

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

1. Name of Property

historic name Penn Farm of the Trustees of the New Castle Common

other names/site number Penn Farm; Farm No. 7; Delaware Cultural Resource
Survey Number N-405

street & number 807 Frenchtown Pike; New Castle Hundred
 not for publication N/A city or town New Castle vicinity X
 state Delaware code DE county New Castle code 003
 zip code 19720

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this x nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property x meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally X statewide locally. (See continuation sheet for additional comments.)

Daniel R. Hoff July 18, 1997
Signature of certifying official Date

Delaware State Historic Preservation Officer
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria.
(See continuation sheet for additional comments.)

Signature of commenting or other official	Date
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State or Federal agency and bureau

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4. National Park Service Certification

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I, hereby certify that this property is:

☐ entered in the National Register _____
☐ See continuation sheet. _____
☐ determined eligible for the _____
National Register _____
☐ See continuation sheet. _____
☐ determined not eligible for the _____
National Register _____
☐ removed from the National Register _____
☐ other (explain): _____

Signature of Keeper

Date
of Action

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5. Classification

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Ownership of Property (Check as many boxes as apply)

☐ private
☒ public-local
☐ public-State
☐ public-Federal

Category of Property (Check only one box)

☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

Contributing	Noncontributing	
<u>7</u>	<u>4</u>	buildings
<u>1</u>	<u>1</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>8</u>	<u>5</u>	Total

Number of contributing resources previously listed in the National Register 0

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.) N/A

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6. Function or Use

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Historic Functions (Enter categories from instructions)

Cat: <u>Domestic</u>	Sub: <u>single dwelling</u>
<u>Agriculture</u>	<u>animal facility</u>
<u>Agriculture</u>	<u>storage</u>
<u>Agriculture</u>	<u>outbuilding</u>

Current Functions (Enter categories from instructions)

Cat: <u>Domestic</u>	Sub: <u>single dwelling</u>
<u>Trade</u>	<u>produce stand</u>
<u>Agriculture</u>	<u>storage</u>
<u>Agriculture</u>	<u>outbuilding</u>
<u>Agriculture</u>	<u>processing</u>
<u>Agriculture</u>	<u>horticultural facility</u>

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7. Description

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Architectural Classification (Enter categories from instructions)

Federal

Materials (Enter categories from instructions)

foundation	<u>stone</u>
roof	<u>asphalt shingle</u>
walls	<u>brick</u>
	<u>aluminum siding</u>
other	_____ _____

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

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Penn Farm
name of property
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county and State

Physical Description

The Penn Farm agricultural complex is located in the limits of the City of New Castle, New Castle Hundred, New Castle County, Delaware, and northeast of U.S. 13 and Frenchtown Pike (SR 273). A farmhouse, barn, granary, milk house, carriage shed, tenant shack, garage, chicken house, and vegetable stand are located on the 108 acres, of otherwise cultivated farmland. The farmhouse and outbuildings are arranged in a courtyard plan with the main house to the east and the outbuildings to the north and west. The property is bordered on the west by U.S. 13 commercial development and on the northeast by residential subdivision.

- (1) Farmhouse -- This building has historically functioned and continues to function as the primary tenant house for the farm. Constructed c. 1804, the building is situated on a knoll with its principal facade facing south. The building is comprised of three distinct sections arranged on an east-west axis.

Running east to west, the three sections are: a two-story, three bay brick section; a two-story, four bay frame section; and a one-story frame shed. The two-story brick and frame sections have gable roofs. The shed has a low pitched shed roof. All three sections are single pile in width. The brick and shed sections are slightly wider than the four-bay middle section. The height of the building's sections descend from east to west with corresponding breaks in the roof. A porch, rebuilt circa 1982, runs the length of the south facade of the frame section and includes the easternmost bay of the shed-roofed section.

While the setting, massing, fenestration, and scale remain largely intact, select original detailing has been removed or obscured. The present appearance of the house, both exterior and interior, is largely the result of a major rehabilitation campaign undertaken circa 1982. While most of the work undertaken at that time was sympathetic to the character of the building, several critical details were removed or covered that would have shed much light on the construction history of the building. For example, all of the sash was replaced and the interior perimeter walls were furred out and insulated.

The Trustees and the current tenant kindly granted access to the first floor, cellar and a section of the second floor. The

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remainder of the building, including the upper floors and attic spaces, were not examined. The building was constructed in stages. The first increment, most likely built in the first quarter of the nineteenth century, was the eastern two-bay section of the present two-story, four-bay frame section. There is some question as to whether this section was one or two stories in height originally. There is a full basement, and no visible evidence survives to indicate that the upper floor was added at a later date.

The second increment, most likely built in the second decade of the nineteenth century, was either the separate or combined erection of the brick section to the east of the frame section and the westerly two bays of the frame section. The second floor of the frame section, if not original to the first construction period, was probably added during this renovation. The third increment was the shed addition at the west end of the building. Its massing and fenestration suggest a late-nineteenth or early-twentieth-century date of construction. The circa 1982 renovation removed or obscured all visible historic fabric preventing any speculation as to the date of construction at this time.

The exterior of the brick section contains three bays on the south (facade) and north (rear) elevations. The east elevation is two bays wide on the first floor, and two bays at the attic level, flanking an interior end chimney.

All of the sash on the first and second floors are double-hung, six-over-six, wood windows, installed circa 1982. The frame and sills on the first floor were installed circa 1982. The second floor and attic level frames and sills are original. The front door is a single-leaf six-panel and appears to be original to the house. The door is framed with a wood threshold, deep flat reveals, and a simple molded surround wood, which were installed circa 1982.

The brick masonry of this section is laid in six-course American Common bond with flush struck joints. The brick has weathered traces of the yellow ochre and white paints which once covered the walls. The brick work above the first floor openings was rebuilt and re-pointed circa 1982 after the original concealed lintels were removed and replaced.

The cornice on the primary facade contains a fascia and crown

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molding. The former is original and the latter was installed circa 1982. The end-wall rake boards appear to be original. The rake boards are simply detailed with a lower beaded edge. The cornice on the rear facade contains a simple fascia and angled cornice mold, both appear to be original to the house. Wrought iron shutter dogs and shadows in the weathered paint indicate that the first floor windows were once fitted with exterior shutters. While the shutter dogs remain, the lintels are no longer extant and were presumably removed when the window frames were replaced circa 1982.

The middle two-story, four-bay frame section has regular fenestration on the south facade and an irregular three-bay fenestration on the north. The west, or end wall, contains two small attic windows. There are two brick chimneys with simple brick caps. One of the chimneys is located at the approximate mid-point of the roof ridge and the other is an interior chimney, centered on the west elevation.

The most prominent feature of the south facade of the frame section is a six bay porch with a concrete base, simple square wood posts, exposed rafters, and aluminum gutters. The whole of this section of the house is covered in aluminum siding. Throughout this section, the sash was replaced during the circa 1982 renovations. The door and window configuration at the west end of the first floor on the south facade was reworked in the circa 1982 renovation to create the present regular fenestration. It appears, based on tenants' recollections, that the windows and doors, removed circa 1982, were late nineteenth or early twentieth century alterations. It is not known if the circa 1982 renovation replicated the original fenestration based on evidence uncovered at that time. The cornice is a simple box which appears original. The aluminum gutters and downspout were added circa 1982. The roof and porch are covered in asphalt shingles.

The one-story shed at the west end of the building is L-shaped and incorporates one bay of the south facade porch. In scale and mass, it appears that this addition could date from the mid-nineteenth through the early-twentieth-centuries. The aluminum siding, gutters, roofing and sash date from the circa 1982 renovations. The original use of this section of the house is not known. However, it most likely functioned originally as domestic offices, i.e., summer kitchen, laundry, larder, etc.

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The brick section contains a full cellar. The cellar walls are laid up in rubblestone which changes to brick courses at exterior grade level. The basement is accessed from the outside via a bulkhead in the south facade. In the northwest corner is a wood stair accessing the first floor. The south wall has a relieving arch and hearth support for the fireplace and chimneys above. The majority of the joists in this section of the basement were replaced circa 1982. Sunk into the floor is the remains of the furnace pit which, according to the present tenant, was wood burning and supplied the central heat until its removal circa 1982.

The first floor is laid out in a side hall and parlor plan; the hall to the west, the parlor to the east. The east wall of the parlor contains a projecting chimney breast with side cupboards. The cupboards are fitted with single-leaf paneled doors. The mantelpiece is a well-detailed late federal period design with engaged pilasters and a tripartite fascia with projecting end and middle blocks. It is believed that this mantelpiece is original to the house. The simple beaded baseboard is original; approximately two-thirds of the heart pine floor boards were replaced circa 1982. The window surrounds and chair rail were installed in 1982. The hall was entered through a double width doorway in the west wall. The opening to the hall was probably installed in the early twentieth century. At present, the opening is cased with a simple molding which appears to be made up of salvaged pieces dating from the early nineteenth century.

The hall has two doors. The primary door to the south and a secondary door under the staircase half-landing located to the north. The primary door is paneled on the exterior and finished with beaded match boards on the interior. The hardware appears original and includes a cast iron and brass rim lock. The staircase is a dog leg with winders. The first run has a simply detailed square newel post, square spindles, and molded handrail. The staircase has been boxed-in with a plastered partition at the landing. This enclosure does not appear original and appears to date from the mid-to-late nineteenth century. The door accessing the exterior under the stair landing is single-leaf with six horizontal panels. Based on the panel configuration and molding profiles, this door appears to date from the early twentieth century. The hall trim is simple, including beaded baseboards and molded surrounds. The chair rail and sections of the flooring were

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installed circa 1982.

The dining room occupies the east portion of the four-bay frame section. The room is entered from the hall via a double width opening placed directly opposite the parlor doors. The paired double width openings of the parlor and dining room appear to be late-nineteenth or early-twentieth century alterations. The dining room opening is fitted with double-leaf multiple light doors which, according to the present tenant, were installed prior to 1940.

