts since the lines were originally drawn. One teacher was often asked to struggle along with twice the class-load another carried; some poor districts were utterly unable, even with real sacrifice, to supply proper working conditions for the instructors they employed.

The school term remained at approximately its modern length, although a few schools were open for twelve months, and four for only five.

In 1852 the main business of the meeting was a discussion of schoolhouse construction and furnishing; a report by a committee headed by Dr. Lewis P. Bush, a prominent Wilmington physician, showed wretched conditions--buildings ill-heated, ill-ventilated, without shelter from wind or sun, and fitted with backless desks and little else. The task of even an excellent teacher in a school where the children left "with the impression most prominent in their minds of rattans, fatigue, foul air and headache, the sun blazing in their eyes in summer and the smoke torturing them in winter," must have been a formidable one; it is not pleasant to contemplate the work a merely fair or an outright incompetent teacher would do under such conditions.

At the same convention the delegates recommended that the commissioners and clerks of the school districts be advised to visit their

schools monthly to determine the progress of the students and the fitness of the teacher for his work. They also agreed to petition the next session of the legislature for a law appointing a board of qualified examiners to examine all applicants for teaching positions in the county, and requiring that no person not certified by this board might be employed as an instructor. On February 3, 1853, a bill was defeated in the House which may possibly have carried out the intention of this resolution.

The following year the Convention appointed, among other committees, one to study the status of teachers in service. Its report, presented in 1854, suggested the establishment of an Institute to enable instructors to improve their methods, exchange ideas, and inform themselves of new developments in the field of education. The best results would be obtained if attendance were made obligatory, and the districts should, in all fairness, pay their teachers for the day so spent. The committee further reported that salaries were far too low to attract competent teachers or hold those who developed any degree of skill; a dollar a day or less was the average--a trifle less than the standard pay of day laborers. The districts were urged to raise pay as a real economy.

Professional supervision was finally to be provided; the Convention asked districts to contribute \$5 a piece toward paying the expenses of a superintendent to be appointed on the responsibility of the Convention until the legislature had an opportunity to act, since, if they waited for legal authority, a good part of the year would be lost.

A committee was appointed to examine textbooks, and select a list of the most satisfactory ones for the county's needs, copies of which the superintendent should take with him on his visits so that the teachers might have an opportunity to inspect them.

The legislative program failed in the Senate after passing the House, but the Superintendent had served as the agent of the voluntary association, apparently, since Dr. Arthur H. Grimshaw, a Wilmington physician, made a detailed report of his service in that capacity, published as an appendix of the Convention proceedings of 1855.

Another attempt had been made to promote an organization among the teachers, but had failed for lack of interest; the Delaware School Journal, started to provide a forum for discussion of school problems and to provide teachers with up-to-date professional information, expired after a few issues for the same reason, although it had been favorably received by reviewers outside the State.

Dr. Grimshaw's survey of the schools confirmed, with further details, the previous reports of uncomfortable, unsanitary, unsightly schoolhouses and grounds, whose equipment frequently consisted of nothing more than ill-arranged benches sufficient to accommodate some of the children. Maps, globes, charts, and blackboards were often missing, and were never supplied in sufficient quantity. There was no uniformity of textbooks, making it necessary for teachers to instruct each child individually. Some youngsters were not even supplied with books of any sort, and others had no slates or other writing material. Attendance was exceedingly irregular, since parents countenanced both absence and tardiness, and the physical plant bred illness. Indifference or hostility to public schools was still the general attitude in many districts.

Into these schools where conditions would tax the skill of the very finest teachers were dumped untrained instructors with no idea of how to organize a classroom. The superintendent found it rare for a teacher to arrange her program so that all students were kept profitably busy during the entire school day. In many cases it appeared as if

an almost deliberate effort was being made to drill the students into habits of idleness.

There was entirely too much "hearing lessons," and not enough teaching. Dr. Grimshaw commented caustically that some districts were not getting the worth in teaching of the tiny pittance they offered. Teachers did not understand how to arrange their students into convenient groups for explanation, study, and recitation; they had no notion of effective methods of instruction; they were themselves often ignorant of the fundamentals of the subjects they were presuming to teach; faulty English was not rare among them; their records were kept sketchily and sometimes by mere guesswork. Those who had conveniently placed blackboards, with chalk, at their disposal often did not know how to use them; few of those who made good use of a board for arithmetic had any notion of its possibilities for other subjects. Dr. Grimshaw points out that at West Point the board was constantly used for instruction of all sorts. The needs of little children were habitually neglected; ^{he found} boys and girls of normal intelligence, eight, nine, and ten years old ^{who} ~~not infrequently~~ had never learned to read properly for lack of real instruction, or to write, for lack of practice.

Blame for such conditions must be shared among all the adults connected with the schools; parents were indifferent, parsimonious, or downright hostile; commissioners too frequently paid little attention to their school, and gave it no genuine supervision. The teachers themselves were not guiltless; other professional people organized to further their interests and to pool their resources, and read independently for professional improvement; teachers in New Castle county had refused such aids.

Commissioners and others entrusted with the selection of teachers did not take enough care with the task. Dr. Grimshaw had found during two years' service as examiner for the Wilmington Board of Education that "a large proportion of those who presented themselves for examination were deficient in the elementary branches of an English education." Some experienced teachers, had failed more signally than novices. Though examination results, he concluded, do not prove an applicant will make a good teacher, failure to show reasonable literacy proves that he cannot become one.

Earlier and later reports support Dr. Grimshaw's charges against the schools of even the most progressive county of the State; it is, however, possible that he has painted his picture in unrelieved dark tones for the sake of emphasis. Wilmingtonians who remember him describe him as a severe, dour, old Scotchman who tended to probe mercilessly weaknesses, especially those that menaced the welfare of children, and to take satisfactory results for granted. They add that his concern for young people was very genuine, and that he possessed a gruff kindness. His blistering sarcasm and biting humor were reserved largely for attacks on stupidity, indifference, and selfishness.

The final Convention report contains a summary of remarks of C. S. Layton, superintendent from Sussex county, who was present as a guest, and of an unofficial representative from Kent county. Both gave pessimistic accounts of conditions in the lower part of the State, and commented upon the far greater public interest the schools had been able to enlist in New Castle. Since circumstances were far from encouraging in many of the districts in this section, they must have been dreary indeed elsewhere.

The one new item concerning teachers and methods is a description of a demonstration lesson taught by Mr. Lamprey, principal of the Boys' School in Wilmington, to a class of his students. Correct use of the blackboard was the feature especially emphasized.

In the period between 1856 and 1875, the most significant educational movements concerned efforts to improve the quality of teachers available for Delaware schools. Three separate movements were involved.

The Governor's message of 1857, as printed in the House Journal, suggested free tuition at Delaware College for the honor graduate of each school district. There is an implication that these scholarship students might be expected to become teachers in the public schools for at least a limited period. On March 2 of the same year, the House Journal records the defeat of a proposal to organize a normal school in cooperation with Delaware College. Like most items entered in the Journal, this is referred to merely by title, and the only detail furnished is that the measure lost by a 9-9 vote.

Nine years later a private institution attempted to fill the need for a teachers' training center. A young teacher from Maine, John Harkness, settled in Wilmington, and established a school he called the Delaware State Normal University, the twenty-second ^{normal school} to be established in the United States. In the State Normal School Advocate for 1871, following the controversy which crippled the venture, he presented his credentials. Among them was a recommendation dated 1864, from the President of Bowdoin College referring to him as "a recent graduate," and another, dated May 1865, from the "agent of the High School," Camden, Me., vouching for him as a scholar, a teacher, and a man of good character, and adding: "He has had an experience of some five

years in the business of teaching." Other references offered were Henry Barnard, formerly U. S. Commissioner of Education, and John Eaton, then Commissioner. Willard Hall testified, in a letter of November 15, 1869, to his

"enthusiastic fondness" for his calling, and commented: "His views upon the subject (of education) are the result of experience and observation, he having been liberally educated, and analyzed the process of education; and his practice in teaching shows the correctness of his views. He has the benefit of system, formed with judgement and care, and of patient industry to carry it out."

The venerable Judge added that his contact with the young teacher had been only in his professional capacity.

The First Annual Report and Catalogue of the State Normal University listed the principles of education upon which the institution was founded. Summarized, they were:

- 1- Coeducation is to the practical and moral benefit of both boys and girls.
- 2- Education means more than mere cramming. "Let all the abilities of the intellect be symmetrically cultivated and fully developed."
- 3- Learning how to teach, as a science and an art, is a principle which "summons to its aid all attainable knowledge."
- 4- Every young man needs three years of educational training for the business of teaching.
- 5- Blackboards, pictures, etc., are indispensable because they give visual concepts.
- 6- Teaching by rote is too common; teaching principles too rare... "The student has a strong temptation to neglect the all important labor of thinking for himself, because books express thoughts for him."

The weakness of Mr. Harkness' qualification as a teacher, judged from the style of his own signed statements, was a certain bumptiousness. His work contains, also, more than a suggestion that he considered his Delaware activities in the light of a missionary journey to the heathen, and that he took no great pains to conceal this attitude.

Prospective students were required to present proof of proficiency in reading, spelling, grammar, penmanship, arithmetic, and geography,

of good health, and of good moral character. None were admitted to the normal department under the age of fourteen.

There were two other courses planned, one which trained for business and one which prepared teachers for secondary school subjects.

Stephen B. Weeks, in Public School Education in Delaware, gives a good summary of the normal school curriculum.

"The course covered three years and, besides the usual high-school branches, required school government, principles of education, theory and practice of teaching, school economy, mercantile calculations, commercial rules, bookkeeping, business correspondence, and extemporaneous speaking. There was also work in instrumental music. On completion of the normal course the degree of bachelor of school teaching might be conferred, and this degree might be followed by that of master after three years of successful practice. During the first three years there was a faculty of 6 men, 1 woman, and 1 vacancy; 76 pupils were registered, of whom 26 were women; 19 persons attended the evening sessions. In 1869 there were two graduates, four in 1870, and four in 1871. At one time the attendance was as high as 188; in 1870-71 there were 86 students, of whom 27 were women.

The distribution of students, according to residence, was, in this last year of operation:

	Wilmington	State	Other States
Students	67	11	7 (N.C., Ga., Md., Va.,)
Alumni	7	1	2 (Pa., Ill.)

