

**Site Name:** Hayes-Campbell Tenant House

**CRS Number:** K-0000

**Location:** East side of Delaware Avenue, approximately 1 mile south of its intersection with Woodland Beach Road  
Bombay Hook vicinity  
Duck Creek Hundred  
Kent County, Delaware

**Date of Fieldwork:** October 1999

**Type of Documentation:** Level II: Partial Intensive  
Annotated field notes (2 sheets)  
Measured drawings--CAD (1 sheet)  
Black and white 4" x 5" photographs (8)  
Architectural data narrative

**Threat:** The Hayes-Campbell Tenant House has been vacant for several years and is in extremely poor condition. The exterior cladding has almost completely fallen off and the entire frame is exposed. Its location on the moist ground at the edge of the Delaware Bay has added to its rapid deterioration.

**Significance:** The Hayes-Campbell Tenant House, which dates to the third quarter of the nineteenth century, is significant as one of the few remnants of Bombay Hook's nineteenth century agricultural landscape. Secondly, it is significant for its framing system, which combines elements of heavy braced-frame construction with lighter balloon-frame construction.

**Description:** The Hayes-Campbell Tenant House is located on the east side of Delaware Avenue, a long, winding dirt road that stems from the south side of Woodland Beach Road. The tenant house is set back from the road about 300 feet and sits at the edge of the Delaware Bay on marshy terrain. Dense woods, marsh, and overgrown vegetation surround the dwelling.

The frame tenant house is composed of two one-room blocks: a two-and-one-half-story, two-bay, gable-roofed main block (measuring approximately 14 by 17 feet), and a one-story,

shed-roofed ell off the rear or northeast elevation (measuring approximately 12 by 14 feet). A one-story porch spans the main (southwest) elevation. An enclosed porch (not accessible) is located off the southeast elevation of the rear ell. Although in extremely poor and deteriorated condition, the property maintains a high degree of architectural integrity.

The deterioration of the exterior revealed the unusual framing system, which is an excellent example of the combination of braced-frame and balloon-frame construction. The use of combination framing indicates the tenant house was built during the period when one method was being phased out and a new method was being tested, but not yet fully relied upon. The heavy hewn sill, heavy up braces, and mortise and tenon joinery are characteristics of the braced frame. Multiple, closely spaced, vertical studs and nailed joints, however, appear in balloon frame construction. The result is a hybrid of heavy timber framing and the lighter construction technique of the balloon frame. The employment of both methods dates the building to the third quarter of the nineteenth century, as the balloon frame was introduced to the Mid-Atlantic region during that period.<sup>44</sup> Additional support for a mid-nineteenth century construction date comes from the combination of sash-sawn ceiling joists and circular-sawn lumber.

The rough-hewn sill of the dwelling, left round on some of the bottom and with pieces of bark attached in some places, sits on a combination of brick piers and log posts. The frame was covered in clapboards, most of which have fallen off, exposing the frame of the structure. The gable roof is sheathed in standing seam metal and terminates at a simple boxed cornice, while the shed roof on the rear ell is covered with copper. An interior brick chimney with a corbelled cap pierces the northeast slope of the gable roof. Fenestration consists of two-over-two and six-over-six double-hung sash set in rectangular openings with simple wood surrounds.

The main (southwest) elevation is divided into two symmetrical bays. The first floor features an entrance in the northwest bay and a window in the southeast bay. The entrance is through a six-panel wood door. A one-story, open, shed-roofed porch supported by a wood plank platform and turned posts covers the entire elevation. Exposed rafter ends project from the

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<sup>44</sup> Gabrielle M. Lanier and Bernard L. Herman. *Everyday Architecture of the Mid-Atlantic: Looking at Buildings and Landscapes*. (Baltimore: The Johns Hopkins University Press), 92-94.

eaves of the porch roof. The second floor contains two six-over-six double-hung sash windows aligned with the first floor openings.

The northwest elevation of the main block has a one window centered on both the first and second floors. One window pierces the northwest elevation of the rear ell. The majority of the exterior wall cladding is missing from this elevation, exposing the framing and interior lath and plaster walls. The northeast, or rear, elevation of the main block houses the rear ell. The southeast elevation of the main block mirrors the northwest elevation but displays a shed-roofed porch across the rear ell, covering a door near the north end of the elevation.