The north wall of the dining room contains two openings, a window, and a single-leaf door at the west end leading to the porch. The west wall has a mantelpiece with a simple molded surround fascia and shelf. The fireplace opening is bricked-in and plastered. The hearth was constructed of salvaged brick installed circa 1982. To the north of the fireplace is a matched plank single-leaf door leading to a closet. The depth of the closet suggests that this may have originally served as a stair opening to the cellar. To the south of the fireplace is a single-leaf door leading to the kitchen. The window surrounds and chair rail in this room were installed circa 1982.

There is a full cellar beneath the dining room. The walls are rubblestone with brick rows as a top course. The west end contains an arched chimney support and an opening leading to a crawl space to the west. At the east end of the cellar is an opening leading to the cellar in the brick section. The wall between the two cellars has a highly visible vertical seam clearly indicating phased construction.

The kitchen is located to the west of the dining room. The north wall has one window opening to the west fitted with multiple light casement sash. The south wall has two double-hung six-over-six windows, and a single-leaf door to the west. The current tenants stated that a door was removed in the north wall circa 1982 and that the present six-over-six double-hung windows in the south wall replaced a paired casement sash removed circa 1982 renovations.

The west wall has a central fireplace flanked to the north by a boxed-in closet and winder stair to the second floor. The closet and stair enclosure are sheathed in plank boards. The current tenant stated that the brick masonry of the chimney breast was

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exposed by the removal of plaster in the circa 1982 renovations. Exposing the brick revealed that the fire box opening was originally larger and was lowered at a later date with several brick rows held in place with a wrought iron angle iron. The lower hinge for a fireplace crane remains in situ within the fire box. All of the remaining trim, flooring, mantel shelf, and cabinets were installed in the circa 1982 renovations.

There is a crawl space below the kitchen which is accessed through the cellar below the dining room. The walls of the crawl space were parged and the floor joists replaced circa 1982.

The shed to the west was not accessible. The current tenants stated that this room was completely refurbished in the circa 1982 renovations. Contributing building.

- (2) Barn -- The barn is a Pennsylvania, or bank barn, form consisting of the main block with gabled end-walls to the east and west, a ramp to the main floor on the north elevation, and ground level forebay on the south elevation. The base of the barn is of rubblestone and upper levels are timber with board-and-batten siding. The main floor and upper section replaced the original barn, which was destroyed by fire in the 1920s.

The lower rubblestone section contains a regular fenestration of six-over-six double-hung sash in the east-west elevations. The east elevation has a single-leaf door, which appears to have been added in the early twentieth century. The south elevation forebay is divided into three sections, and the central bay is recessed. The current arrangement dates from the rebuilding of the barn following the fire. The forebay was most likely originally left open to provide a shelter for stock.

The interior of the lower level was reconfigured when adapted for dairy use in the early twentieth century, and contains a typical stall and stanchion layout. The main floor is divided into a central threshing floor with flanking hay mows. The roof is supported by the framing of the mows and timber trusses incorporating King post trusses and canted Y braces. The interior is lit by paired six-over-six sash in the gables. The forebay elevation contains an off-center, double-leaf door planked by six-over-six double-hung sash with simple surrounds. The rafter ends

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are exposed and the roof is covered in corrugated metal.
Contributing building.

- (3) Granary -- The granary is constructed in the typical early-twentieth-century arrangement of a raised gable end section flanked by lower sheds. The principal elevation faces east and contains three symmetrically arranged double-leaf doors fitted with large strap hinges. The interior is lit by six-over-six double-leaf sash in the gable. The whole is sheathed in board-and-batten siding. The roof is clad with aterneplate standing seam roof. The granary was extensively restored in 1991. The broad-and-batten sheathing and roof were installed at that time. Contributing building.
- (4) Carriage Shed -- According to the present tenant, this building is probably the oldest outbuilding on the farm. The shed is six-bays in length with a gabled roof overhang. The frame building is enclosed on three sides with vertical plank sheathing. The south elevation is open and divided by a series of posts which define the bays. The roof is covered with tin plates over earlier wood shakes. The building's massing and overall design suggest a mid-nineteenth century date of construction. However, the building, which rests on a cast in-place concrete foundation, appears to have been repaired and rehabilitated several times. The framing elements are made up of a mixture of timber ranging from salvaged hand-axed sections to recent pole barn post supports. Contributing building.
- (5) Tenant Dwelling -- The tenant dwelling, located west of the carriage shed, is a small one-story, one-bay frame building with a gabled end roof. According to the present tenant, this building was constructed on his grandfather's farm, located southeast of Hare's Corner, around 1940. The building was moved to its present site in 1945 when the present tenant took over the lease of this property. The building consists of clapboarded exterior walls, a single six-light sash window, and on the south elevation, an off-center, single leaf vertical matchboard door. The roof is covered with corrugated metal. The interior framing is exposed and the sill rests on an earth floor. The ceiling is covered in beaded boards. The building was used by the present tenant for housing "the hired man" and is referred to as the tenant shack. Contributing building.
- (6) Chicken House/Garage -- The garage was originally constructed as a chicken house in the late 1930's for the sum of \$175.00 according to

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the present tenant. Mr. Meggison was the tenant at the time of the construction of this outbuilding and was responsible for constructing several poultry related outbuildings on the farm during his tenancy. Contributing building.

- (7) Chicken House/Repair Shop -- This building, constructed in the 1930's, is frame, eight-bays in length and two-bays in width with a single slope shed roof. The building is clad in vertical boards with a regular fenestration on the south or principal facade. The south facade contains six symmetrical nine-light windows flanked by single-leaf doors. The cornice is exposed rafters with a single plank fascia. The roof is covered in corrugated metal. Contributing building.
- (8) Chicken House/Machinery Shed -- This building, now in ruin condition, was constructed between 1930 and 1935. The building was of frame construction with a gable end roof and regular fenestration. The building was constructed perpendicularly to the southwest corner of the barn. This building and the granary to the east defined and partially enclosed the barnyard. The building has suffered major structural failure. The walls have collapsed and the roof structure has fallen into the remainder of the building. Non-Contributing building.
- (9) Silo Foundation-- The silo was constructed in the early 1960s adjacent to the barn and the milk house. Dairy operations ceased in the mid-1970s. The silo was removed and only the concrete foundation survives. Non-Contributing site.
- (10) Milk House -- The milk house was constructed in the 1960s presumably replacing an earlier structure. The building is constructed of concrete block, one-story in height with a gable end roof. The south facade contains a single-leaf door and a four-light metal sash. The east facade contains a pair of four-light metal sash. The gable ends of the roof are sheathed in wood and the roof is covered in asphalt. Non-Contributing building.
- (11) Greenhouse -- The greenhouse is a modern, metal framed green house, gable end roof translucent corrugated plastic walls and roof. Constructed circa 1980, this structure is now abandoned and in ruinous condition. Non-Contributing building.

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- (12) Produce Stand -- The produce stand was constructed circa 1980 by the present tenant for the purpose of selling seasonal produce, ornamental plants, and nursery items. Both its wood frame end roof and its walls are clad in corrugated metal. There is an asphalt and gravel mix parking lot to the south. Non-Contributing building.
- (13) Farm Lane -- This dirt and gravel farm lane, dating pre-1941, runs north-south through the property providing access to the complex from both Frenchtown Pike and School Lane. Contributing site.

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8. Statement of Significance

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Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☐ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or a grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

Agriculture
Government

Period of Significance c. 1804-1941

Significant Dates c. 1804

Significant Person (Complete if Criterion B is marked above)
N/A

Cultural Affiliation N/A

Architect/Builder Unknown

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

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Statement of Significance

Penn Farm is the last remaining farm of the eleven farms established in the early-nineteenth century on the lands of New Castle Common. New Castle Common was a large tract of common land that was set aside in the seventeenth century for the benefit of the people of New Castle. The Common is "unique in character, and almost without its counterpart in this or any other sister state and reflecting in our original settlers the ancient customs and habits of the land from which they came".¹ Originally the Common served as both pasture land for livestock and a source of wood for the inhabitants of New Castle. The common lands were divided up into eleven tenant farms in the late-eighteenth century. The others have been lost over time to development or to government projects. As the last surviving farm of New Castle Common, and as an example of the evolution of a tenant farm, Penn Farm is being nominated to the National Register of Historic Places under Criterion A at the state level of significance.

The documentary evidence places the construction date of the frame section of the house at Penn Farm between 1799 and 1828; this work was done either by John Crow or his tenant. Erected between 1799 and 1810, it was the first building worthy of note by the Trustees of New Castle Common. The brick structure was added to the frame house between 1814 and 1828, the latter being the latest possible date according to tax records. Not much is known about the original outbuildings except that there was a stable; two corn houses and possibly a separate kitchen in 1810. The first mention of a granary was made in 1852 while a barn is noted in 1856. The original construction date of the first granary and barn may precede these mid-nineteenth dates significantly. Both were rebuilt to some extent in 1916.

The New Castle Common and the Trustees

New Castle Common is a large tract of common land that was set aside in the seventeenth century for the benefit of the people of New Castle. The Common is "unique in character, and almost without its counterpart in this or any other sister state and reflecting in our original settlers the ancient customs and habits of the land from which they came".² Prior to the estab-

¹Trustees of New Castle Common, 1944: 5

²Ibid.

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lishment of the farms, the Common served as both pasture land for livestock and a source of wood for the inhabitants of New Castle.

It is unclear when the Common was established as an entity. At least one account places it as circa 1660, indicating it may have originated during Dutch settlement of Delaware.³ The Common was definitely existing prior to the arrival of William Penn in 1682. It was under Penn's jurisdiction that the Common was formally granted to the inhabitants of New Castle and surveyed in 1704. The result was a 1068-acre tract north and west of New Castle.

Upon completion of the survey, no person or body was charged with protecting the Common from private property encroachments or illegal timbering. Such activities resulted in the inhabitants petitioning the Legislature of Delaware in 1760, suggesting the incorporation of trustees to protect the Common. When the legislature took no action on the petition, it was presented to Thomas and Richard Penn, the "true and absolute Proprietaries and Governors in Chief of the Counties of New Castle, Kent, and Sussex; On the Delaware, and Province of Pennsylvania".⁴ It was thus that the Trustees of New Castle Common, which consisted of 13 citizens of New Castle, was incorporated by charter from the Proprietaries in 1764. The charter granted the Trustees perpetual succession and legal power to protect the Common from wrongful usage. Annual rent, if demanded by the Proprietaries or their heirs, was set at one ear of Indian corn.