(Del. State Normal Advocate, 1871)

The First Annual Report and Catalogue of the State Normal University estimates the average annual expense of attendance at approximately \$200, divided into tuition, \$54; books, \$7.25; board, \$138.75. The estimate for the best living accommodations and the most liberal allowance for incidentals was \$242.

The school had the endorsement of a considerable group of men prominent in educational circles in the State at the time. During the last year of its chartered operation, its officers, in addition to Mr. Harkness himself, included General Henry du Pont, Charles B. Lore, Thomas Y. Normandie and Caleb Harlan. Judge Willard Hall was greatly

interested in the venture, and active in its behalf.

Despite its promising start, the institution was crippled in the course of a controversy which seems to have been, basically, a clash of personalities resulting from lack of judgment and restraint on the part of all the principal participants.

In May 1870, the Trustees of the State Normal University, according to the Fifth Annual Report,

"issued a circular setting forth the inefficient and disastrous condition of Public Education in the State of Delaware, and recommending as immediate remedies the establishment of a State Normal School, the office of State Superintendent, and a teachers' Institute in each county for two weeks annually."

They proposed to develop the existing school into a State Normal and Polytechnic University with sufficient accommodations and appointments

"for the education and training of teachers for the schools of this State, and to supply educated, scientific, and skilled labor for our comprehensive sphere of manufactures and industries."

They estimated that an endowment of "between \$50,000 and \$100,000" was needed for the plan, and forthwith opened a drive for funds.

Although the school had been carried on as a private undertaking from the beginning, there was evidently a plan to convert it into a State institution, for the same report continues:

"and this they purposed to virtually give the State of Delaware in trust for the benefit of the rising and future generations. Their contract was clearly a public and philanthropic enterprise."

Research for this paper has not revealed a copy of the endowment drive circular, though there are two existing sources which suggest in more detail than the one quoted above what was probably contained in it. The account in Appleton's Annual Cyclopaedia, given in the footnote below, may be a direct quotation. The second suggestion is

contained in the Commencement Address at the Normal School, delivered during the last week in May 1870; it shows clearly the estimate of Delaware educational facilities held by officials of this institution.

The address was delivered by Andrew J. Lang, principal of ^{Waverly Institute,} Waverly, N. Y., who compared American educational practices unfavorably with the best European standards, and Delaware practice unfavorably with American standards.

During the decade, 1850-60, only about half Delaware's children of school age attended school at all, and only about a third attended the full course offered in their neighborhood. In Maine, according to 1860 figures, citizens received more than twice as much value for each dollar spent on education as Delawareans did; an awakened public opinion, and a staff of well-trained local teachers, fired with civic pride, produced the higher degree of efficiency in the schools.

Had the little circular, whatever its precise contents, remained within the State, as was intended, it would have had no other effect on Delaware education than that produced by the funds it succeeded in raising. Unfortunately, since the State had no agency charged with gathering statistics about schools, it was unable to reply to the questionnaire issued by the United States Bureau of Education, and the Commissioner, coming into possession of a copy of the endowment folder, incorporated it in his annual report as the official statement of the condition of schools in Delaware. There it came to the attention of United States Senator Bayard, who objected to the printing of the report while it contained references to Delaware education which he characterized as "anonymous and untrue," and merely the random opinion of unqualified persons. He objected particularly to the complete absence of any reference to Delaware College, ^(which was closed 1859-1870) or to good private secondary schools, of which the State had several. When his attention was called to mention of the source of the material, embodied in

another section of the report, he added that one private school was apparently trying to advertise itself through a public document, at the expense of both its competitors and of the reputation of the State. Shortly thereafter, the charter of the State Normal University was suddenly annulled by the State legislature, without publication of reason; it was charged in local papers, and apparently not denied, that the action had been taken under pressure from the Senator.

Harkness heatedly defended himself on the grounds that his statements were true, and had not been refuted by the Senator; that the material had been used without its sponsor's knowledge or consent, in the manner to which Bayard objected; and that Delaware College had been closed at the time the pamphlet had been written, although it had reopened in the interval between the beginning of the drive for funds and the publication of the broadside as part of the report of the Commissioner of Education.

Savage debate on the issue followed annulment of the charter, revealing personal and political bitterness, and considerable class feeling between patrons of public and private schools. There was apparently some consideration of the advisability of contesting the revocation, but since some of the sponsors had lost their enthusiasm for the project, the endowment drive was allowed to lapse without a struggle, although something over \$40,000 had been pledged.

Students at the school held a mass meeting of protest, at which they passed numerous resolutions in its defense, among which were:

"Whereas this institution has given instruction to several hundred students, aiding many to secure better qualifications for mercantile, mechanical, and agricultural pursuits, and has qualified at least twenty-five persons for the business of school teaching, including the graduating class of 1871, and has subscription of money pledged to the amount of nearly \$50,000;" its fee for charter had been paid, and the State had never made any appropriation toward its

maintenance, the students condemned the legislature for its action and thanked the Trustees for conferring degrees earned in the current year before the revocation of the charter became effective.

"Resolved that we have never heard any political, partisan, or sectarian remark in this institution from any instructor;

Resolved that without disparagement to any school or teacher, we have received the most thorough, progressive, interesting, and satisfactory instruction in this institution that it has ever been our privilege to enjoy."

Though the State Normal University did not die immediately as the result of the loss of its charter, it ceased to be an important factor in the educational development of the State, and of course was no longer a rival of the revived Delaware College.

The fault for the failure of the venture seems to lie in the frailties of the three men chiefly involved. If it is true that the United States Commissioner of Education, as Harkness charged, used material in a way never intended by its authors and without their consent, his part in the debacle seems inexcusable. John Harkness' writings reveal him as an enthusiast who lacked balance and tact. The Senator, though his immediate grounds for criticism of the report appear logical, displayed stubbornness, shortsightedness, and vindictiveness in his attempt to punish those he felt had defamed the State.

It is interesting to speculate upon what might have come of the endowment drive if the personal equation had been different, and any one of the three protagonists had shown more mature judgment.

According to Appleton's Annual for 1872 (Vol. 11, p. 248), the legislature in 1871 amended the charter of Delaware College to admit ten students annually from each county free of tuition, on condition that recipients of the scholarships obligate themselves to teach in the free schools for not less than one year. Weeks (op. cit. p.81) gives the date as 1873, and the amount as \$3,000 yearly for two years. An attempt to reenact the provision in 1875 failed in the house after

passage by the Senate.

In 1875 a new school law was passed, creating, for the first time, a somewhat centralized system with a State Superintendent and uniform regulations for all districts.

One of the new requirements compelled teachers to have a certificate from the State Superintendent attesting proficiency in the common English branches, and to make quarterly reports to the commissioners of the number of pupils attending, the textbooks used, and the subjects taught. A license fee of \$2 was charged for the certificate.

James A. Groves, the first Superintendent, instituted examinations at once, in the fall of 1875. He believed it wise to make the first ones comparatively easy, so that persons already in service might have an opportunity to prepare themselves to meet rising standards. The new plan proved the stimulus to improvement its sponsors had hoped, as witnessed by the fact that the same candidates, the second year, were able to pass a more difficult paper more creditably than they did the first. "Orthography, Reading, Writing, Mental and Written Arithmetic, Geography, English Grammar, History of the United States, and the Theory and Practice of Teaching," were the subjects tested. Written papers were required in arithmetic, geography, grammar, and American history; the rest of the examination was oral, and apparently public. The following specimen examination is given:

Specimen Examination in Theory and Practice of Education

- 1- How do you conduct a class in spelling?
- 2- How would you secure punctuality and attendance in your school?
- 3- By what method do you prevent whispering and talking in your school?
- 4- What is the best method of securing an enthusiasm for study?
- 5- How would you punish pupils addicted to lying or swearing?
- 6- Do you think a school is made better by the use of a rod?
- 7- Should corporal punishment be inflicted in the presence of the school?
- 8- How would you secure the goodwill and cooperation of parents?
- 9- Do you think the same rules will be suitable to every school?
- 10- Will all pupils bear the same treatment?

- 11- How would you organize a school?
- 12- Name five difficulties you have had to encounter in a school-room, and give the remedy you used.
- 13- Do you think you are responsible for the moral training of your pupils?

FIRST ANNUAL REPORT OF SUP'T OF FREE SCHOOLS, 1876.

At this period only one grade of certificate was issued, since the Superintendent felt that his requirements covered only the minimum essentials necessary for any teacher. No matter what the grades a teacher handled, an essential part of his work was to "impart ideas about which a child may talk and think"; a person himself barely literate was obviously unqualified to undertake such a task.

In his trips through the counties, the Superintendent found the teachers, for the most part, wholly untrained in classroom management and teaching methods. Though the most important function of a supervisor whose corps had so little professional preparation should be to visit teachers to correct errors and suggest better procedures, Mr. Groves found it physically impossible to meet the legal requirement of a stop at each school once each year. He reported the great majority of the teachers anxious to cooperate and eager to make use of the assistance he was able to offer them.

In New Castle county, the existence of a sizable city, and the tradition fostered by the School Conventions of the pre-Civil War period, had produced a somewhat more advanced school system than had developed elsewhere in the State. Even here, however, there was great indifference on the part of the majority of residents to the condition and efficiency of their schools. The teachers were good or poor, depending upon the skill of those who had taught them, for few had had any training other than that offered in their own district, and were unfamiliar with educational trends elsewhere. For the most part, instruction was elementary, and rigidly formal; class organization

was poor--partly because of the diversity of texts in use, partly because of mere ineptness on the part of the teacher; "much teaching power was necessarily wasted." But, says the Superintendent, "On the other hand I found earnest men and women full of enthusiasm. Their schools showed that trained hands had put them in order; system was taught as well as grammar."

Teachers' tenure in this county was largely a matter of caprice; it was not unusual for teachers to be unjustly dismissed on unsubstantiated charges, or for incompetents to be retained because of personal popularity.

In Kent county most of the general observations about the staff in New Castle were also true. In addition, it was customary here for a woman to have the school for the summer-fall term, and a man to be in charge during the winter-spring months. Besides its disrupting influence upon school routine, the system made teaching a part-time occupation unable to claim the full attention of those engaged in it. Like New Castle, Kent county did have some good teachers doing excellent work, in spite of the difficulties they faced, but the Superintendent comments: "I must say that some others are merely putting in time and drawing their pay."