The entrance on the southeast elevation opens into the larger of the two first-floor rooms. The room measures approximately 14 by 16 feet, with a winder stair located in the east corner of the northeast wall. A closet (measuring approximately 3 by 6 feet) is located underneath the stair box. The chimneystack features an exposed stovepipe hole and is located against the closet on the northeast wall. The walls throughout the dwelling are lath and plaster and the floors are hardwood. Windows on each of the three exterior walls light the room.

An opening at the west end of the northeast wall leads to the second room (measuring approximately 12 by 13 feet), housed within the rear ell. This room is in very poor condition, with deteriorated walls and floorboards. A built-in cabinet is located at the west end of the northeast wall. The two-piece cabinet features vertical wood doors and shelving. Two windows light the room, one on the northwest wall and one on the northeast. A stovepipe hole is located on the southwest wall. A single, wood panel door at the north end of the southeast wall opens into the enclosed porch.

Due to its extremely deteriorated and unstable condition, field notes were not taken for the second floor. Visual inspection revealed that the winder stair opened into one of two rooms above the large first-floor room. Both rooms were finished with lath and plaster. Access to the attic was through a trap door.

**History:** The land on which the Hayes-Campbell Tenant House stands is part of a large coastal area known as Bombay Hook Island. Today, Bombay Hook runs along the eastern shore of northern Kent County and is bounded on the north by Duck Creek and the Kent/New Castle

County border, on the south by Little Creek, and on the east by the Delaware Bay. Though now bounded by land to the west, historically Bombay Hook was considered an island as it was almost completely separated from the rest of Kent County by water. During this period, the land on Bombay Hook was particularly suited to agricultural purposes, as evidenced by the many farms that were located there during the mid to late nineteenth century. The location of Bombay Hook facilitated the transportation of goods to inland Delaware and neighboring ports while the rich, moist soil made cultivation optimal.

Woodland Beach, located on the northernmost section of Bombay Hook, prospered as a small coastal community in the late nineteenth century. A U. S. Coast and Geodetic Survey Map dating to 1883 depicts Woodland Beach as a small cluster of buildings located just east of the main thoroughfare on Bombay Hook. The “R.R. From Smyrna” leads directly into Woodland Beach, just north of a pier.<sup>45</sup> Store goods and produce, as well as people moved in and out of Woodland Beach regularly.

It was within this context that the Hayes-Campbell Tenant House was constructed. The parcel of land upon which the tenant house stands was home to a working farm as early as 1841.<sup>46</sup> Although it is unclear who owned the farm during this period, it may have been Henry N. Wickersham and his wife Elizabeth, who owned the property in 1866. At this time, Wickersham legally deeded the property to William S. Hayes for \$1 as part of a transaction dividing the entire Bombay Hook Island between the two men. The transfer included the “use of the landing on the Bay Shore near Gabe Cleaver’s House and the right-of-way to and from the landing.” Though there is no mention of buildings, the deed indicates that the property encompassed a total of 1,300 acres, just 25 acres more than its present-day size.<sup>47</sup> In other words, the boundaries of the property have remained relatively unchanged for almost 150 years.

The Beers Atlas of 1868 depicts the agreement between Hayes and Wickersham, as it shows Hayes at the northern end of the parcel with three building footprints on the east side of the major thoroughfare. Wickersham appears at the southern end of Bombay Hook Island with

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<sup>45</sup> United States Coast and Geodetic Survey, *Bombay Hook Light to Mahon’s River Light, July to September 1883*.

<sup>46</sup> United States Coast Survey, September to October 1841.

<sup>47</sup> Kent County Recorder of Deeds, Book A5, Page 403.



one building footprint on the west side of the road and one on the east side. Two additional building footprints, possibly tenant houses, are shown between Hayes and Wickersham.<sup>48</sup>

In May 1897 Elizabeth C. Rumford purchased the property at sheriff's sale, after suing Walter H. Hayes (administrator of William S. Hayes), and tenants George B. Money and Lucius Campbell, over an unpaid mortgage.<sup>49</sup> This deed provides the first written description of the buildings on the property: "one two-story frame dwelling house with barn, stable and other buildings, also two one story frame dwellings used as tenant houses."<sup>50</sup> One of these two tenant houses is most certainly the Hayes-Campbell Tenant House. Subsequent documentary records identify Lucius Campbell as the occupant of the dwelling.