It was realized in the following decades the charter was too restrictive, and did not allow the Trustees or the inhabitants of New Castle to derive much benefit from the Common. At that time, the tract probably consisted entirely of woodland from which the heavier timber trees had been taken, leaving overgrown fields and brush land.⁵ The Trustees felt the charter limited their use of the Common land and, as a result, in 1775, they presented the Assembly with a bill that would ease these restrictions. However, due to the ensuing Revolution, the bill was never acted upon.

Following the American Revolution, a representative of the Penn family, Edmund Physick, met with the Trustees, who argued that part of the Common

³Trustees of New Castle Common, 1944:12

⁴Trustees of New Castle Common, 1944:13

⁵Trustees of New Castle Common, 1944:18

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should be leased as tenant farms, and the rent then be applied to charitable purposes. The Penn family agreed in 1791 to grant the land outright to the Trustees. As part of this agreement, certain stipulations were included, such as the Common would be used solely for the benefit of the citizens of New Castle and that no parts of the Common could be sold. In 1792, the General Assembly recognized the grant and re-incorporated the Trustees with an enlargement of the powers existing in the old charter. Circa 1804, the Common was divided into a number of farms to be rented in tenancy.⁶ The farms were leased for terms from 15 to 30 years. The leases provided that the tenants should erect houses and buildings on the farm. Each farm was assigned a number and a name, usually after one of the Trustees, although Penn Farm (No. 7) was named in honor of the proprietary Penn family.

The other farms were named as follows: the original No. 1 farm became the Jefferson Farm; Nos. 2 and 4 were combined about 1812 and later became the Stockton Farm; No. 3 became the Oglethorpe Farm; No. 5 became known as Centre Hall Farm; No. 6 was divided between No. 5 and No. 7 (Penn Farm); No. 8 became the Union Farm; No. 9 was known as the Bayard Farm until the destruction of all buildings by fire in 1883, when the land was added to the Union Farm; No. 10 became the Clayton Farm; and No. 11 became the Model Farm.⁷

The rental received from the farms was used to benefit the people of New Castle. Throughout the nineteenth and twentieth centuries, the Trustees have assumed a role of civic benefactors, with the town as the beneficiary. As early as 1807, the Trustees helped defray the expenses of furnishing light for the town. Also, both the Town Hall and Market House were built by the Trustees. Other improvements have included paving streets, erecting wharves, providing schools, funding volunteer fire companies, and creating parks and playgrounds. The nature of the original grant has evolved over the years.

The tenant farms remained in place until 1941, when all of the Trustees' land northwest of the Dupont Highway (U.S. 13), between Basin Road and Churchman's Bridge Road, was taken by condemnation for the New Castle County Airport, presently the Greater Wilmington Airport. This included much of the land of the Union Farm, including all of the land of the original Bayard Farm. The remaining farmland was incorporated into Penn Farm. In 1944, the Trustees secured a change in their charter which allowed the sale of land only if the

⁶Brows et. al. 1990:132

⁷Trustees of New Castle Common, 1944:40

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funds were used for investments open to Delaware trusts. In fact, the Trustees had secured the right to sell Common land in the late-nineteenth century. In 1885, the Delaware Legislature granted the Trustees the Authority to sell Common land and invest the proceeds in "good real estate security" (Higgins 1973: 50). Since 1944 all of the Trustees' farms have been developed for commercial, institutional, or residential use, leaving the Penn Farm as the only vestige of the Common's agricultural past.

The Penn Farm

The Penn Farm was one of eleven farms established in the mid-1790's subdividing the 1000 acre tract of land known as the New Castle Common. In 1792 the Trustees created an ordinance which created guidelines for subdividing and leasing the farms including the minimum sizes of the planned farms. The ordinance also called for the tenant to make improvements including, "...the out Lines thereof (each farm) to be secured by hedging and Ditching, and build thereon a brick House twenty feet by sixteen-two stories high, and Cover the same with a Roof of Cedar Shingles."⁸ These improvements would be verified by the Acting Committee of the Trustees of New Castle Common who would also be charged with collecting rent, writing leases, and other daily business⁹. The term of leasing was initially set at thirty years, but was later altered to fifteen, five and eventually one year.¹⁰ The mandate for tenant-financed improvements is significant because it eliminated the possibility that the Trustees would be in possession of construction records for the early period of the Penn Farm. Physical improvements increased the value of the property and thus benefit the Trustees of New Castle Common. Although, initially they were forbidden from selling any of the land, they could mortgage the property to finance civic improvements within the City of New Castle.

According to the surviving account books of the Trustees of New Castle Common, the Penn Farm (then known as Farm No. 7) was leased by John Crow for

⁸Trustees of New Castle Common Minutes, 1:21 (6 March 1792)

⁹Title Papers of the New Castle Common: Charger and Acts of Assembly: Incorporating and Enlarging the Corporate Powers of the Trustees and the By-Laws of the Corporation. (New Castle, Delaware: C.H. Sentman, 1893), 23

¹⁰TNCC., Minutes, 1:51 (10 January 1803); 1:311-312 (1 November 1853); one Michael Callahan rented the Penn Farm on one year terms after circa 1860.

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a term of fifteen years. John Crow was a member of the Trustees of New Castle Common as well as an owner of a tavern located on Delaware Street in New Castle.¹¹ During Crow's tenure with the Trustees of New Castle Common, the board normally met at his tavern. According to Constance Cooper, Crow was the owner of "one of the better taverns," in New Castle. Crow was also a member of almost every social and political organization in the town and county of New Castle, and the state of Delaware.

Apparently Crow was almost always a recording secretary for those bodies.¹² There is little evidence concerning his political power, but the tax rolls of 1816-1817 show that he was economically ambitious, renting farms in other hundreds in addition to the Penn Farm. Crow apparently had the influence and respect to be able to be elected to the Acting Committee despite a ruling by the Trustees that he could not rent Common property while serving on that committee.¹³ After the motion was read requiring Crow to vacate his seat, he was again elected to the Acting Committee.

It appears however, that Crow's influence was not unlimited. In order to renew his lease he was required to furnish significant improvements before 1814 when the term of his lease expired. A report entered in the minutes in 1810 reports that Crow's farm "...at Present with Thorn Hedges and an orchard planted therein of 140 apple Trees also a peach orchard Buildings therein a Frame House Two Stories High a Frame (Kitchen?) one a half stories a Stable & Two Corn Houses-" To meet the stipulations of the 1792 ordinances and be able to renew his lease, Crow needed to construct a brick house by the year 1814.¹⁴ It was probably to Crow's advantage to improve the property since he would be able to sublease the property at a higher price.

The neighboring farm, No. 6, leased by James Lackey had no significant improvements except for "...an old Log House-".¹⁵ Lackey's lease was not

¹¹Jennette Eckman, New Castle on the Delaware, (New Castle, Delaware: New Castle Historical Society, 1950), 86.

¹²Constance Jean Cooper, A Town Among Cities: New Castle, Delaware 1780-1840. (University of Delaware, Ph.D. Dissertation, 1983), 304.

¹³TNCC., Minutes, 1:46 (2 July 1798).

¹⁴Ibid., 1:75 (4 December 1810).

¹⁵Ibid., This is also significant because the Penn Farm is later known as Farm No. 6.

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renewed by the Trustees. Instead of the farm being leased to another tenant it was divided between John Crow and the leaseholder of Farm No. 5, Charles Thomas. Because no improvements had taken place on Farm No. 6, Crow and Thomas were required to construct "...an addition the House already (illeg.) by them to be Built on the Tract...Buildings equal to half of the present...Houses...".¹⁶

After circa 1860 when the farm was first given its name "Penn", it was then known as Farm No. 6. Before this time the original Farm No. 6 (that formally leased by James Lackey until 1811) was divided between the farms numbered five and seven. Apparently the farms traded designations for reasons still unknown at some point before 1863. By the year 1863, farms No. 6 and No. 7 existed independently. By this time farm No. 7 had been reduced to eighteen acres of land while farm No. 6 had increased to 141 acres.

The brick portion of the Penn farmhouse was constructed by 1828 at the latest. The tax assessment for New Castle Hundred in 1828 was the only assessment to list the sub-divisions of the property. In that year the Penn Farm was assessed for \$2700 and contained a brick house. By this time all of the farms on the Common except for two had brick farm houses.¹⁷ By this time John Crow had died and the lease was transferred to Andrew Colesbury.¹⁸ The probate documents for the estate of John Crow do mention a tenant by the name of Thomas Booth who appears to have paid rent to Crow both through crops and cash.¹⁹ It is unclear whether Colesbury leased that property until 1834 when Dr. Henry Colesbury (probably Andrew's father) assumed the lease.²⁰

Dr. Colesbury, according to an entry in the minutes of the Trustees of New Castle Common, rented the farm to one Henry Reynolds, who later leased directly from the Trustees of New Castle Common from 1844 to 1856. It is in these years that a clearer picture is drawn of what activities are taking place on the Penn Farm. The Acting Committee of the Trustees of New Castle Common reported in 1844 that the farm had produced 850 bushels of wheat, 1200

¹⁶Ibid., 1:79 (5 April 1811).

¹⁷Tax Assessment, New Castle Hundred, New Castle County, Delaware, 1928.

¹⁸Trustees of New Castle Common, Account Book, 1:69.

¹⁹Estate of John Crow, Settlement, (19 September 1828).

²⁰Ibid., 33,69,77.

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bushels of corn, and 1200 bushels of oats.²¹ In 1852, \$600 was allocated for a granary on the Penn Farm.²² It is unclear from the minutes whether this constituted a new building or major repairs to an existing structure. It also cannot be determined if this structure, if in fact new, was replacing an older structure serving the same purpose.

The date 1852 is also significant for the history of the Penn Farm because it is the first time construction was paid for by the Trustees of New Castle Common for that farm. This is a departure from the earlier policy of tenant-financed improvements created in the late-eighteenth century. The precedent appears to have been established by a tenant named James McCoy, who in 1827 listed a number of improvements he desired before leasing a farm on the New Castle Common.²³ By 1832, funds were being allocated to McCoy for various improvements.²⁴ This policy change eventually included most major repairs, construction as well as taxes on the property (levied after the year 1828), lime, and fertilizer.