Discipline was usually mild in the schools in this section, and order good. This is surprising in view of the almost incredible crowding reported in many buildings. It was one of these schools where the Superintendent on his inspection trip found 83 students present in a room 16x20 feet; 116 were carried on the school roll. Besides having to work in congested quarters, the teachers were further handicapped by scarcity of equipment.

In Sussex county nearly all teachers were men, who occupied the three or four slack months between farming seasons at schoolkeeping. Most of them were ill-equipped for the task; frequently they were

themselves unfamiliar with the fundamentals of arithmetic--their teaching of it was limited to the "ciphering" part, without explanation. Supt. Groves found them cooperative and willing to improve their methods, for, in cases where he had talked with candidates at the time of the teachers' examination about the need for understanding elementary principles and stressing them in their teaching, he usually found on his visit that his suggestions had already been put into practice. Children, too, were eager, attentive, and open to suggestion; the cause of poor schools in the county lay in lack of popular support, poor equipment, and the short term, rather than in any inferiority in human material.

Such were the schools of the State in the biennium 1875-76. One new factor was introduced into the school program in the late fall of 1875 and the early spring of 1876 which had an important bearing on teacher training in the State for very nearly the next half century.-- the Teachers' Institute. Such meetings had been urged on the districts in New Castle county twenty years previously at the School Conventions; when they were finally introduced they were satisfactory beyond the expectation of those who organized them. Many teachers, during the Superintendent's inspection tour, gratefully acknowledged the help they had received from suggestions made at the Institute. New ideas of methods and management were presented to the participants, and for some of them at least, the programs opened an entire new intellectual horizon.

The first of these meetings was held at Middletown, October 28, 29, 30, 1875. Morning and afternoon sessions were devoted to discussion of practical problems, and to talks and demonstrations involving theory and practice of teaching. On the evenings of the 28th and 29th, there were public lectures by Superintendent Woodruff of Bucks Co., Pa., and

Dr. W. H. Purnell of Delaware College.

A similar meeting, highly successful from the standpoint of attendance and enthusiasm, was held at Dover, December 9, 10, 11, 1875, and a third at Georgetown, February 2, 3, 4, 5, 1876. School officials had had some misgivings about the Sussex Institute, but it received unexpected and encouraging cooperation from both schools and the public. "The majority of the teachers in this county being males, the discussions of the various subjects presented were more lively than at either of the others," commented Supt. Groves. Not only schoolmen, but lawyers, doctors, and ministers "lent their presence in the good cause."

For a permanent solution of the teacher-training problem, the Superintendent believed that a public normal school would have to be added to the school system.

Reports of the Superintendent of Free Schools, though they were titled annual, apparently appeared only biennially. The next available, at any rate, is for 1878.

Examination for teacher certification had proceeded regularly since the fall of 1875; papers had been made progressively harder, but the standard of performance had steadily risen none the less. The Superintendent remarked that of the 462 individuals certified in 1875, "not more than one-fifth could then have passed the examinations required this year." At the first three examinations, Sussex papers had intentionally been made easier than those for the other counties because teachers in this section did not have access to the facilities for study and self-improvement in service that residents of the more thickly settled neighborhoods did. In 1878, the examinations for the whole State had for the first time been of uniform difficulty.

Dr. Groves answered in some detail the objection that some

primary teachers raised to having to meet the same requirements as those demanded for more advanced schools. Theirs, he said, was the most responsible position in the entire school system, since they had the first molding of all students, and gave many their only instruction. Since children in the lower grades cannot yet read with much facility, their teachers cannot rely upon textbooks; they must really teach, orally. Consequently, they must be well-informed. A position in these grades requires the greatest teaching power and personal fitness.

A first-grade certificate, requiring satisfactory grades in all regular elementary subjects, and, in addition, Natural Philosophy (general science), Rhetoric, Geometry, and Algebra, had been authorized, and seven of them issued.

The chief weakness of the state-supervised program was still the fact that the superintendent was unable, unassisted, to examine the work of all the teachers in the State in the limited time available, and give them the assistance they needed in meeting their problems.

There had, however, been very significant advances in the four years under the new plan. In Sussex county, where conditions had been particularly bad, the change was especially marked. Teachers had been transformed into an eager and interested group whose spirit was spreading to the public; tool subjects were being well taught, and the middle-grade subjects of grammar, geography, and history were being rapidly introduced. The school plant remained poor. In Kent county about two-thirds of the schools showed progress. The most striking development involving teachers there was the growing tendency to employ a single individual for the full term. Many districts, however, were still prone to hire a "cheap" teacher, regardless of ability. New Castle county continued to hold the leadership its earlier

organization and its more compact population had given it. The chief advance was in the direction of obtaining new furnishing and equipment. Several consolidations were reported here.

Teachers' Institutes were being held annually with continued success, though a few commissioners would not permit the closing of the school so that the teacher might attend, even at his own expense, and in some sections it was common not to credit the teacher for the day on the pay roll; Wilmington, though independent of the State Superintendent's office, allowed its teachers to attend, with full pay.

In spite of the advances in many fields, it was proving difficult to enforce the law requiring certification; only about half the teachers, in 1878, complied.

The Superintendent's Annual Report for 1880 discontinued the practice of giving specific details for the separate counties, except for statistical items such as attendance, length of term, etc. The change is not explained; it may have been made because the tremendous gap between the systems of the various sections had been closed by uniform requirements and supervision. The lower counties continued to keep their schools in session a shorter time than did New Castle, and, in general to have less satisfactory buildings and equipment.

Institutes continued to prove a success in raising the standards of teaching and of scholarship among the school employes of the State, more than half of whom had never attended any but district public schools. The meetings were also helping arouse public interest. Most of the districts, complying with the Superintendent's request of 1878, were allowing their staffs to attend with full pay.

Examination regulations had been revised to permit the issuance of three grades of certificate. The second and third grade were identical in subject requirement with the basic certificate described above; the higher rating demanded a grade of 90 on "all questions proposed." Though this was admittedly a high standard, 53 such certificates had been issued. The first grade certificate remained the same as previously.

During the entire period of his superintendency, Mr. Groves stressed the need for a thorough grounding in the tool subjects, and devoted much attention to improving instruction in the "three R's" and in language study. Examinations had compelled the teachers to complete their own mastery of the fundamentals; institutes brought them new ideas about methods; in many sections growing public interest enabled the school commissioners to supply up-to-date equipment.

In arithmetic and language study especially, methods were revolutionized during the period. Teachers were learning to explain principles in mathematics, correct practice exercises, and check results by frequent blackboard work; they were encouraged to supplement the textbook material with problems of their own, based upon the children's experience and needs. They were urged to have children begin the study of English with oral and written composition, and to teach them its principles inductively, rather than to attempt formal grammar as the first step. The Superintendent remarked that the results obtained from the method were very surprising to those trained under the earlier plan.

Throughout the State, organization of schools was far better than it had been at the beginning of the period; there was better order, fewer instances of brutal discipline, and more satisfactory classroom management. However, this improvement was menaced by a new

adverse factor. Pay had always been so low that it endangered the efficiency of the schools, and, during the biennium ending in 1880, its average had fallen still lower. Since the published average salaries included those of towns and cities, "at least nine tenths" of the State's teachers received less than this figure. Consequently it was becoming increasingly difficult to attract promising new recruits to the profession or to hold competent, mature, members; after a few years apprenticeship the best candidates either left the State or changed their occupation.

The third attempt of which we have record to organize teachers in Delaware was made in August 1879; this one was successful. Only the month of this first organization is mentioned. A year later, "during the last week of August" 1880, the first regular annual meeting was held at Rehoboth Beach. The membership included eighty "teachers and friends of education" from the three counties and from both public and private schools.

Some of the topics discussed at these meetings still have a familiar ring. Papers were read upon: "How Can the Period of Harmful Reading be Avoided?"; "Educational Tramp"; "The Development of Character in the School-room"; "How Shall We Keep Teachers Longer in the Schoolroom and Prevent Frequent Changes?" "The Public Schools as a Preparation for Citizenship." Rev. J. E. Mowbray delivered a lecture on "Destiny of the English Language"; Prof. T. N. Williams lectured on "Intellectual Power"; Chief Justice Comegys delivered a lecture on "Teachers, Their Relations to their Pupils, and the Duties and Responsibilities Growing out of It."

The Association petitioned for a normal department "Connected with our State Institute at Newark." Exactly what this expression means has not been determined. Resolutions were also passed insisting

"with the dignity of true self-respect, that we are entitled to proper remuneration for our services"; deploring irregular and uncertain tenure because of the method of levying the school tax, and urging that this matter be "on the same basis as other tax laws of the State"; and finally stating, as the opinion of public and private school, town and rural teachers, and friends of education, "that it would accrue to the highest interest of education throughout the State, if there were but one law applying alike to the whole State."

There were still, in 1880, a considerable number of teachers who had not complied with the certification requirements. The Superintendent urged that the two dollar examination fee be abolished.

Mr. Groves made his final report for the biennium closing in 1882. He reported gradual "substantial and permanent" improvement "in several directions" in Delaware schools during the eight years of his incumbency, and credited the change largely to the loyal cooperation of his teaching staff.

Appointment of an assistant superintendent had made it possible for each school in the state to be visited at least once during the year.

He reported the teachers, as a body, hardworking and conscientious. Though some gains might still be made through simple cooperation between parents, teachers, and local officials, the legislature would have to initiate the next major steps. The State needed a normal or training school so that teachers would not consume public funds and the time and energy of children "learning their trade at public expense."

Scholastic requirements had been raised at each of the annual teachers' examinations; none the less the average grade achieved by all candidates was higher in 1882 than in any previous year. The

Superintendent was convinced that examinations were keeping teachers alert to opportunities for self-improvement; they were likewise a needed stimulus to prevent mental rusting among a group who spent their entire working time in the company of children.

Visits to the schools continued to reveal steady improvement in the quality of teaching being done throughout the State; suggestions made at Institutes, conferences, and former visits of the Superintendent were being generally applied. In connection with Institutes, the Superintendent remarked that they had hitherto been supported by contributions from the teachers' own meagre salaries; the legislature should now make a sufficient appropriation to cover their cost, since their value had been demonstrated.