Elizabeth Rumford quickly sold the property, in June 1897, to former tenant Lucius Campbell and his wife, Anna, for \$3,600.<sup>51</sup> Lucius and Anna bequeathed the property to one of their two sons, James D. Campbell. James, however, died in October 1936 and in turn devised the land and premises to his nephew, Lucius P. Campbell, son of his brother Charles S. Campbell. It is likely that the property continued to be rented out during this period, as Lucius and Melida Campbell resided in Philadelphia. They sold the 1,275-acre property in February 1961 to the Edgell Construction Company.<sup>52</sup> Edgell Construction Company retains the property to the present day.<sup>53</sup>

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<sup>48</sup> Pomeroy and Beers, *Map of Duck Creek Hundred, 1868*.

<sup>49</sup> Kent County Recorder of Deeds, Book Y7, Page 103-106.

<sup>50</sup> Ibid, p. 106.

<sup>51</sup> Kent County Recorder of Deeds, Book Y7, Page 239.

<sup>52</sup> Kent County Recorder of Deeds, Book N22, Page 547 and Book V, Page 51.

<sup>53</sup> Kent County Recorder of Deeds, Book V, Page 540.

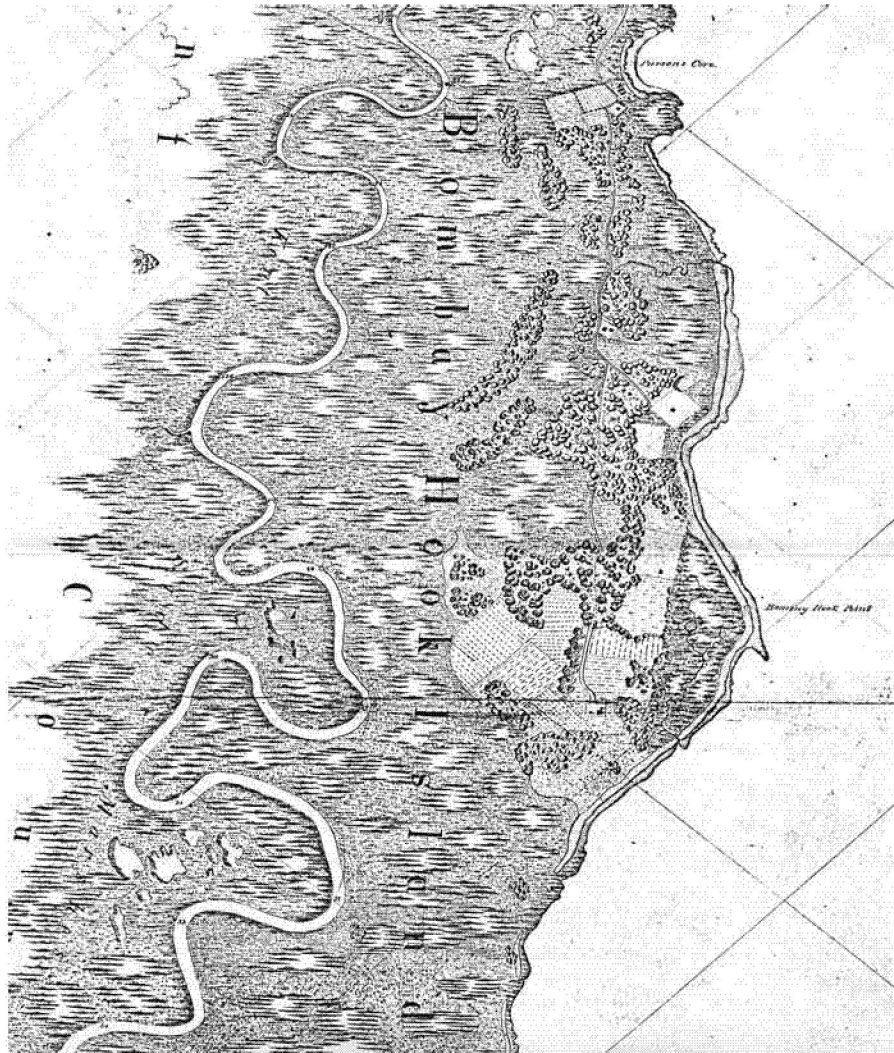


Figure 48: United States Coast and Geodetic Survey Map, Bombay Hook, 1841.