The first entry in the minutes to mention the erection of out-buildings on the Penn Farm was in 1852 when \$600 was allocated for the building of a granary.²⁵ The first mention of a barn at the Penn Farm was in 1856 when it was noted in a report that the existing structure was in disrepair. A new barn was proposed but it appears that no action by the trustees was even taken on this matter unless the tenant paid for the construction.²⁶ In that same year the farm was leased by Michael Callahan who apparently found the whole farm suffering from neglect. Henry Reynolds was fined \$400 for damages after leaving the farm.²⁷ By 1863, Reynolds was living in Maryland and still had not paid for the damages.²⁸ At this time the Trustees set out on an

²¹TNCC, Minutes, 1:222-223 (December 1844).

²²Ibid., 1:293-294 (26 July 1852).

²³Ibid., 1:144 (February, 1827).

²⁴Ibid., 1:161 (22 December 1832).

²⁵Ibid., 1:293-294 (26 July 1852).

²⁶Ibid., 1:345-346 (13 March 1856).

²⁷Ibid., 1:417 (6 March 1860).

²⁸Ibid., 1:466 (5 May 1863).

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expensive program to rehabilitate the Penn Farm now rented by Callahan. Between 1856 and 1867 over \$1700 was spent on repairs and improvements to the Penn Farm.²⁹ Throughout this period of high spending, much of the work was not enumerated so it is unclear if any new structures were built during this period. From the size of each allocation, averaging \$200 to \$300, the expenditures appear to be major repairs on existing structures. Of the work that is enumerated, most of it was for lime and for repairs on the fences. During Callahan's tenure at the Penn Farm, there appears a bill for a privy constructed for \$16.50 by J. Mornt.³⁰

At the same time, Callahan was falling into debt. By 1863 he owed the Trustees of New Castle Common \$1184.76.³¹ By 1865 Callahan could not afford to pay his rent in cash and arranged a share-cropping lease with the Trustees.³² Callahan sold hay, wheat, oats, pork, corn and potatoes to the Trustees to pay his rent. It also appears that Callahan was paid for marketing the crops he sold to the Trustees which disqualified this arrangement from being sharecropping in the classic sense of the term.³³

This arrangement became common on many of the Common's farms until circa 1870 when the trustees began to demand cash from their tenants once again.³⁴ The mid-nineteenth century appears to be the only period when rents were not paid in cash, with a few exceptions, including John Crow in the early-nineteenth century, who paid both in cash and for services rendered as a Trustee of the New Castle Common.³⁵ By the time the Callahan's rented the farm the leases

²⁹Ibid., 1:348-517 (3 June 1856 to 4 June 1867).

³⁰TNCC., Account Book, 2:171-172 (21 June 1861).

³¹TNCC., Minutes., 1:467 (5 May 1863).

³²TNCC., Account Book, 1:110.

³³Ibid., 2:381-382, 405-406. The arrangement differs from the form of sharecropping common after the Civil War in much of the American South because there was no set percentage of crops to be used to pay rent. There was also not the outright dependency on the landlord that existed in many sharecropping situations, with the landlord selling the tenant finished goods at inflated prices. In all cases, the dollar value of the crops were used to account for payment. In a sense, Callahan was still paying his rent in an equivalent of cash.

³⁴TNCC., Minutes., (5 December, 1871).

³⁵TNCC., Account Book Vol. I, Folios 27, 31, 45, 51, 59. 1:27, 31, 45, 51, 59.

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had been reduced to one year terms. This was a further decrease from the five-year lease enacted in 1853.³⁶ Apparently because of the growing number of tenants in arrears, the Trustees felt it necessary to have the option of evicting a tenant who appeared unable to pay rent in a somewhat timely manner.³⁷

For the Penn Farm at least, this share-crop arrangement lasted a bit longer. In 1867 Michael Callahan died and the lease was offered to his widow, Mary, on the same terms. It was not until the year 1872 that the Trustees demanded cash from Mary Callahan as well.³⁸ She was able to pay for one year but when the rent was raised to \$1,150 in 1873, tending to and paying for the farm became too much a burden for her and the farm was leased to Walter Beck.³⁹

During Beck's tenure on the Penn Farm the farm was connected to a new water system from a reservoir on Basin Road (now State Route 141). Approximately \$800 was expended for pipes.⁴⁰ The water probably did not enter the dwelling but rather via an outside pump. Beck died in 1878 and the Penn Farm was leased to Ezekiel Wheatly.⁴¹ Wheatly soon ran into financial difficulty and he was allowed to give his corn crop in exchange for the rent.⁴²

Wheatly, like his predecessors at the Penn Farm, was often in debt and had some trouble keeping the buildings in repair. When James McElvee took up residence in 1890, it was estimated that repairs to the farm would be about

³⁶TNCC., Minutes, 1:311-312 (1 November 1853).

³⁷Later in the nineteenth century, because of chronic low prices for farm commodities, most of the tenants had some outstanding debt. There are a few instances in the 1870's through the turn of the century where the tenants collectively requested a reduction of rents because of low farm commodity prices. For example see TNCC., Minutes 2:107 (12 April 1878): "A number of the present tenants were admitted who represented that they were not able to pay the present rent..." due to low crop prices.

³⁸Ibid., 2:6 (5 December 1871).

³⁹Ibid., 2:53 (2 December 1873).

⁴⁰Ibid., 2:79 (14 June 1875).

⁴¹Ibid., 2:101 (12 April, 1878).

⁴²Ibid., December 6, 1881, Vol. II, 134-135. 2:134-135 (6 December 1881).

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\$500 and later in the year a repair bill was received for \$209.⁴³ McElvee must have died during that year because in 1891 the minutes refer to a Mrs. McElvee who had given up the Penn Farm. It was subsequently rented to William Shokley on condition that he provide "sufficient security" for his rent. Nothing of note is mentioned concerning the tenure of William Shokley but he does not stay for very long. Robert Montgomery assumed the lease in 1892 and increased the size of the Penn Farm by renting two fields from the neighboring Union Farm, increasing the acreage from 141 to 173 acres.⁴⁴

Montgomery, for reasons unknown, left the Penn farm two years later and it was rented to William B. McCoy.⁴⁵ Apparently McCoy did not reside on the property but lived with a relative on a neighboring farm. The trustees felt it necessary to hire someone to watch the farm. A Mr. Fisher was hired to watch the farm in exchange for the use of the stable for his cattle.⁴⁶ William McCoy reaped the benefits of Montgomery's departure, harvesting the former tenant's winter wheat for the trustees in exchange for one-third of the crop. From 1894 to about 1906 the farmhouse appears to have been abandoned with the lessees using the fields and probably some of the out-buildings. During this period there are virtually no references to any major or minor repairs to the buildings. In 1905-06, Joseph Quigley leased the farm, and to the great annoyance of the trustees, used the house to store straw.⁴⁷

Abraham Ingram, who took over the Penn Farm after Quigley in 1907, complained to the trustees concerning the condition of the Penn Farm.⁴⁸ Ingram did not appear to get much relief until 1910 when Ingram had a shed rebuilt that was damaged by wind. The second decade of the twentieth century also sees the reconstruction of the granary and the barn. Both buildings were constructed between 1914 and 1915 by H.C. Clark for the sum of \$3635.00.⁴⁹ During the

⁴³Ibid., 2:230 (15 January 1890); 2:234 (1 July 1890); 2:238 (13 December 1890).

⁴⁴Ibid., 2:247 (12 January 1892). TNCC., Public Financial Statements, 1892, 1893.

⁴⁵Ibid., 2:283 (2 January 1894).

⁴⁶Ibid., 2:285 (6 March 1894).

⁴⁷Ibid., 2:431 (4 December 1906).

⁴⁸Ibid., 2:469 (6 October 1908).

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latter year, a new tenant by the name of Albert Lofland was chosen by the trustees to become tenant of the Penn Farm. Lofland's tenure saw numerous improvements including a concrete floor for the cow shed in 1918,⁵⁰ a shed and corn crib in 1922,⁵¹ paint on the exterior of the barn and house in 1924,⁵² as well as new interior doors for the farm house in the same year.⁵³

In January of 1927 a unique proposal was submitted to the Trustees from the Mason Alfalfa Process Company.⁵⁴ The company proposed renting the Penn farm for a term of five years to grow and process alfalfa. The company sent the trustees promotional material advocating the soil benefits that alfalfa could bring. The trustees accepted the proposal after consultation with professors of agriculture at the University of Delaware and soon the Mason Alfalfa Process Company had rented over 700 acres of farmland on the New Castle Common. This included farms numbered two, three, five, eight, nine as well as the Penn Farm.

The company retained tenants on each farm, presumably to oversee the various tracts and fields. Although the tenant for the Penn Farm is not stated in the record, it was most likely Lofland. The tenure of the Mason Alfalfa Process Company ended in 1932 when their processing plant, which was located on the present U.S. Route 13, was condemned by the state so the road could be significantly widened. The Penn Farm was subsequently rented by John Gavatos, a bank president and hobby farmer.⁵⁵ It is not stated clearly in the records, but there is a reference to a barn being "finished" in 1933.⁵⁶ This might refer to modifications made to turn the existing barn into a dairy. Mentioned also was the installation of stanchions at the Penn Farm, presum-

⁴⁹Ibid., 3:78 (2 November 1915).

⁵⁰Ibid., 3:107 (3 November 1918).

⁵¹Ibid., 3:144 (1 August 1922).

⁵²Ibid., 3:161 (3 June 1924).

⁵³Ibid., 3:167 (2 December 1924).

⁵⁴Ibid., 3:193 (31 January 1927).

⁵⁵Ibid., 3:298 (1 November 1932). John Gavatos to Patrick McCrory, Treasurer, September 26, 1932. (TNCC., Papers).

⁵⁶Ibid., June 29, 1933, Vol III, 316. 3:316 (29 June 1933).