One further suggestion was that a life certificate be authorized. It should be given only to those with ten or fifteen years of successful teaching to their credit, and only after examination and under careful regulation.

The worst handicap of the school system was its need for a better financial base; because salaries were so low and working conditions so unsatisfactory, the best experienced men and women were leaving the service; for the same reason, fewer and fewer able and ambitious youngsters were offering themselves to fill the vacancies.

Superintendent Carpenter's first Report has not been seen. The second, dated 1886, and the final one of the series, contains only a few notes concerning teachers and teaching conditions. Frequent changes in teachers were still the rule; there seemed to be an increased willingness on the part of commissioners to pay for good instructors; town schools, though, with the exception of Wilmington, they were unable to duplicate the supervisory service offered by the State Superintendent's office, were being more and more generally

made autonomous.

A State Normal School remained one of the outstanding needs of the system. The report suggested a specific program, embracing a two-year course in grade-school subject matter and the history of education, methods, management, and psychology. Free scholarships, possibly twenty for each county, should be awarded to boys over 16 years of age or girls over 15 who pledged themselves to a definite term of service in the public schools. No new building would be needed, since the course might be added to the curriculum at Delaware College, or the Academy at Newark. (Powell says that the Academy was conducting a private normal school at this period. L. P. Powell, History of Education in Delaware, p. 80)

In 1887 the offices of State Superintendent of Free Schools, and assistant superintendent, were abolished in favor of county superintendents. No further material covering the rural sections of the three counties, and compiled by qualified educators, is available until the survey of 1918, made by the General Education Board of New York, at the request of a committee of the legislature. The actual work was done by Dr. Abraham Flexner and Dr. Frank P. Bachman.

In this report the comments on teachers ~~included~~ indicate that decentralization of administration had checked the hopeful progress initiated under the State superintendency. The survey committee found the teachers as a group, in 1918, most inadequately trained. Only 20 percent held college or normal school graduate certificates. The lowest grade of certificate issued comprised 67 percent of the entire number. Of the high school teachers reporting, only 43 percent were qualified according to nationally recognized standards. Elementary teachers were even less well-equipped; only 23 percent offered an acceptable standard of training, while 44 percent had not even completed a high school course. Among rural teachers only 6 percent were

normal school graduates; 48 percent had not completed high school. In the elementary schools, the colored teachers, relatively, were the best-trained. Among them, 45 percent were normal graduates or had at least some college credits.

Most Delaware teachers of the period were immature; 23 percent of them were under twenty-one years of age, and only twenty-seven individuals were fifty or over. Most of the teachers were new to their school, and only 38 percent had been in the State system for five years or longer. Lack of satisfactory training facilities, and poor annual salaries were the chief causes of the schools' abnormally low holding power.

Although monthly salaries were described as "not bad"--\$90 for high school teachers, \$60-65 for those ^{white} in elementary schools, and \$45 for Negroes, the comparatively short term made annual salaries whose median was \$810 for high school, \$585 for elementary, \$420 for rural, and \$315 for all Negro teachers. (The median, of course, is not the average, but the middle figure when all items are arranged in order; it is less subject to distortion because of a few unusual figures

than is the average. It may be recalled that Superintendent Groves estimated nearly nine-tenths of his teachers received less than the published average salary; in the figures given above, half the teachers received more, half less, than the median. About half the actual salaries in such a distribution are found to cluster closely around the median, with about a quarter considerably above and the same proportion considerably below.)

Until 1903 no provision was made for teacher training, in spite of generations of agitation for it. In that year each county was granted \$1,000-\$1500 annually to pay tuition of candidates in the normal schools of other States, and the arrangement continued until

1915, when the Women's College was added to the University of Delaware. At the time the survey was made, there were only fourteen graduates of this department, two of whom were teaching in the State; the members of the committee rightly assumed, however, that in the reasonably near future the college could supply most of the high school teachers the State needed. They urged immediate provision for training white elementary teachers, and colored instructors of all grades.

The examiners of the General Education Board found teachers frequently incompetent, and nearly always old-fashioned and stereotyped in their methods. This side of the picture is discussed more fully in the section dealing with curriculum.

From 1829 on, men and women who had the welfare of young people at heart had struggled to build a satisfactory school system. Its weakest point had always been its failure to train and hold good teachers in any considerable number. There had been times when the prospect looked hopeful: the New Castle County School Conventions had, during the first quarter century of public school history, worked to bring the most populous county up to standard, and seemed on the verge of success when a legislative reverse, followed shortly by the Civil War, checked the movement; in the late 1860's and early 1870's a private normal school was making rapid strides when it was destroyed in a clash of personalities; during the decade (1875-86) uniform supervision and rising standards for school personnel succeeded in improving the schools' efficiency until control was again decentralized. So the first twenty years of the twentieth century found the State still served by young, ill-trained, underpaid, teachers who usually left the profession or the community as soon as they had acquired some degree of skill. There were, of course,

many excellent instructors employed in Delaware during these years, but, except at the brief periods when efforts were afoot to keep good teachers we had, and multiply their numbers, their presence was largely accidental, and bespoke personal devotion to a cause rather than community interest.

In 1919, ninety years of effort bore fruit with apparent suddenness; the permanence of the change that took place in that year, however, proved it was really the product of growth and not a revolution engineered from above.

The Wilmington Teachers' Training School began in the 1890's and closed shortly after 1917. It was housed in Public School No. 9, at 801 Wollaston Street, Wilmington, with its main entrance on West 8th Street. It offered a two year course. and admitted women.

for an account of the Del. State Normal University (1866-71)
cf. p. 335-341.

Cf. V. 12, p. 314, 315
p. 313
p. 310, 311-312
p. 305-306.
V. 14, p. 86

G.K. Browning
El. Thompson-Walls
November 22, 1938

CURRENT FILE
Cities & Towns
New Castle 358

DEED MENTIONING OLD NEW CASTLE FORT

THIS INDENTURE made this Eighteenth day of May in the fifteenth year of the Reign of our Sovereign Lord George the second by the Grace of God King of Great Britain⁹ Anno Domi⁹: One thousand seven hundred 1742 & forty two BETWEEN Sylvanus Hussey of the Town of New Castle in the County of New Castle upon Delaware Farmer of the one part and Nicholas Mears of the town of New Castle and County afores^d Surgeon and Richard Enos of the Hundred of New Castle in the County of New Castle afores^d Farmer of the other part WITNESSETH That the said Sylvanus Hussey for and in consideration of the sum of twenty five pounds lawful money of America to him in hand paid by the said Richard Enos and Nicholas Mears at or before the sealing and Delivery of these presents the Receipt whereof he the said Sylvanus Hussey doth hereby acknowledge and from the same and every part and parcel thereof doth hereby acquit and forever discharge the said Nicholas Mears and Richard Enos their Heirs Execut^s and Administrators and every of them by these presents HATH granted, bargained, sold, released, and confirmed and by these presents DOTH grant, bargain, sell, release & confirm unto the said Richard Enos & Nicholas Mears their Heirs and assigns A certain piece or Lott of Ground seituat lying & being in the said Town of New Castle and bounded to the North, or North east, by a piece of Ground in the possession of James Floyd: to the East, or South east by the street leading to the Ground late of Joseph Parker deced, now in the possession of James Ross, on Susquahanah Street, to the South, or South West: by the Street leading to the River, or to the Street adjoining to the Old Fort at the South Western end of the Town of New Castle: and to the West, or North West by the Street leading to the

Maryland Road, or Beaver Street, containing one acre and one perch & one hundred & twenty four Feet of Land TOGETHER with all and singular Houses, Buildings, Fences, Ways, Waters, Rights, Liberties, Privileges, Improvements, Hereditaments, and Appurtenances whatsoever thereunto belonging or in any wise appertaining AND the Reversions AND Remaunders, Rents, Issues AND Profits thereof, and all Deeds, Writings and Evidences concerning the same TO HAVE AND TO HOLD the said piece or Lott of Ground Hereditaments and premises hereby granted with the Appurtenances unto the said Nicholas Mears and Richard Enos their Heirs and Assigns to the only proper use and Behoof of them the said Nicholas Mears and Richard Enos their Heirs and Assigns for ever PROVIDED always and upon Condition Nevertheless that if the said Sylvanus Hussey his Heirs Executors Adminstrs or Assigns or any of them do and shall well and truly pay or cause to be paid unto the said Nicholas Mears and Richard Enos their or any of their Executors Adminstrators or Assigns the aforesaid Sum of Twenty five pounds lawfull money aforesaid with lawful interest for the same on or before the 18th day of May, which will be in the year of our Lord 1745 x x x x x x x x x x x x x x x x x x x x x x x x x x x x.

Sealed and Delivered in presence of

Rob^t Polhill, Rich^d McWilliam

Recorded Sept 29, 1742

By John Le Gate, Protho

Source of information
Vol 1, Book N. Page 345.
Deeds Record Office,
New Castle County, Wilmington, Del.

OK GMR Nov 28, 1938
OK E.L.W. - Nov 28, 1938

Conner, Wm. H.
Dec. 1, 1938

Cities & Towns:
New Castle

CURRENT 360
FILE

Extract from The Delaware and Eastern Shore Advertiser, Wednesday,
July 15, 1795:

James McCalmont and John Crow advertised for Ditchers
to work at the Bank Sluices and Canal belonging to Marsh,
at the north end of New Castle.

William H. Conner

CURRENT
Towns & Villages
New Castle

FILE
361

Extracts from Delaware Temperance Herald, Wednesday, Sept. 23, 1846,
published by Washington Lowe, Second Story of Masonic Hall Building,
West Second Street, Wilmington.

NEW CASTLE DRUG STORE

The subscriber having purchased the DRUG STORE of Mr. Robert G.
Algeo, in New Castle, keeps constantly on hand, an assortment of Fresh
Drugs and Chemicals, Patent Medicines, Perfumery, Tooth, Hair, and Paint
Brushes, Paints, Oils, Glass, &c., &c.

Physicians' Prescriptions carefully compounded, and attention
given at any hour of the night.