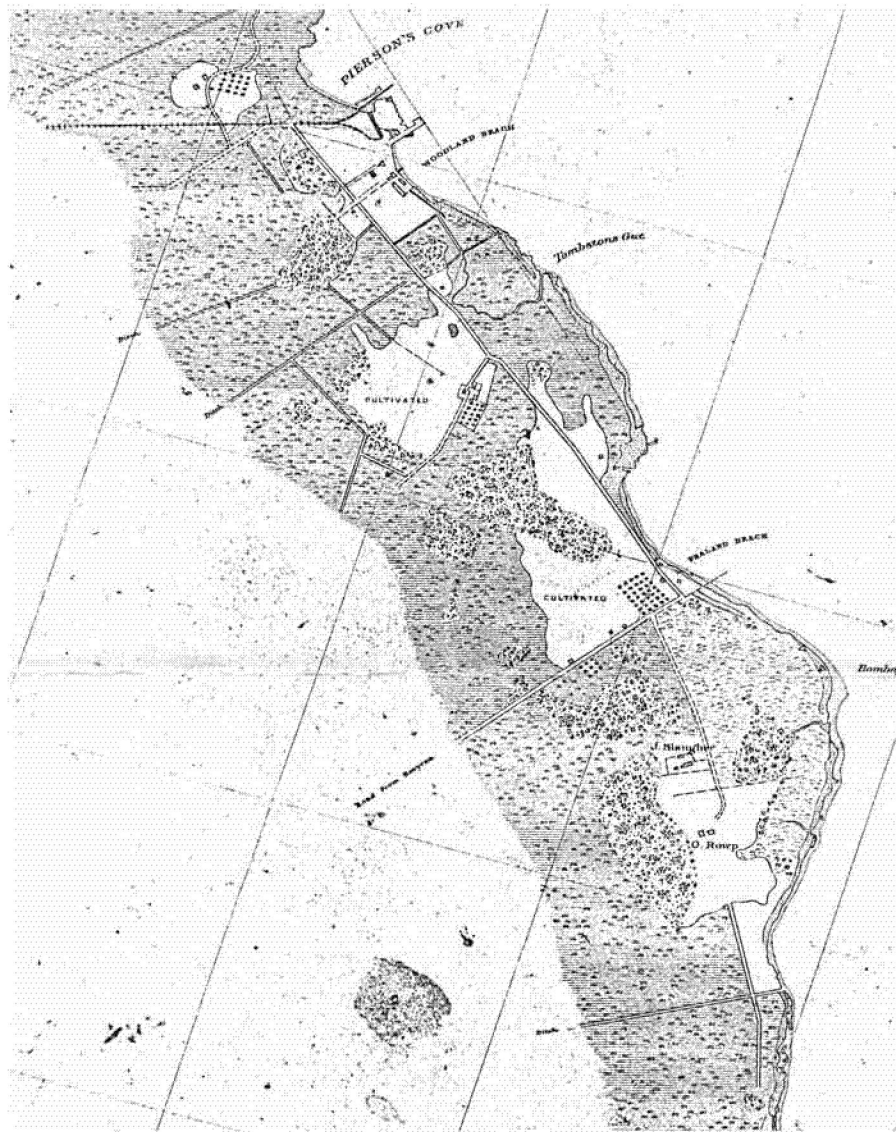


Figure 49: United States Coast and Geodetic Survey Map, Bombay Hook, 1883.