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ably for dairy use. However, another entry refers to a "new barn" which contained thirty head of cattle.⁵⁷ There is no other structure on the site which would correspond to what is written in that entry. The problem might be one of context, with only contemporary observers understanding the full meaning of the language.

Although Gavatos had presumably performed some renovations to the farm, it was in "miserable condition" according to the Acting Committee in 1934. Gavatos was apparently in over his head financially, and was forced to give up possession of the Penn Farm in 1936 when the lease went to August "Pete" Lerony.⁵⁸ Lerony stayed on the Penn Farm from 1936 to 1941. During his tenure, a milk-house was built⁵⁹ as well as a new metal roof and new siding for the granary.⁶⁰

These improvements were not enough for the new tenant, Edward M. Meggison, who took residence on the Penn Farm in 1941. He demanded that the farm be provided with hot and cold running water and a bathroom inside the house.⁶¹ In 1942, Meggison was still complaining to the board and soon major renovations were undertaken.⁶² In 1944 the Penn Farm was found to be in "excellent condition".⁶³ Meggison also undertook some of his own renovations to the farm including a poultry house which was purchased in 1945 by the incoming tenant, Joseph Quigley, whose son and family reside on the Penn Farm today.⁶⁴

The Penn Farm represents a unique episode in the history of tenant farming. In the past ten years scholars working in early American history have become

⁵⁷Ibid., June 5, 1934, Vol. iii, 340. 3:340 (5 June 1934).

⁵⁸Ibid., January 7, 1936, Vol. III, 359. 3:359 (7 January 1936).

⁵⁹Ibid., May 5, 1936, Vol. III, 369. 3:369 (5 May 1936).

⁶⁰Ibid., June 4, 1940, Vol. III, 428. 3:428 (4 June 1940).

⁶¹Ibid., November 4, 1941, Vol. III, 448. 3:448 (4 November 1941).

⁶²Ibid., March 3, 1942, Vol. IV, 6: June 17, 1944, Vol. IV, 10-11. 4:6 (3 March 1942); 4:10-11 (17 June 1944).

⁶³Ibid., June 17, 1944, Vol. IV, 73. 3:73 (17 June 1944).

⁶⁴Ibid., March 6, 1945, Vol. IV, 119. 4:119 (6 March 1945).

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increasingly interested in this mode of agricultural production.⁶⁵ The arrangement on the farms administered by the Trustees of New Castle Common is not limited to one particular period, but stretches from the early national period up to and through the Great Depression. Therefore it has the potential to interpret and is representative of the history of agriculture and tenant farming over a long span of time. The Penn Farm is also somewhat unique in that it was leased by a charitable organization.⁶⁶ When most think of tenancy, they would immediately picture a private landlord renting land to a tenant. Often there might develop some sort of sharecropping arrangement which actually became quite common in the lower South where farmers did not have ready access to cash. This is not the case with the Penn Farm where almost all of the rents are paid in cash or equivalents of cash except for a short period of time during the mid-nineteenth century where a form of sharecropping was utilized.

During the early national period a typical tenant in the region might be an agricultural laborer on a private farm or a cottager living on the margins of a farm property often renting a field or two to supplement their income. In other cases, farmers might rent entire farms from private landlords. For the first part of the nineteenth century, most of the tenants on the Common owned property elsewhere and subleased the Common properties to subtenants. John Crow, a local property holder who originally leased the Penn Farm, is a perfect example. This was a method to earn extra income without the capital investment of purchasing the property outright and the liabilities the responsibility could entail.

By 1850 most of the Common farms appear to have been rented by families of more modes means who intended to occupy and tend the farms themselves. They appear to be less able to pay their rents in a timely manner and were normally not members of the Trustees of New Castle Common. These people were

⁶⁵For example see Paul G.E. Clemens and Lucy Simler, "Rural Labor and the Farm Household in Chester County, Pennsylvania, 1750-1820." in Stephen Innes ed. *Work and Labor in Early America* (Chapel Hill, University of North Carolina Press, 1988), 106-143. New Castle Evidences many of the same patterns present in Chester County, Pennsylvania.

⁶⁶Although initially tenancy was not a factor, a close relative to the Trustees of New Castle Common might be the New England township system of the seventeenth and eighteenth centuries when rights to a common would be sold off to inhabitants by a group of proprietors. [See Kenneth Lockridge, *A New England Town: The First Hundred Years*. (New York: W.W. Norton & Company, 1970); John Frederick Martin, *Profits in the Wilderness: Entrepreneurship and the founding of New England Towns in the Seventeenth Century*. (Chapel Hill: The University of North Carolina Press, 1991).

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part of a general rise in tenant agriculture which had been developing since the last quarter of the eighteenth century. During the period of 1798 to 1816 a full 45-50% of the land in the local area was rented by tenants or hired hands.⁶⁷ This figure is a testament to the growing rate of rural poverty growing in New Castle Hundred during the nineteenth century as a result of unfavorable market conditions.

⁶⁷Cooper, 114.

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Comprehensive Planning

Zone: Upper Peninsula
Periods: 1630-1730+/-: Exploration and Frontier Settlement
1730-1770+/-: Intensified Durable Occupation
1770-1830+/-: Early Industrialization
1830-1880+/-: Industrialization and Early Urbanization
1880-1940+/-: Urbanization and Early Suburbanization
Themes: Agriculture
Settlement Patterns and Demographic Change
Government
Major Families, Individuals and Events
Property Type: Agricultural Complex

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9. Major Bibliographical References

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(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested.
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

- ☐ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☒ Other

Name of repository: Trustees of the New Castle Common

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10. Geographical Data

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Acreage of Property 108 acres

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing	
1	<u>18</u>	<u>449900</u>	<u>4390460</u>	3	<u>18</u>	<u>449010</u>	<u>4391200</u>
2	<u>18</u>	<u>448600</u>	<u>4390550</u>	4	_____	_____	_____

____ See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

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Trustees of the New Castle Common. Title Papers of the New Castle Common:
Charger and Acts of Assembly: Incorporating and Enlarging the
Corporate Powers of the Trustees and the Bylaws of the Corporation.
New Castle, Delaware: C.H. Sentman. 1893.

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Boundary Description

The nominated boundary for Penn Farm is triangular in shape and conforms to the legal parcel, New Castle County Tax Parcel No. 10-024.00-053 (T0001). The boundary does not include the forty foot strip cleared for right-of-way as part of a never completed Delaware Department of Transportation project along Frenchtown Pike.

Beginning at a point approximately 970 feet southeast of the intersection of the south side of School Lane and the easterly right-of-way of U.S. Route 13, at the point marked Point of the Beginning (P.O.B.) on the attached map, the recommended boundary extends southeast, parallel to School Lane, approximately 3661.54 feet. The boundary then extends south along the eastern boundary of the tax parcel, approximately 105.7 feet, thence, west approximately 4052.67 feet, parallel to the northerly right-of-way for Frenchtown Pike. From there, the boundary extends northeast approximately 943.97 feet, then turns more easterly and continues 1561.76 feet to the point of the beginning.

Boundary Justification

The recommended boundary for the Penn Farm contains the early-nineteenth century tenant farmhouse and associated outbuildings from the nineteenth and twentieth centuries that contribute to the significance of the property. In addition, the boundary includes the land historically used for the cultivation of crops, raising of livestock, and other activities that contributed to the growth and economic development of the Penn Farm, the last active tenant farm and agricultural lands under the ownership of the Trustees of the New Castle Common. Thus, Penn Farm reflects the spatial organization and character of a landscape consciously developed, managed, and reconfigured over time by the Trustees of New Castle Common.

The boundary includes all of the property historically associated with Farm No. 7, the Penn Farm, currently delineated as New Castle County tax parcel 10-024.00-053 (T0001), with the exception of a forty foot-wide strip of land at the southern boundary of the parcel, paralleling the northerly right-of-way of Frenchtown Pike. This exclusion is part of the same lands sold by the Trustees of the New Castle Common to the State of Delaware for the sum of one dollar on August 3, 1937 (New Castle County Deed Q40-111). This transfer of land was made in anticipation of the construction of a boulevard between New Castle and Route 13. In the late 1930s and through the 1940s, the land

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 10 Page 2

Penn Farm
name of property
New Castle County, Delaware
county and State

=====

was cleared and graded but the road construction never took place. In 1967, the State sold the strip of land back to the Trustees (New Castle County Deed H79-164). Visually, this strip of land remains cleared and distinct from the rest of the parcel and is no longer a functioning part of the agricultural landscape at Penn Farm. For this reason, this strip of land is considered disturbed and is not included within the nominated boundary.

=====

11. Form Prepared By

=====

name/title Martin B. Abbot

organization Kise, Franks and Straw, Inc. date June 1992

street & number 219 North Broad Street telephone (215) 561-1050

city or town Philadelphia state DE zip code 19107

=====

Additional Documentation

=====

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.
A sketch map for historic districts and properties having large acreage
or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

=====

Property Owner

=====

(Complete this item at the request of the SHPO or FPO.)

name Clay Bridgewater, President; Trustees of the New Castle Common

street & number P.O. Box 453 telephone (302) 332-2809

city or town New Castle state DE zip code 19720

=====

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 11 Page 1

Penn Farm
name of property
New Castle County, Delaware
county and State

=====

Additional Research By:

Peter Klarnet
Department of History
University of Delaware
Newark, DE 19716

Form Edited By:

Robin K. Bodo, Historian
Delaware State Historic Preservation Office
15 the Green
Dover, Delaware 19901