JOHN G. CHALLENGER

Nearly opposite Register's Hotel,
New Castle

sep 23 2m

Burnaby's Travels Through North America. Reprinted from the third edition of 1798. Edited by Rufus Rockwell Wilson. New York, A.Wessels Company, 1904. 265 p. P.80-87:Maryland; P.87-88: Delaware.

Facsimile Title Page, Third Edition:

Travels
Through the
Middle Settlements in North America
in the Year 1759 and 1760
With Observations
Upon the
State of the Colonies
by the
Rev. Andrew Burnaby.

Edition the Third
Revised, Corrected and Greatly Enlarged.
Printed for T. Payne, 1798.

Extract from Burnaby's Travels Through North America. Reprinted from the Third Edition of 1798 with Introduction and Notes by Rufus Rockwell Wilson. Page 87-88.

"Newcastle is situated upon Delaware river, about forty miles above the Bay, and a hundred from the Capes. It is the capital of the three lower counties, but a place of very little consideration; there are scarcely more than a hundred houses in it, and no public buildings that deserve to be taken notice of. The church, Presbyterian and Quaker meeting-houses, court-house, and market-house, are almost equally bad, and undeserving of attention.

The province, of which this is the capital, and which is distinguished by the name of the Three Lower Counties of Newcastle, Sussex, and Kent, belonged formerly to the Dutch; but was ratified to the crown of England by the treaty of Breda; it was afterwards sold by the Duke of York to the proprietor of Pennsylvania, and has continued a separate government, though under nearly the same regulations with that province, ever since. The same governor presides over both; but the assembly, and courts of judicature are different: different as to their constituent members, for in form they are nearly alike. The assembly consists of eighteen persons, elected annually by the people; six for each county: this, with the governor, forms the legislature of the province. There is a militia, in which all persons, from eighteen to fifty, are obliged to be enrolled; and the county of Newcastle alone furnishes more than seven hundred.

The next day I set out for Philadelphia, distant about thirty-six miles, and arrived there in the evening. The country all the way bore a different aspect from anything I had hitherto seen in America. It was much better cultivated, and beautifully laid out into fields of clover, grain, and flax. I passed by a very pretty village called

Wilmington; and rode through two others, viz. Chester and Derby. The Delaware river is in sight great part of the way, and is three miles broad. Upon the whole nothing could be more pleasing than the ride which I had this day. I ferried over the Schuylkill, about three miles below Philadelphia; from whence to the city the whole country is covered with villas, gardens, and luxuriant orchards."

Wm. H. Conner
December 26, 1938.

CURRENT FILE
Cities and Towns 365
New Castle

FRANKLIN RETURNS HOME

Extract from Benjamin Franklin, by Carl Van Doren, The Viking Press, 1938. Page 67.

From Journal of Franklin, aged 20, on his return from his first trip to London.

Monday, October 10 (1726). This morning we stood in again for land; and we that had been here before all agreed that it was Cape Henlopen; about noon we were come very near, and to our great joy the pilot-boat come off to us, which was exceeding welcome. He brought on board about a peck of apples with him; they seemed the most delicious I ever tasted in my life; the salt provisions we had been used to gave them a relish. We had extraordinary fair wind all the afternoon, and ran above a hundred miles up the Delaware before ten at night. The country appears very pleasant to the eye, being covered with woods, except here and there a house and plantation. We cast anchor when the tide turned, about two miles below New Castle, and there lay until the morning tide.

Tuesday, October 11. This morning we weighed anchor with a gentle breeze and passed by New Castle, whence they hailed us and bade us welcome. It is extreme fine weather. The sun enlivens our stiff limbs with his glorious rays of warmth and brightness. The sky looks gay, with here and there a silver cloud. The fresh breezes from the woods refresh us; the immediate prospect of liberty, after so long and irksome a confinement, ravishes us. In short, all things conspire to make this the most joyful day I ever knew....."

COLONEL JOHN FRENCH

Extract from Benjamin Franklin, by Carl Van Doren, the Viking Press, pages 42, 46, 48.

Winter of 1723-1724, in Philadelphia.

"This my brother-in-law afterwards told me in Boston, but I knew as yet nothing of it, when, one day, Keimer (Franklin's employer in Philadelphia) and I being at work together near the window, we saw the governor (Sir William Keith), and another gentleman (who proved to be Colonel French, of New Castle), finely dressed, come directly across to the street to our house, and heard them at the door. Keimer ran down immediately, thinking it a visit to him; but the governor inquired for me, came up, and with a condescension and politeness I had been quite unused to, made me many compliments, desired to be acquainted with me, blamed me kindly for not having made myself known to him when I first came to this place, and would have me away with him to the tavern, where he was going with Colonel French to taste, as he said, some excellent Madeira. I was not a little surprised, and Keimer stared like a pig poisoned." Autobiography, page 259.

"In the tavern the governor expounded his plans and offered to use his influence, as the colonel did also, to see that the proposed new shop should get the public printing for both Pennsylvania and Delaware. If Franklin had not enough capita to begin the business, he might borrow it from his father. The governor would give him a letter which no doubt would persuade Josiah Franklin, and the son must leave for Boston by the next boat. In the meantime the matter must be kept a secret. So with a handsome air of patronage the placeman, who was on the whole a good governor, aristocratically, irresponsibly interfered with a life and started a genius on new step of his career. The governor probably meant no harm. More likely he meant nothing much. He was a busybody in a provincial post and he had found a clever journeyman who was as good as a curiosity." Van Doren.

Page 46.

"Troubled by the knowledge that he had spent part of Vernon's money and might be called upon at any time to produce the whole of it, he (Franklin) was excited by the prospects that Governor Keith held out to him. If Josiah Franklin would not furnish the necessary capital, Sir William Keith would do it himself. The printer had only to furnish an inventory of the stock that a good shop would require. Of course the thing must still be a secret between them. Franklin, without a confidant, had no chance to find out how liberal Keith could be with promises and so trusted

W. H. Conner
Cities and Towns
New Castle

him completely. The stock would cost about a hundred pounds, the young man calculated. At once the governor had another plan. Let Franklin go to London to make his own selections and, perhaps, useful friendships among booksellers and stationers. No sooner thought about than decided upon. The governor told him to get ready to sail on the annual ship between Philadelphia and London which left that fall."--Van Doren.

Page 48.

"He still had faith in the governor, who when in November the ship was ready to sail had not yet furnished him the letters of introduction and credit he had promised. Sir William, his secretary said, would be at New Castle before the ship and deliver the letters there.....At New Castle there was a governor but no letters. Sir William, his secretary said, was busy, but the letters would be sent directly to the ship. Franklin was puzzled but still not suspicious. As if to reassure him, Colonel French came on board and paid the printer so much attention that he and Ralph, who had been assigned to the steerage as ordinary persons, were invited by the other gentlemen to come in to the great cabin. Franklin supposed that Colonel French had brought the governor's letters. The captain of the ship said that all the mail was in the bag and was hard to get at but that any letters marked in Franklin's care would be given to him before they reached England.....

"There were no letters from the governor. Franklin, going to Denham in his trouble, learned how undependable Keith was. 'He wished to please everybody; and, having little to give, he gave expectations.' A victim of this gesturing habit, Franklin found himself stranded in London, with no friends, and with only fifteen pistoles (about twelve pounds) in money. But he had a trade and he at once found work at Samuel Palmer's printing-house in Bartholemew Close."--Van Doren.

* * * * * * * * *

In explanation of the above, it seems that Keith, being informed of Franklin's respectable connections in Boston, had suggested that the young man could set up a shop in Philadelphia and he could be made printer to the government.

History

CURRENT FILE

El. Thompson-Walls
G. K. Browning
October 12, 1938

NAMES FOUND IN RECORDER OF DEEDS OFFICE

1. ZACKARIAS VAN LEVENIGH, lived in New Castle April 10,
1748 and according to a deed dated the above date
it states that Mr. Van Levenigh was a Tanner by trade.

2. Dr. John Finney was a physician that lived in New Castle
May 10, 1749. This was taken from a deed record.

INFORMATION.

1. Deed Record Book Q Vol. 1, p, 34.

2. Deed Record Book Q Vol. 1, 1, 49.

The above books are to be found in the Deeds Record office
for New Castle County, Wilmington, Delaware.

OK G.K. Browning, Oct 14, 1938
E.J. Walls 10/14/38.

James B. Cheyney
June 18, 1940

NEW CASTLE COMMONS - PENN'S GIFT

The New Castle Commons has survived more than two and a quarter centuries and remains as one of the benefices of William Penn for the upbuilding of a city and port on the Delaware which he had hoped would have been second only to Philadelphia.

The gift of the 1,056 acres of the hinterland followed twelve years after the proprietor's first landing on American soil at New Castle in 1682. It has been stated that the land was granted to New Castle to give it a running start towards normal development and again it has been hinted that it expressed Penn's reactions to the cordial welcome he received when he first set foot on his great province and the unquestioning fidelity manifested towards the new governor of what eventually became the three lower counties and subsequently Delaware-Pennsylvania.

There is also another angle to the incident that indicates that the present public Commons was held a sort of a no-man's land by the Dutch and Swedes and eventually the English. It had been treated as "public domain," those who had live stock could pasture it free and without interference and help themselves freely to the seemingly inexhaustable forests for wood to cook and heat their houses through the cavernous hearths. Game abounded and was the property of whoever captured or killed it. Indians claimed full rights to the terrain before the coming of Penn on the ground of priority. Most of the settlers were accused of preempting slices of the fine land

and annexing it to their own holdings until the tract was in course of gradual absorption.

The Proprietor through his kinsman prevented further aggression by presenting the tract or leasing it to the people of New Castle for them and their heirs forever. The deed of transfer provided that the heirs of William Penn be paid as annual rental for the Commons, one red ear of corn, a debt which doubtless has never been discharged and never will be.

Inasmuch as 231 years have elapsed since the transfer of the property, it is estimated that New Castle's obligation to the Penn descendants in England is six bushels or so of red eared corn. No doubt New Castle might pay the rent in a lump were the Penn heirs to present their claims, but the fact is that the Proprietor's family tree has almost disappeared. The British admiral and his descendants are almost forgotten in Great Britain.