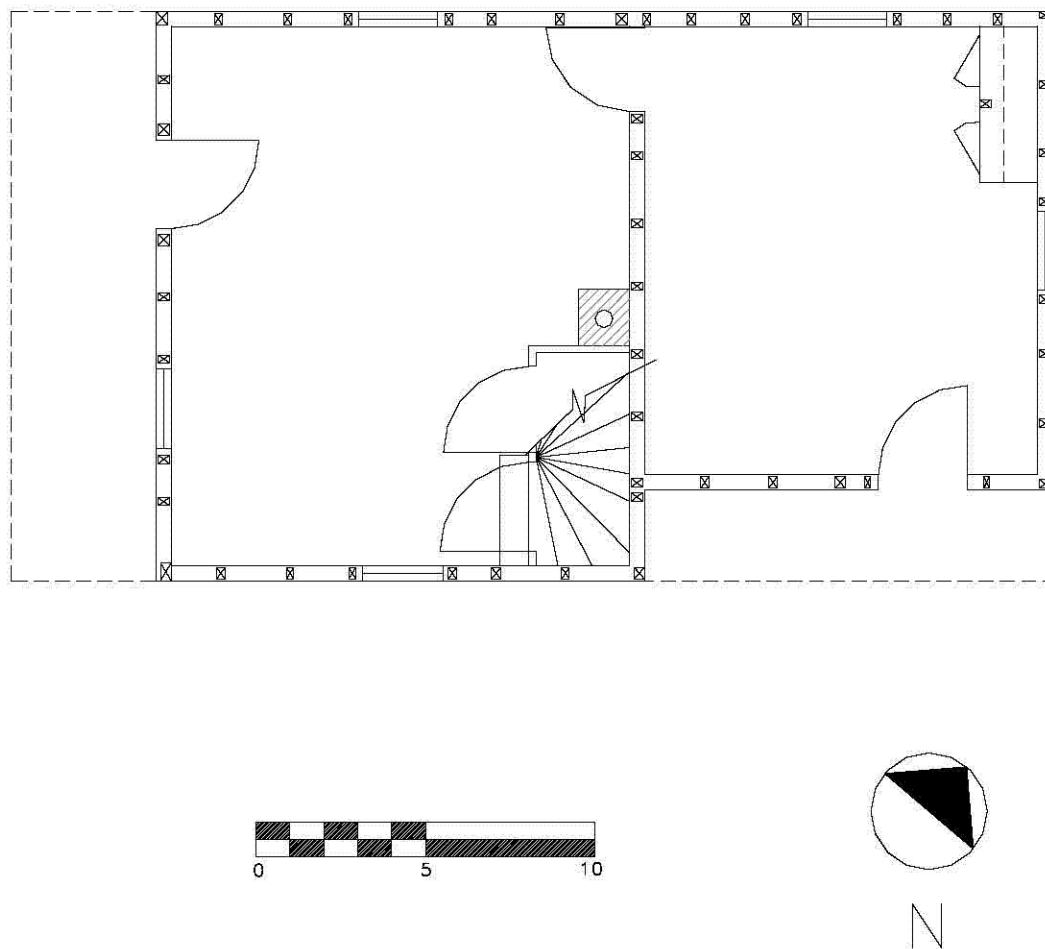


Figure 50: Hayes-Campbell Tenant House, first floor plan.

MID-ATLANTIC HISTORIC BUILDINGS SURVEY

INDEX TO PHOTOGRAPHS

Hayes-Campbell Tenant House  
Southeast side of Woodland Beach Road  
Bombay Hook vicinity  
Duck Creek Hundred  
Kent County, Delaware

DE CRS No. K-0000

Photographer: David L. Ames

October 1999

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|----------|--|
| K-0000-1 | Perspective of the southwest elevation looking north                           |
| K-0000-2 | Perspective of the northwest elevation looking east                            |
| K-0000-3 | Perspective of the southeast elevation looking west                            |
| K-0000-4 | Detail of the northwest elevation showing framing                              |
| K-0000-5 | Detail of the foundation showing sill supported by cedar log                   |
| K-0000-6 | Interior: first floor, view of the northeast and northwest walls looking north |
| K-0000-7 | Interior: first floor, view of the northeast wall looking east                 |
| K-0000-8 | Interior: second floor, view of the northeast and southeast walls looking east |



Figure 51: Hayes-Campbell Tenant House, perspective of the southwest elevation looking north.