Penn Farm

807 Frenchtown Pike

New Castle Vicinity, New Castle County, Delaware

Photo by: Martin Abbot

Date: 5/97

Neg: DE SHPO

Setting, facing northwest

1/16



Penn Farm
807 Frenchtown Pike
New Castle Vicinity, New Castle County, Delaware

Photo by: Martin Abbot

Date: 5/97

Neg: DE SHPO

Facade, south west; facing northeast

2/16



Penn Farm

807 Frenchtown Pike

New Castle Vicinity, New Castle County, Delaware

Photo by: Martin Abbot

Date: 5/97

Neg: DE SHPO

Southwest and southeast (rear) elevations, facing west

3/16



Penn Farm

807 Frenchtown Pike

New Castle Vicinity, New Castle County, Delaware

Photo by: Martin Abbot

Date: 5/97

Neg: DE SHPO

Interior, stair hall detail

4/16



Penn Farm

807 Frenchtown Pike

New Castle Vicinity, New Castle County, Delaware

Photo by: Martin Abbot

Date: 5/97

Neg: DE SHPO

Interior; front door detail

5/16



Penn Farm

807 Frenchtown Pike

New Castle vicinity, New Castle County, Delaware

Photo by: Martin Abbot

Date: 5/97

Neg. DE SHPO

Interior; parlor mantel

6/16



Penn Farm

807 Frenchtown Pike

New Castle vicinity, New Castle County, Delaware

Photo by: Martin Abbot

Date: 5/97

Neg: DE SHPO

Interior; kitchen fireplace, closet and corner stair

7/16



Penn Farm

807 Frenchtown Pike

New Castle vicinity, New Castle County, Delaware

Photo by: Martin Abbot

Date: 5/97

Neg: DE SHPO

Interior; master bedroom mantel

8/16



Penn Farm

807 Frenchtown Pike

New Castle vicinity, New Castle County, Delaware

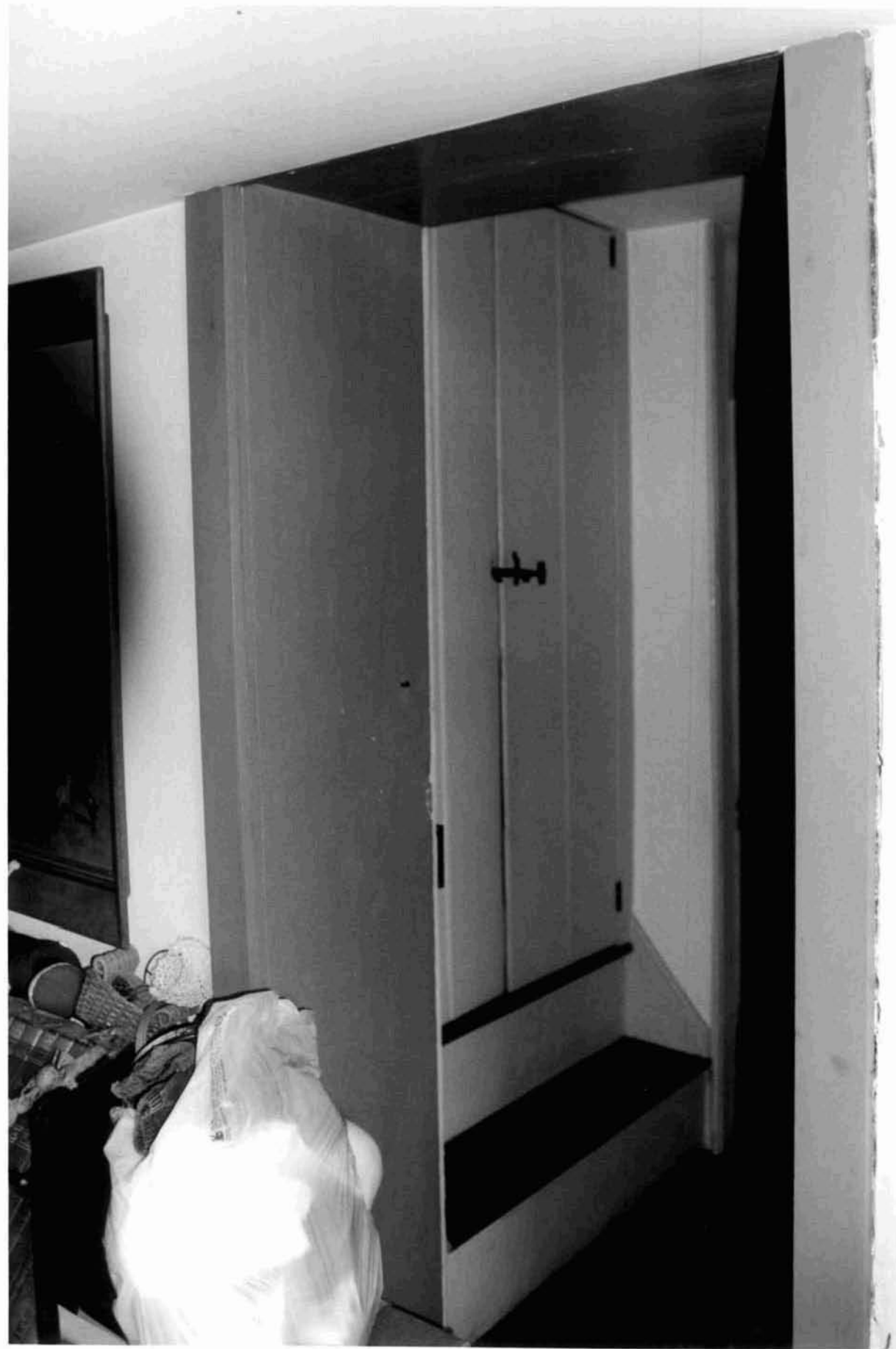
Photo: Martin Abbot

Date: 5/97

Neg: DE SHPO

Interior; second floor bedroom

9/16



Penn Farm

807 Frenchtown Pike

New Castle vicinity, New Castle County

Photo by: Martin Abbot

Date: 5/97

Neg: DE SHPO

Interior; stairs to attic

10/16



Penn Farm

807 Frenchtown Pike

New Castle Vicinity, New Castle, Delaware

Photo by: Martin Abbot

Date: 5/97

Neg: De SHPO

Barnyard; facing northeast

11/16



Penn Farm

807 Frenchtown Pike

New Castle vicinity; New Castle County, Delaware

Photo by: Martin Abbot

Date: 5/97

Neg: De SHPO

Barn; facing northeast

12/16



Penn Farm

807 Frenchtown Pike

New Castle vicinity, New Castle County, Delaware

Photo by: Martin Abbot

Date: 5/97

Neg: DE SHPO

Milkhouse; facing northeast

13/16



Penn Farm

807 Frenchtown Pike

New Castle vicinity, New Castle County, Delaware

Photo by: Martin Abbot

Date: 5/97

Neg: DE SHPO

Chicken house/repair shop

14/16



Penn Farm

807 Frenchtown Pike

New Castle vicinity, New Castle County, Delaware

Photo by: Martin Abbot

Date: 5/97

Neg: DE SHPO

Garage

15/16



Penn Farm

807 Frenchtown Pike

New Castle vicinity, New Castle County, Delaware

Photo by: Martin Abbot

Date: 5/97

Neg: DE SHPO

Tenant Dwelling

14/16

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
NATIONAL CENTER FOR CULTURAL RESOURCES STEWARDSHIP AND PARTNERSHIP
PROGRAMS
NATIONAL REGISTER OF HISTORIC PLACES
P.O. BOX 37127, MAIL STOP 2280
800 NORTH CAPITOL STREET NW
WASHINGTON DC 20013-7127

The Director of the National Park Service is pleased to announce actions on the following properties for the National Register of Historic Places. For further information contact Edson Beall via voice (202) 343-1572, fax (202) 343-1836, regular or E-mail: Edson_Beall@nps.gov

Visit our [National Register of Historic Places Home Page](#)

WEEKLY LIST OF ACTIONS TAKEN ON PROPERTIES: 9/08/97 THROUGH 9/12/97

KEY: State, County, Property Name, Address/Boundary, City, Vicinity, Reference Number, NHL, Action, Date, Multiple Name

CONNECTICUT, LITCHFIELD COUNTY, Salisbury Center Historic District, Roughly along Academy, E. Main, Factory, and Main Sts., and 15 Underwood Rd., Salisbury, 97001115, LISTED, 9/11/97

→ DELAWARE, NEW CASTLE COUNTY, Penn Farm of the Trustees of the New Castle Common, 807 Frenchtown Pike, New Castle vicinity, 97001120, LISTED, 9/11/97

DELAWARE, SUSSEX COUNTY, Ross, Edgar and Rachel, House, 413 High St., Seaford, 97001118, LISTED, 9/11/97

DISTRICT OF COLUMBIA, DISTRICT OF COLUMBIA STATE EQUIVALENT, Building at 3901 Connecticut Ave., NW, 3901 Connecticut Ave., NW, Washington, 97001117, LISTED, 9/11/97 (Apartment Buildings in Washington, DC, MPS)

DISTRICT OF COLUMBIA, DISTRICT OF COLUMBIA STATE EQUIVALENT, Traveling Carousel, Jct. of Massachusetts and Wisconsin Aves. NW, Washington vicinity, 97001116, LISTED, 9/11/97

FLORIDA, BREVARD COUNTY, Field, J.R., Homestead, 750 Field Manor Dr., Indianola, 97001121, LISTED, 9/11/97