Two or three of very distant descendants were recently (in 1934) living in England. One, the husband of the closest (now deceased) kinswoman, resides humbly at Stoke Pogis, England and was recently interviewed by a Delawarean - a friendly call - but neither the overdue rent nor the disposition to sell the Commons and thus increase its income to the city were touched upon. Of course the red-eared corn provision of the deed was to carry the weight of the transfer - a legal custom of those days.

Penn, however, in stipulating the gift to be for the people of New Castle for all time must have anticipated that it might be disposed of so he emphasized in the deed of transfer

that if the Commons Land, in whole or in part, was ever offered for sale the entire property should revert to his heirs and descendants.

The trustees of the Commons as long ago as 1885 foresaw the possibility of the property shifting from an asset to a liability as the profits of farms dwindled and sponsored a bill before the Delaware Legislature abrogating that part of the deed, but making a unanimous decision of the board a preliminary essential for the selling.

Since that time some relatively small parcels of the tract have been sold to the State Highway Commission and another to a railroad, and the sale encountered no opposition and it is probable that the entire 1,000 acres will eventually be disposed of and the proceeds invested for the city of New Castle. In addition to the financial benefit that would accrue from the sale, it would remove the barrier which bars the city's expansion in the one logical direction that is possible.

The Commons is estimated to have a saleable value of \$250,000 or even \$100,000 in excess of that amount. At interest it would yield from \$12,000 annually while the ten farms into which the 1,000 acre tract is apportioned have yielded scarcely more than \$1,200 or \$1,500 net in recent years. The farms are equipped with modern homes and the usual country out-buildings, but the cost of farming and the low prices of produce and taxes with insurance absorb all but the sum stated, which is obtained as rentals for the land at six dollars an acre, which is almost half the rental charge in normal agricultural times.

These figures are quoted by farmers to prove there is no profit in tilling the soil even under the most favorable conditions especially where a mortgage exists. Thirty thousand dollars in mortgages would absorb the gross profits of the farms leaving no balance on the profit side of the ledger. The arguments seem to favor the selling of the Commons and thus obtaining a greater income from Penn's gift.

In the early days the Commons supported the public schools of the town and met many of the obligations for municipal administration until 1885; it established and maintained a fire fighting corps and contributed lump sums of \$10,000 to \$25,000 for public betterments of the city. The comparatively recent of these amounted to \$25,000 and was applied towards sewerage and street paving and a similar contribution for the William Penn public school to enable the board to have it measure up to the highest modern standard of construction and equipment. Perhaps the one item of outlay that has continued for a longer period of years than any other is the \$150 a year paid the "clock doctor" for keeping the antique timepiece running true to the sun, ticking the minutes and tolling the hours from the tall steeple of the ancient Court House, which is recorded as being the oldest chamber of justice in the United States in which offenders ~~are~~ ^{were until recently} ~~tried~~ and the guilty penalized.

Penn's gift of almost two square miles of the fine fertile hinterland eased the taxpayers so-called burdens (taxes are always burdens) but whether lightening the load was of benefit or not, it is difficult to determine for other towns and cities in Delaware have developed and expanded

without the stimulus of such philanthropy.

One, after a survey of the ancient city, regrets that an admirer of the beauty and dignity of the houses of the Colonial days and the early years of the nineteenth century, does not come forth and reconstruct the old town - which has only recently covered the rough cobblestones of its aristocratic Strand - and perpetuate its beauty and charm of the days when Washington attended a patrician wedding in the Amstel House of English pattern built in the early days of the Eighteenth Century. It is recorded that Washington kissed all the pretty young maidens who attended the ceremony and doubtless the "delightful and honorable experience" is still treasured as family tradition by the descendants of the misses whom the "Father of his Country" so gallantly saluted.

It is not likely that should an increase of the revenue from the Commons be obtained (and the foregoing is but speculative report) that it will be applied to turning the city backwards (as was Williamsburg's experience) for the trustees are forward-looking men of affairs, as have been all their predecessors for the 231 years that the Commons has belonged to the people.

From an interview with F. deH. Janvier and Treasurer of Commons Board and from Treasurer's Report furnished by Mr. Janvier and booklet giving copy of deed of transfer.

Wm. H. Conner
Nov. 21, 1938

CURRENT
FILE

In The Delaware Gazette, Saturday, June 24, 1797, notice is given that William Lees, of New Castle, is intending to embark for Liverpool and is selling out his personal property, including card tables.

J. F. Pote

CITIES AND TOWNS
NEW CASTLE

March 2, 1939

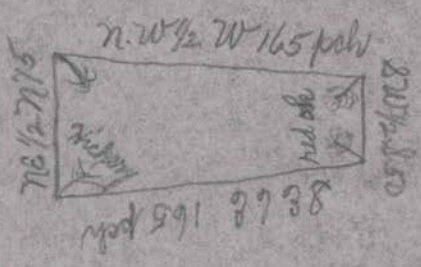
Ancient New Castle Streets
From New Castle Surveys, Page 93

"By (here the original is obliterated) from ye Co. of New Castle (Original obliterated) Laid out (Original obliterated) Can a certain Lott of Ground scituate Lying and being within this Town of New Castle, the S^d Lott being bounded and having on the East syde ye Lott of Gyles Barrott on ye South the Minequaes or Susquehanna Street on ye West a vacant piece of Land and on ye North ye Bever Street containing in Length from ye s^d Susquehanna to the Bever Street one hundred nd Sixty twoo foott and in breath sixty foott. Surveyed ye 18 Day of Septemb^{er} 1682 Mee Eph. Herman Surv.^r"

J.F.P. 3/3/39

atc

New Castle Survey Page 133.



J. F. Pote

March 2, 1939

CITIES AND TOWNS
NEW CASTLEOld Inhabitants of Swanwick

From New Castle Surveys. Page 133

"Cmt. New Castle. By virtue of a Warrent from Governour Penn dated the 20 ¹²M 1682. Laid out two certain Tracts of Land for the old inhabitants of Swanwick that is Artman Haine John Jacquet Jams HallaDay, Junis Dewit and the widow Paisner. Beginning at a white oke standing in Junis Dewit runing along his line NW $\frac{1}{2}$ W. 165 perch to a corner tre being (origl torn) oke (origl torn) SW $\frac{1}{2}$ S 50 perch to a corner red oke standing in John Jaquets line then down his Line SE6E 165 perch to a corner hickery then NE $\frac{1}{2}$ Nly 75 perch to the plase of begining containing 64 acres of Land -----

The other Tract begining at a corner tre of Sibourn John- sons Land then SW6S 35 p^{chs} to a bounded read oke then NW6 W 30 p^c to the Kings rod then leaving the rode to the extent of 144 perch to a bounded w^t ok then SE $\frac{1}{2}$ E 38 perch to the place of begining including in both tracts 100 Acres of Land this 24 ¹²M 1689."

H. Hollingsworth.

J.F.P. 3/2/39.

atc

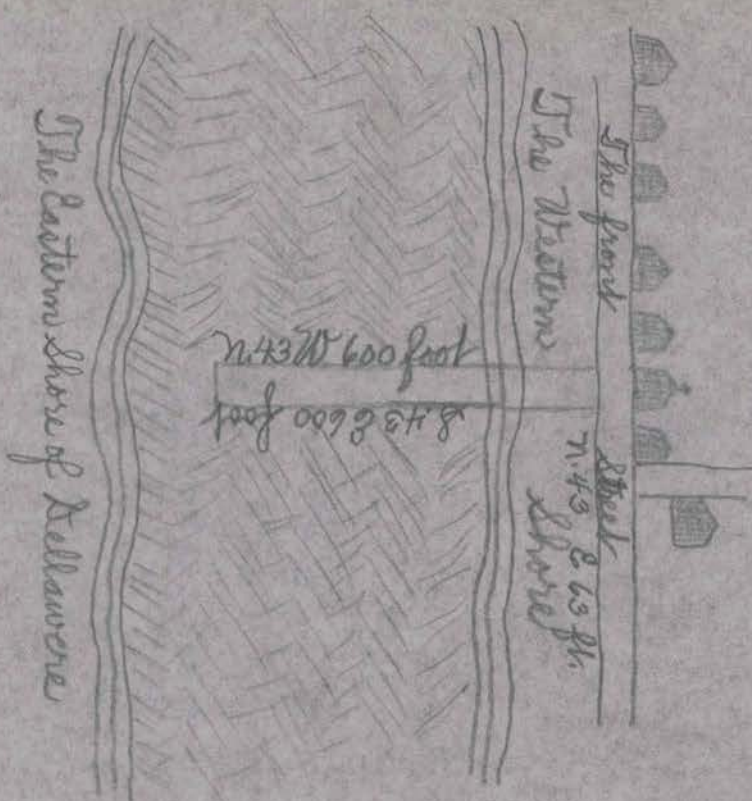
Conner, Wm. H.
Dec. 1, 1938

Transportation 378
Cities & Towns:
New Castle CURRENT FIL

Extract from The Delaware and Eastern Shore Advertiser, Wednesday,
July 15, 1795:

Peter Jaquett, Jun., Christiana Ferry, announced he had
horses and carriages to convey passengers coming to Wilmington
to any reasonable distance -(such as Philadelphia, New-Castle,
Port Penn, &c.)

New Castle Survey Page 559.



DELAWARE MANUSCRIPTS

J. F. Pote

March 2, 1939

CITIES AND TOWNS
NEW CASTLEJoseph Wood's Bank Lott Surveyed
From New Castle Surveys. Page 559

"Pursuant to the General Survey as War^t to me directed bereing date the 23^d of 10th month 1701 that I should Survey and lay out unto Joseph Wood of New Castle his Bank Lott over against his House (att the distance of fifty foot allowed for the Breadth of the front Street) and of equal Breadth with his Land Lott.

This may certifie into the Survey^r Generall Office that I have this 22^d Day of the first month Surveyd and laid out the aforesaid Lott begining at the extent of fifty foot from the said Joseph Woods House att a Stake set in the Ground from thence N. 43^o E 63 feet S 43 E 600 foot into the River Dellawere from thence S 43 W 63 feet N 43 W 600 foot to the first mentioned stake and place of begining containing 37800 Square feet Surveyd the Day and Year aforesaid by me."

George Dakeyne Survey^r
of New Castle County.