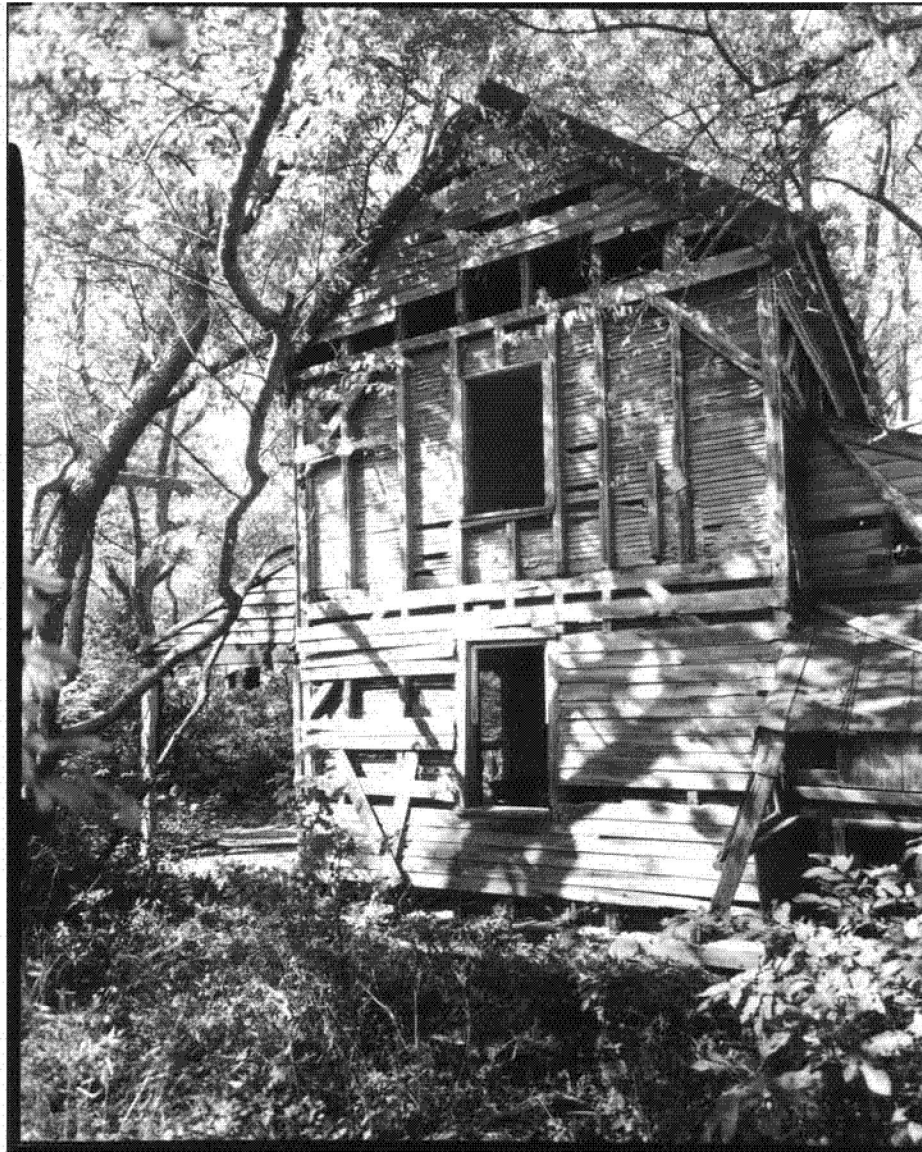


Figure 52: Hayes-Campbell Tenant House, perspective of the southeast elevation looking west.





Figure 53: Hayes-Campbell Tenant House, perspective of the northwest elevation looking east.





Figure 54: Hayes-Campbell Tenant House, detail of framing on the northwest elevation.



Figure 55: Hayes-Campbell Tenant House, detail showing sill supported by log post.



Figure 56: Hayes-Campbell Tenant House, interior, first floor, view of the northeast and northwest walls in the front block, looking north.



Figure 57: Hayes-Campbell Tenant House, interior, first floor, view of the northeast wall in the rear ell, looking east.





Figure 58: Hayes-Campbell Tenant House, interior, second floor, view of the northeast and southeast walls looking east.