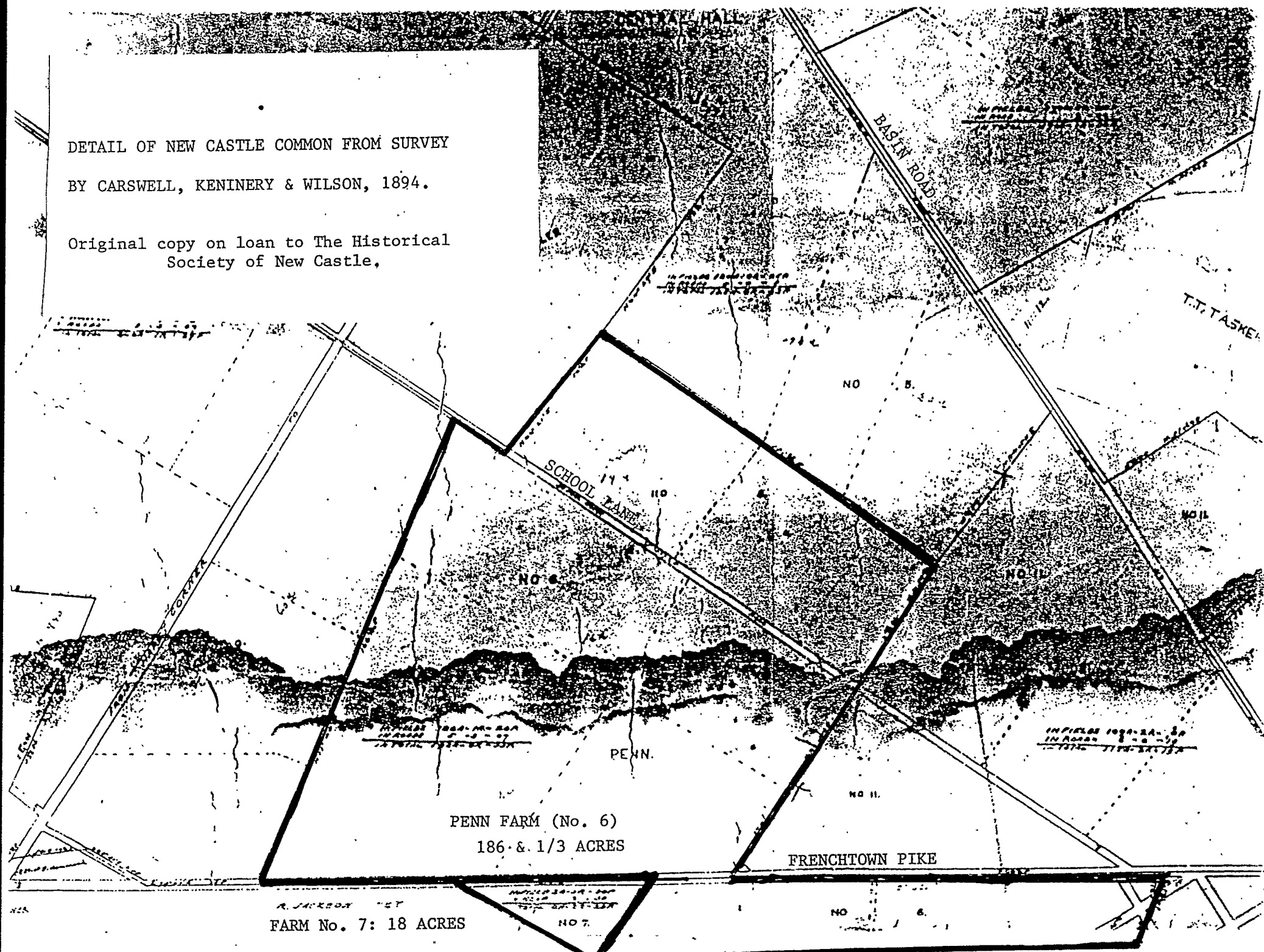
GEORGIA, COWETA COUNTY, Tidwell--Amis--Haynes House, 1200 Sid Hunter Rd., Senoia vicinity, 97001124, LISTED, 9/11/97

GEORGIA, FULTON COUNTY, Davis, H.B., Building--Hotel Roxy, 764-772 Marietta St., Atlanta, 97001123, LISTED, 9/11/97

GEORGIA, TERRELL COUNTY, Dawson Historic District, Roughly bounded by US 80, Pecan St., Seaboard Airline RR tracks, Crawford St., Thirteenth Ave., and Cent. of GA RR track, Dawson, 97001090, LISTED, 9/04/97

DETAIL OF NEW CASTLE COMMON FROM SURVEY
BY CARSWELL, KENINERY & WILSON, 1894.

Original copy on loan to The Historical
Society of New Castle,



At a meeting of the Trustees of the New Castle Commons,
on the _____ Day of _____ 1792—

It was ordained, That the Committee appointed at the last meeting of this Board to receive proposals for renting the Tract of Land called the New Castle Commons, be Authorized to Contract for leasing the same, except the proportion thereof reserved as a Common, for any term not exceeding thirty Years, upon the best Terms that can be obtained, either by public Auction or otherwise; stipulating with the Lessee, the Improvements directed by this Board at their last meeting be made; and that the same lands shall during the last ten Years of the Term at least, be worked as follows— one fourth thereof in Winter Grain, and one other fourth in Summer Grain, reserving also ten acres out of every hundred for Wood Land, which shall remain untouched by the Tenants. And be it further Ordained, that the said Committee be also empowered to take every necessary Step requisite to ascertain and fix the Lines of the said Tract of Land with the owners of the adjacent Lands— by Composition or otherwise.

And be it further Ordained, that Messrs. Geo. Read, Junr?

TNCC Minutes 1:34 (18 January 1793) Leasing Stipulations.

The same Committee also reported to the said Board a Draft of Leases to be executed to the Tenants — which being considered amended & approved — It is ordained that the said Leases on the request of a majority of the Acting Committee, be executed to such persons as may be approved of under the Signature of the President and the Seal of the Corporation, which the said Secretary is hereby directed to affix. —

A further account of James Riddle for expenses incurred in surveying the common amounting to £ 2.4.6 being examined was allowed.

Also a further account of Joseph Fallow for expenses incurred in the above manner — amounting to £ 3.4.7.6 being examined was allowed.

Resolved that the President include the above sums in the orders heretofore directed to be drawn on the said James Riddle & Joseph Fallow pursuant to the 15th Decr. 1792.

and the said Committee are Mr. [unclear] and Alexander, who are to report their Proceedings to a meeting of the Board of the Trustees, on Saturday evening next.

Adjourn'd, to Saturday next at 6 o'clock P.M.

At a meeting of the Board of Trustees of the Newbottle Common, pursuant to adjournment, on the Evening of the 6th of February 1796.

Present Gunning Bedford, Esq. President.

James Scott,
James Ciddle,
James Caldwell,
Joseph Hattow,

James Whallmont,
Nicholas Waudyke,
John Bird.

When the following Resolutions were adopted.

1st That the Committee be directed to lease all the Common Lots now untenanted, upon the best Terms that can be agreed upon, dispensing, if they think requisite, with the Directions heretofore given for erecting Buildings on such Lots.

2nd That the Rent shall commence with the Lease; and shall not

which shall not be less than three shillings per acre.

3rd That the Leases now to be executed by the Committee shall not exceed the Term of 30 Years — but the Committee is hereby authorized to covenant, that if the Tenant shall within that time erect thereon a brick dwelling house, or the premises as mentioned in the former ~~Lease~~ directions, the Trustees shall execute a new Lease for any Term, not exceeding 30 Years — without any increase of Rent.

4th That in all the Leases to be made out as aforesaid, each Tenant shall covenant to Fence, Ditch and set in a proper manner with Thorn-Quicks annually, at least forty Rods on the lines inclosing the Tract leased; and when the whole Quantity of Ground be cleared, which by the former Regulation is permitted to be cleared, that not more than one fourth thereof be put in Winter, and one other fourth thereof in Summer Grain yearly; and that whether the whole Quantity of Ground be cleared or not, this Regulation respecting the working of it shall operate for the last four Years of the Term —

5th That in case any of the present Tenants shall offer to surrender their Leases, the Committee aforesaid shall be authorized to receive the same, and let out the lands therein mentioned upon the Terms, and agreeably to the directions aforesaid. —

No. 3 to Mr. Warr, according to old lease — 2 4/6 — Ditto.
No. 6 to James Lackey, new lease — 2 4/6 — Ditto.
No. 9 to John Enos, Ditto — 2 5/ — Ditto

And that No. 2. the lot formerly entered upon by Mr. Boland
was let to Geo. King for the present year, at the sum of
fifteen pounds.

Resolved, That Joseph Fallow, Esq. be authorized to
demand and enter into the possession of Lots No. 7 & 8. and
if possession thereof cannot be peaceably had, that then he
cause an action of Ejectment to be brought forthwith
for recovering the possession of the same.

Adjourned to the 1st Tuesday of March next. —

At a meeting of the Board of Trustees, of the New Canaan
Common, pursuant to adjournment, on the 7th March 1797 —
Present

Henry Johns,
Arch^d. Alexander,
James Booth,
Joseph Fallow,
James Riddle,

Nicholas Vanduyke,
John Bird,
William Stull,
George Read Jun. —

This being the Annual meeting of the Board, at which time
the Election of Officers was entered into, according to the By-laws,
of the Corporation — When Henry John Esq. was duly elected
President, James Booth, Esq. Treasurer, & John Bird, Secretary
for the ensuing Year.

seat on Acting Committee if he is to rent lots.

which was unanimously disagreed to and the Treasurer was
authorized to proceed to the recovery of the rents due from him
by distress or otherwise

On motion

Resolved that John Crow (one of the members of this
Board and also a member of the acting Committee who by the
by Law is exempted from holding a lease for any lot or lots
under the Trustees of the first vacates his seat in
said Committee & shall be entitled to leave for the lots 110
conformable to the contract and before is made with the
said acting Committee his seat in the said Committee
being first vacated

whereupon the Trustees went into an election to supply
the vacancy aforesaid in the acting Committee whereupon
the said John Crow was duly elected
The Board adjourned

On motion the following Ordinance was made -
Whereas the Board of Trustees of the Newcastle Common it was Ordained that a certain part of the said Common should be reserved that to and for a Common Pasture for the use of the said Common and whereas the said Board of Trustees have been advised that a certain portion of the said Common adjacent to the said Town was laid off for that purpose Be it therefore Ordained that this said Ordinance be and is hereby repeated And be it further Ordained that the said reserved part of the Newcastle Common shall be laid off in lots under the direction of the Select Committee to consist of not ~~more~~ ^{more} than seven persons to be chosen by the said Committee and after the same is so divided as aforesaid the said Committee shall lease the same at public Vendue to the highest and best bidder for the term of fifteen years and the persons using shall make the same improvements as is required by those who have leased the Lands on the South side of the Road leading to Christchurch Bridge from the Town of Newcastle except that portions of the said reserved part that lyeth to the Northward of the Newport Road -

On Motion Resolved that the Board proceed to the elect a Treasurer ~~wherein~~ ^{wherein} the fact on the plan of Newcastle Surveye whose name has appeared and on the enumeration of the Polls it appeared that Henry Johns was duly elected -

On Motion the Board agreed to meet the next Tuesday of March next -

No 6 occupied by James Lockery of age 15 years 75
and a condition of Renewal. The Period of this lease for Renewal
will be March 25 1818 but at present no improvements are
made thereon except an old Log House -

No 7 occupied by John Green Renewal after the year 1814
on condition of improvements being made before
that Period Included at present with them there
are also an orchard planted therein of 140 apple
trees also a peach orchard. Buildings thereon are
a room House two Storied High a room kitchen
one a half store a stable & two cow Houses -

No 8 occupied by John Hair after the year 1811 Renewal
on condition of improvements being made part
of the outside fence Holed and a two story House
built thereon a room stable and small wooden
House -

No 9 occupied by John D. Eves after the year 1812 Renewal
on condition of improvements being made part
of the outside fence well Holed. In the farm a two
story House and shed kitchen

occupied by Elizabeth Pool date of Lease 1794
which is Holed on it is

James Larkin
 George Read -
 the Board have Henry Colby President Pro Tem

James Booth from the President. Tiffin and South
 his sons

Be it ordained that the Trust of Land heretofore
 occupied by James Larkin part of the New Castle Common
 be divided between John Crow and Charles Thomas
 and the part of the same be five Shillings per acre
 that the said John Crow & Charles Thomas shall
 in the Lease to be executed by them stipulate to make
 each of them an addition to the Houses already
 agreed by them to be built in the Tracts heretofore
 for building equal to half of the present stipulated House
 which each of the said parties to execute John Crow & Charles
 Thomas are to be bound to make severally at the
 time the shall build the former stipulated House on
 their respective Tracts of Land in that case the said
 John Crow & Charles Thomas shall be entitled to a new
 Lease provided the additional Buildings agreed
 shall be completed within the time specified in a former
 ordinance without any increase of Rent for a term
 not exceeding thirty years.