J.F.P. 3/3/39.

atc

Extracts from Delaware Temperance Herald, Wednesday, Sept. 23, 1846,
published by Washington Lowe, Second Story of Masonic Hall Building,
West Second Street, Wilmington.

NEW LONDON ACADEMY.

? This is not Newark Academy
but a later academy at New
London.

The Winter Session of this Institution will commence on the
first Wednesday in November.-- Beside all the branches of a solid English
education, which are commonly taught in Academies, the course of
instruction pursued here, embraces the Latin, Greek, Hebrew, German,
and French Languages.

Terms.--Tuition, for the session of 21 weeks, \$10 00, payable in
advance. No extra charges for modern languages.

Boarding, including washing, mending, &c., \$2 00 per week -- not
required in advance. An additional charge of \$2 00 will be made during
the whole winter term, for fuel and lights.

Thus all the necessary expenses of the students will amount to
about \$54 00 per session.

About 24 of the students will board with the Principal; the
remainder will be recommended to respectable families in the village.
Terms everywhere the same.

For catalogues and circulars, containing full information, apply
in post-paid letters, to

WM. F. WYERS, A. M., Principal,
New London ~~X~~Roads, Chester Co., Pa.

sep 16--2m

Extract from Delaware Temperance Herald, Wednesday, Sept. 23, 1846,
published by Washington Lowe, Second Story of Masonic Hall Building,
West Second Street, Wilmington.

FRENCH LANGUAGE

MONSIEUR A. MAILLY, begs leave to inform his friends, and the
citizens of Wilmington generally, that he feels thankful and honored
for the liberal encouragement extended to him and his profession, and
that he will endeavor to be deserving of such share of confidence as
may be entrusted to him.

The moderate Terms at which A.M. offered to teach, and is teaching
the following languages, the FRENCH, SPANISH, and ITALIAN, will be con-
tinued by him, since it has had the happy effect of encouraging and
propagating the study of those important and interesting living
languages.

TERMS:

\$5 per quarter for Seminaries and Schools;

\$6 for classes containing less than five pupils;

\$8 for private single lessons.

Three lessons a week of at least one hour each. Two or more
families who might join to form a Class of five or more Scholars,
shall be entitled to the same advantages as offered to Principals of
Schools and Seminaries.

AUGUSTINE MAILLY,

West Street above Seveth,

Wilmington, Del.

Aug. 19 -- 13.

Clyde W. Young
September 25, 1940

Constitutional Convention
Lotteries
New Castle Boundaries
Bank of Delaware
Public Schools
Manners and Customs
Newspapers
Delaware Cincinnati

CONSTITUTIONAL CONVENTION, 1791-2

The election of delegates to the constitutional convention, to draft Delaware's second State Constitution, was called for by a resolution adopted by the General Assembly on September 8, 1791.

The delegates elected were: Thomas Montgomery, John Dickinson, Robert Armstrong, Edward Roche, William Johnson, Robert Haughey, George Monro, Robert Coram, Kensey Johns, Nicholas Ridgely, John Clayton, Thomas White, Manlove Emerson, James Morris, Richard Bassett, Benjamin Dill, Henry Molleston, Andrew Barratt, Isaac Cooper, George Mitchell, John W. Batson, Rhoads Shankland, Isaac Beauchamp, Daniel Polk, and James Booth.

The convention assembled at Dover on Tuesday, November 29, 1791, and elected John Dickinson president, James Booth, secretary, and Charles Nixon, assistant secretary. The deliberations lasted until December 31, when a draft of the Constitution was submitted and ordered printed.

The convention adjourned until May 29, 1792, and during that time James Sykes, of Kent County, died, and was succeeded by Andrew Barratt. When the convention reassembled, Dickinson resigned because of illness, and Montgomery was elected in his place as president of the convention.

The convention finally adjourned June 12, 1792

Scharf, vol. 1, p. 270

LOTTERIES

In February 1795, John Wise Barton, Thomas Laws, Isaac Cooper, Nathaniel Mitchell, and John Collins were appointed (by the General Assembly) managers of a lottery to raise three thousand five hundred dollars for the purpose of reimbursing the subscribers for the erection of the court-house and jail in Sussex County.

Scharf, vol. 1, p. 271

January 1791. Eleazer McComb, James McClement, John Clayton, James Sykes, Jr., and John Patten appointed by the Legislature to be managers of a lottery to raise 1,000 pounds for defraying the expenses in "fitting up and preparing chambers in the new courthouse in the town of Dover, for the accomodation and reception of the General Assembly."

Scharf, vol. 1, p. 270

1797. Jacob Broom authorized by the General Assembly to conduct a lottery for \$4,000 to enable him to erect and reestablish his cotton factory near Wilmington, which was destroyed by fire.

Scharf, vol. 1, p. 272

NEW CASTLE BOUNDARIES

1797. James Booth, George Read, Jr., Nicholas Van Dyke, Archibald Alexander, and John Crow appointed by Legislature to establish the boundaries of New Castle, and to "lay out, open, regulate and name the streets, lanes and alleys within the town."

Scharf, vol. 1, p. 272

BANK OF DELAWARE

Legislature on February 9, 1796, incorporated the Bank of Delaware, the first such institution in the State, with a capital stock of \$500,000.

Scharf, vol. 1, p. 271

PUBLIC SCHOOLS

First act for the establishment of public schools in Delaware passed by the Legislature, 1796. By the provisions, all money paid into the State Treasury for marriage and treasury licenses from 1796 to 1806 to be used for establishing schools.

Scharf, vol. 1, p. 271

MANNERS AND CUSTOMS

"I never saw a town I liked less than Philadelphia.

"Probably in no other place on the Continent was the love of bright colours and extravagance in dress carried to such an extreme. Large numbers of the Quakers yielded to it, and even the very strict ones carried gold-headed canes, gold snuff boxes, and wore great silver buttons on their drab coats and handsome buckles on their shoes."

"Nowhere were the women so resplendent in their silks, satins, velvets, and brocades, and they piled their hair mountains high."

P. 55

Whist was the favorite card game during that period.

P. 58

Shad a favorite breakfast food.

P. 61

Scholars preferred old books to new. Old ones were difficult to obtain, as England was slow in sending them.

P. 92

(Foregoing notes from Priestly In America, 1794-1804, by Edgar F. Smith, Philadelphia: P. Blackiston's Son Co. 1920. 173 pp. Book concerns the life in America of Joseph Priestly, English chemist)

NEWSPAPERS

1799. James Wilson begins publishing the Mirror of the Times, which advocates the principles of the Federal Party and the Adams administration. Printed on paper made by Gilpin Paper-Mills, on the Brandywine. Was a semi-weekly, appearing on Wednesdays and Saturdays. Wilson conducted the newspaper and a bookstore at 417 Market St., Wilmington called "Sign of Shakespeare."

Scharf, vol. 1, p. 272

DELAWARE SOCIETY OF THE CINCINNATI

The Delaware Society of the Cincinnati, following the suggestion made by General Knox shortly before the dissolution of the army on the Hudson, was formed in Wilmington in 1792. In 1797 it had fifty members, and held meetings in the Old Academy. The officers in 1797 were Dr. James Tilton, president; George Monro, secretary, and Alexander Harvey, treasurer.

Scharf, vol. 1, p. 266

Clyde W. Young
Oct. 3, 1940

Politics
Population
Manners & Customs
Robert Coram, Librarian

POLITICS

James Sykes, Gunning Bedford, and William H. Wells served as electors for the presidential election in 1792, and cast Delaware's votes for Washington.

Scharf, Vol. 1, p. 271

Kensey Johns, Nathaniel Mitchell, and Samuel White served as electors for the presidential election in 1800. All three men were Federalists, and cast Delaware's votes for Adams and Pinckney, who were defeated by Thomas Jefferson and Aaron Burr.

Scharf, Vol. 1, p. 272

George Read was elected to the Senate on March 4, 1791, and resigned in September 3, 1793, to accept the office of Chief Justice of Delaware. He was succeeded by Kensey Johns, who was appointed on March 9, 1794 to fill the unexpired term, and served until February 7, 1795, when Henry Latimer was elected. Latimer was re-elected on March 3, 1797.

Scharf, Vol 1, p. 271

John Vining was elected by the Legislature to succeed Richard Bassett as United States Senator, on March 4, 1793. Vining resigned in 1798, and on January 19, 1798, Joshua Clayton was appointed to succeed him. Clayton died in August, 1798, and on January 17, 1799, William Hill Wells was appointed to fill the vacancy.

Scharf, Vol. 1, p. 271.

Chief Burgesses of Wilmington in the 1790's were: 1790, John Hayes; 1791, David Bush, Jr.; 1792, Joseph Shallcross; 1794, John Ferris; 1796, Jacob Broom; 1797, James Milner; 1798, Samuel Nichols; 1799, John Way, and 1800, James Brobson.

Assistant Burgesses during that period were: 1790, Joseph Shallcross; Isaac Stow, Watkins Crampton, and John Milner; 1791, Watkins Crampton, George Clark, John Milner, Joseph Sumritt, Edward Gilpin, and Thomas Crow; 1792, Benjamin Laforge, Samuel Hollingsworth, Watkins Crampton, Joseph Sumritt, Edward Gilpin, Eleazer McComb, and Jacob Broom; 1793, Edward Gilpin, Joseph Sumritt, Jacob Broom, Samuel Hollingsworth, George Clark, and Joseph Milner; 1794, Edward Gilpin, William Poole, John Hayes, Peter Brynberg, John Milner, Eleazer McComb, and George Clark; 1795, William Poole, Eleazer McComb, Thomas Mendenhall; 1796, James Lea, Eleazer McComb, William Poole, John Milner, Isaac Hendrickson, and James Brobson; 1797, Edward Gilpin, James Brobson, Isaac Hendrickson, Eleazer McComb, John Way, and James Lea, Jr.; 1798, James Brobson, James Lea, Edward Gilpin,

Eleazer McComb, John Way, Isaac Hendrickson; 1799, Samuel Nichols, Edward Gilpin, Isaac Hendrickson, Peter Brynberg, John Jones, Joseph Warner; 1800, James Lea, Peter Brynberg, John Jones, John Way, Joseph Warner, and Isaac Hendrickson.

Scharf, Vol. 2, pp. 637-638

Clerks in Wilmington during the 1790's who were appointed for municipal work were: 1789, Isaac Hendrickson; 1791, Joseph Bailey; 1793, Samuel Byrnes; 1794, John S. Little; 1795, Edward Hewes; 1797, John Jones; 1799, Joseph Bringhurst, and 1800, Joseph Hoopes.

Scharf, Vol. 2, p. 637

POPULATION

The population of Wilmington in 1790 was 2,335, and by 1800 it had increased to 3,249.

Scharf, Vol. 2, pp. 641-643

MANNERS AND CUSTOMS

Mummers paraded the streets of Wilmington on Christmas Eve and during Christmas Week in the 1790's. May Day was also celebrated by Wilmingtonians during that period, particularly at the inns and taverns, where maypoles were erected for dances

and festivals.

Scharf, Vol. 1, p. 175

Invitations to parties and other events were frequently printed on the backs of playing cards.

Ibid, p. 175

Even the ladies in those days cleaned their teeth by rubbing them with a piece of cloth dipped in snuff.

Ibid, p. 179

and
By the 1790's wall paper/carpet floor covering had been introduced into Wilmington homes.

Scharf, Vol. 1, p. 174.

In 1790 Robert Coram was appointed librarian of the Library Company of America, which had been chartered two years before, and the library, consisting of 891 books (in 1793) was removed to his school house on Fourth Street between Market and King streets, from the Old Town Hall. (The books were returned to the Old Town Hall in 1816)

Scharf, Vol. 2, p. 835

David B. Martin
March 4, 1940

Encyclopedia File

MOSQUITO CONTROL WORK IN DELAWARE

In early days, little attention was given by the entomologist to the mosquito, the insect being considered more of an annoyance than a menace to health. Relatively few species were known prior to the end of the nineteenth century. About that time, however, research work done by Ross in India and Grasse in Italy revealed the fact that mosquitoes were the agents concerned with the dissemination of malaria. Then came the collection and study of mosquitoes in all parts of the world; approximately 1,500 species are now recognized, and it is probable that 2,000 different species actually exist.

When the French made their attempt to build the Panama Canal, three out of every ten men died from yellow fever or from malaria, the two diseases carried directly to man by two types of mosquitoes. General Gorgas and his sanitary engineers were finally successful in eradicating yellow fever and malaria by controlling and destroying the mosquitoes which spread the disease, and during the Spanish-American War it was demonstrated that the mosquito was the carrier of yellow fever. The work of the Rockefeller Institute has made possible the control of yellow fever throughout the world.

The early life stages of all mosquitoes are passed in water, more usually in fresh, and less often in salt or brackish water. The fresh water mosquito does not travel as far as the salt marsh mosquito; female mosquitoes travel further than male mosquitoes because they go in search of blood which is required to mature their eggs. Male mosquitoes feed only on plant juices and never bite humans or animals. Some mosquitoes breed in small accumulations of water in discarded

cans or vessels. The larvae of other species occur in natural pools or ditches. In each of these different habitats certain species of mosquitoes breed regularly, and it is of vital importance in mosquito control to have knowledge of such facts. A single mosquito lays from 40 to 300 eggs, and usually deposits them on the surface of the water.

Various measures have been introduced for controlling mosquitoes. The elimination of standing water and the drainage of marshy lands has been the chief means of reducing larvae breeding places. Areas of water which cannot be done away with are treated with oil or oil mixtures which spread to form a thin covering film, thus destroying the larvae as they come to the surface to breathe as well as acting as a deterrent to egg-laying females. Large areas of shallow swamps, rice fields, and bayous in the United States have recently been dusted with Paris green discharged from aeroplanes, which has resulted in the destruction of larvae. This method promises extensive developments in the future.

New Jersey has done the most extensive work getting rid of the mosquito nuisance, and has spent thousands of dollars since 1912 in ditching and draining portions of the great salt marshes which cover an area of 290,000 acres. The value of property and lands reclaimed has considerably increased. In recent years the cost of digging has been reduced to one and one-half cents per foot with the aid of special machinery. Tidewater enters the ditches daily, which permit fish to eat the young mosquitoes before they get on the wing.

More than three million people contract malaria in the United States each year, and the cost of the disease to the people of the nation amounts to millions of dollars.

Delaware is classed as being in the malaria belt, and some cases

have been reported in the State. Although the disease is not considered an important health menace, it could be eliminated if methods were applied to exterminate this species of mosquito. Yellow fever has never been experienced in Delaware.

There are three varieties of the mosquito family encountered in Delaware. These are the Anopheles, which carries malaria, the Culex, which infests the home, and the Aedes, which causes discomfort outdoors.

The mosquitoes in Delaware pass the winter in the egg stage in the mud of salt marshes, although others breed indoors during the winter if water is allowed to stand in warm cellars.

There are 99,800 acres of salt marsh breeding areas along the eastern border of the State, of which approximately 24,248 acres are in New Castle County, 45,952 in Kent County and 29,600 in Sussex County. Practically all the control work in the State has been done on the salt marshes and was made possible with the inauguration of the Civilian Conservation Corps by the Federal Government.

Although lacking forestry work, Delaware did have work done of a useful nature in mosquito eradication. Four CCC camps were established in Delaware in 1933 for mosquito control work, with the proviso that the State of Delaware would furnish the executive staff and offices, maintain the work done, secure permission for work on private property, and provide the camp sites.

In the same year, Governor Buck appointed Willard W. S. Corkran as executive officer and engineer. The legislature appropriated 800 dollars per month for a limited period, and in 1935 appropriated 5,000 dollars toward maintenance work on the areas already ditched. The work progressed uninterruptedly from December 1933 until 1937, but after the withdrawal of the CCC Companies, the work was greatly curtailed. A survey was made in 1938 on the effects of mosquito control

in the coastal towns of Sussex County, and it was found the best results had been obtained at Lewes and Rehoboth Beach. During the four years prior to January 1938, the commission completed the digging of ditches over an area of 40,718 acres in Kent and Sussex County, or 41 percent of the State's marsh area.

Extensive drainage of coastal marshes by ditches has been the cause of great concern, and opinions differ as to whether any serious harm has been done to marsh life. Many claim it has improved crops of marsh hay, aided milk production by decreasing the mosquito annoyance, and made the marshes better for muskrats; others have severely condemned the Mosquito Control Commission, claiming the drainage of Delaware marshes has wreaked destruction on wild life habitats. Many feel the marshes and swamps of the United States are a source of national wealth and act as a reservoir of wild life; they claim the animal cash value runs into hundreds of millions of dollars. In some cases, drainage has changed the character of the entire marsh area, and has seriously affected the vegetation upon which waterfowl and shore birds thrive.

An act was passed September 5, 1939, authorizing and directing the State Highway Department to assume and continue the work for the control and elimination of mosquitoes heretofore conducted by the Mosquito Control Commission. An appropriation of 25,000 dollars was made from the State Treasury and placed to the credit of the State Highway Department for the purpose of carrying on the work.

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EDUCATION IN DELAWARE

From the First Settlement to the Present Day

- I The Educational Tradition in Delaware
- II Schools of the Early Colonization
- III Colonial Education to 1776
 - a. The Church and Early Education
 - b. Tutoring
 - c. Subscription Schools
 - d. Academies and other secular private schools
- IV Education in the Early State - 1776-1829
- V Public Education 1829-1897
- VI Education in the Twentieth Century - Public Schools
 - a. 1900-1915: Significant legal changes; state of public opinion; increasing interest on the part of prominent citizens; and other factors leading to re-organization.
 - b. 1915-1930: State of schools as revealed by surveys of 1918-1921; School Code, 1919, and School Law of 1921; chronology of significant changes in educational facilities and practices, 1919-1930.

c. 1930-1940: Effects of the depression on public schools,
and brief chronology of changes; detailed study
of set-up, including:

1. State-board and special district schools;
Plant - new construction, renovation, amount
and quality of supplemental equipment;
Program of studies-standard practices in
curriculum and method, and significant
variations; Personnel - details concerning
supervisors, faculty, students (enrollment,
age-grade placement, retardation, health,
attendance, nationality and similar
statistics), clerical and maintenance staff.
2. Wilmington: Plant, personnel, etc., as above;
old curriculum in elementary and secondary
schools; new curriculum - history, under-
lying philosophy, summaries of revisions
completed or in progress; experience to
date with the plan.
3. Negro Schools of the three units: Notes
on the differences between them and the
white schools of corresponding grade and
location.

VII Education in the Twentieth Century - Special Education on All

Levels for the Handicapped: blind; deaf and hard-of-hearing;
crippled; tubercular; retarded and mentally defective;
delicate children; vocational rehabilitation of adults.

VIII Education in the Twentieth Century - Private and Parochial Schools:
Survey as above for public institutions. (See VI c)

IX Higher Education in Delaware: University of Delaware, history,
plant, program, personnel, recent or prospective changes,
and influence upon community; Delaware State College for
Colored Students, same items.

X Programs of Adult Education:

Americanization; Evening Schools of the Wilmington and State Boards of Education; Private Educational Facilities for Mature Students (Business Colleges, vocational courses available under private auspices, schools of art and music, educational programs of Y's, religious and fraternal organizations, and similar opportunities for continuation study); WPA Educational Projects; Community Projects not under government auspices.

Library facilities?

REV. JOHN SPRINGER, REV. W. P. ALRICHS, TEACHERS

Two members of ancient Delaware families were both preachers and teachers. They were the Rev. John Springer and the Rev. William Picclees Alrichs.

Rev. John Springer, a native of Delaware, was graduated from Princeton in 1775. He then became tutor there, and was a tutor at Hampden-Sydney ~~ks~~ College. He moved to North Carolina and opened a school, then went to South Carolina, where he taught with distinguished success at White Hall and Cambridge. He was license by Orange Presbytery, Va. He became one of the first pastors in Georgia and taught an academy there. He died September 30, 1798.

Rev. William Picclees Alrichs was born in Wilmington, Del., August 1799. He graduated from Princeton, and was ordained an evangelist in 1831. Prior to this, he was stated supply at New Castle, 1828-29, and at Pigeon Point. He served as professor of mathematics, mechanics, and astronomy at Washington College, Pa., from 1830 to 1860. He died at Winterset, Iowa, on December 31, 1869.

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