Be it ordained these Members appointing Thoms
 that the Trust of Land part of the New Castle Common
 at present occupied by James Larkin of Henry Colby
 which said Tract of Land was Red off the said James
 Larkin of Henry Colby at a sale thereof made
 but the having not completed with the execution the said
 Trust of Land to be divided by John Crow & Charles
 subject to the same of Rent due which the purchaser is

He also charges himself with the following

sums received for debts due to the Estate viz^t

Nov	2	From Thomas H. Tallow, interest for one year on 5 bonds. due Sept. 1 st 1828 p.p.c. p. 1427	85	62
	14	Treasurer of New Castle Turnpike Co. Dividend on 7 shares of Stock	5	25
"	"	ditto for 6 months services as Secy. to S. Co.	7	50
"	15	Samuel Battersby for amount of Order	3	-
"	28	Charles H. Vandyke a book account	1	25
Jan 4	18	Philip Reybold ditto	1	25
Feb	6	John Belville ditto	2	34
"	12	Thomas Booth, Tenant, sundry articles from the Common Farm delivered by him to Elizabeth Brown widow, being the share of produce since the death of said John Crow	19	18 1/2
"	15	Farmers Bank at New Castle - balance of account	54	23
"	19	Trustees New Castle Presbyterian Church - book account	1	25
March	23	Henry Bowman ditto		68
April	11	Treasurer of New Castle Turnpike Co. for dividend on 7 shares of Stock	5	25
"	13	John Brown's Estate - Judgment on amicable action	3	60 1/2
"	16	Margaret Dale, Book account	6	4 1/2
"	"	Joseph Sawyer ditto		37 1/2
"	20	Henry Steele for 6 months rent of Tavern house to 25 March 1827	100	-
"	"	Doct. Arnold Naudain book account		37 1/2
"	"	Samuel Armstrong ditto	1	37
"	"	Treasurer Trustees of the Poor for services as Trustee	10	-

was referred to the said Committee for further consideration with instruction to report thereon to the Board.

A written application by the Trustees of the New Castle Presbyterian Church to the Board for liberty to use the Bell in the Steeple of Immanuel Church as notices for the regular public services of said Presbyterian Church, was presented and read. Whereupon

On motion, the further consideration thereof was postponed to the next meeting of the Board.

A written proposition of Henry S. Reynolds to Rent the farm on which he now lives as Tenant under Doct. Henry Colesberg - and also the Lot on the South Side of the Turnpike, West of the Road leading to Babcock's farm, was submitted and read. And on motion referred to the acting Committee. Who having considered the same recommended the acceptance thereof. Whereupon on motion the same were accepted.

Upon the application of the Commissioners of the Town of New Castle for an appropriation to enable them to pay, Bills due for the repairs of Turnpike - and to put the Town Bridge in order - On motion, the following Ordinance was adopted.

It is Ordained by the Board of Trustees of the New Castle Common

150 Bushels of Oats and 800 Bushels of Potatoes —
 The farm in the tenure of Henry Reynolds for the present
 year has produced 850 Bushels of Wheat 1200 Bushels of
 Oats and 1200 Bushels Corn. — The farm in the tenure of
 James Morrison has produced 900 Bushels Corn — 900 Bushels
 of Oats and 350 Bushels of Wheat —
 The farm in the tenure of William Matherall has
 produced 375 Bushels of Wheat — 1200 Bushels of Oats and
 1200 Bushels Corn —

We have not ascertained the amount of grain produced
 upon the farm in the tenure of Peter Reilly, — which farm was
 extremely poor — but it is felt what we could have hoped for —
 Concerning the Buildings (repaired and roofed), we refer you
 to the accounts rendered, hoping that they will receive your
 approval: — Your attention is particularly directed to the
 farm lately occupied by John Dignittin (and at present by
 James Rogers) and that leased to Chas. J. Holcomb — believing
 that their leases have been violated and forfeited —
 If, after notification they should continue to del. — contrary
 to the conditions of their leases — the Board should take
 measures to vacate said leases. —

The present mode of letting the farms under the improved
 leases, will give entire satisfaction, your Committee believe
 to the Board and the tenants; and that the Rents will be
 cheerfully and promptly paid. —

All which is respectfully submitted —

(Signed)
 Newcastle December 7. 1844.

J. Challenger } Acting
 Geo. Bradford } Comm.

Which Report was, on Motion, adopted — And
 On Motion, Resolved that the Acting Committee be instructed
 to take the advice of Andrew L. Gray Esq. the Attorney of
 the Board, in relation to the matters in the said Report. —

600.
for
granary
on
Penn
Farm
assenting thereto, that the sum of Six Hundred dollars be
and the same is hereby appropriated subject to the order of
the acting committee for the purpose of building a granary
and shed on the Farm in the tenure of Henry H. Penn
and that a check or order in common form be drawn for the
payment of the same,

On motion the following resolution was passed by the Board
Be it ordained by the Board of Trustees of the School for the
Common, nine members being present and seven thereof as
senting thereto, that a check or order in common form be drawn
for the payment of the account allowed by the Board at this
meeting, for the sum of eighty three dollars and twenty five cents

On motion the Board then adjourned,

At a Stated Quarterly meeting of the Board of

Oliver Sjogren	William Sumner
Thomas Challenger	Joseph Caldwell
William Couper	John Bradford
James Blount	John Sauer
William H. Cobb	

The President being absent, on motion Oliver Sjogren was appointed President pro tem.

On motion the following accounts were read and allowed,

Paid To James Duncan Jr. for Campfire for Trustees	\$ 3.93
Paid " Henry J. Setlow for blazing done to Town Hall	2.00

On motion the proposals for leasing certain parts of the New Castle Common, were read,

On motion the following resolution was passed by the Board

Resolved, That this Board in future will lease none

312

of the Farms, under their control for a period longer than five years, and that the money expended annually in future for lime shall be expended by the Trustees,

On motion the proposals of John C Morrison for a Lease of the Hoares Corner farm or No 8 were taken up for consideration, - said proposals being, as follows, to wit;

Hoars Corner October 17th 1853

To the Trustees of Newcastle Common Farm,

Gentlemen, I send in to you my
proposal for Farm No. 8, which we at this present time occu-
py, asking you to please to renew our Lease for a term
of twelve years, for which I will bind myself to pay the
sum of Six hundred and fifty dollars a year, payable
in four installments of one hundred and twenty five dollars, the first of said Farm, repair

the Farm now occupied by Henry & Reynolds and Jonathan
Stevenson and Report the Fencing to be in bad Condition and they
are of the opinion that it would require about one hundred panels
of new fence, and two hundred new posts additional to each
Farm besides some additional Fencing material along the Line
leading to, and the yard Fence around the house now occupied by
Mr. Stephenson, Also the Barn on the Reynolds Farm to be in a
very dilapidated state so much so as to be entirely unsafe for the
purpose for which it is used, and would recommend an approp-
riation to build a new one during the present season,

John Janver

Mr. Winford } Acting
J. Challenger } Committee

On motion it was Resolved, that the Acting Committee be and
they are hereby instructed to compel the out-going tenants to com-
ply with the terms of their Leases,

On motion the following Resolution was passed.

Resolved, That all persons who may hereafter use or occupy
the Room in the Town Hall, shall leave the same in good order
and condition, and pay for all damages that may occur, and in
addition all non-residents using said Room shall pay, to the
Treasurer of the Board of Trustees for every day or evening said
Room is used the sum of two dollars,

members being present and all assenting thereto) and that an order in the usual form be drawn for the same. On motion it was resolved that the sum of Fifty dollars be appropriated to the Ladies Benevolent Society of Newcastle for the purpose of providing Fuel for the poor of the town during the winter.

On motion it was resolved that the sum of Five Hundred Dollars be appropriated subject to the order of the Acting Committee for the purpose of paying for repairs of buildings on farms occupied by John C. Morrison and Michael Callahan.

On motion it was resolved that the sum of one hundred & seventy five dollars be appropriated subject to the order of the Committee in Lamps and that an order in the usual form be drawn for the same.

The Committee appointed to examine the account

of the Penn Farm and others on the 1st of January 1862.

Harnness		1930.00
1	Set of Harnness	17.00
2	Wagon harnness	20.00
3	Cart	10.00
4	Wagon and Requin	25.00
5	Drilltator	15.00
6	Ploughness	16.00
7	Two sets of harnness	14.00
8	Horse Rattle	10.00
9	Fawn and Corn Sheller	13.00
10	Grind and Dringletree	54.00
11	Grind Stone	1.00
12	Rope and Blocks	3.00
13	Forks Rakes and Bradless	5.00
14	Mower and Reaper	1.50.00
15	Markett Gearborn and harnness	20.00
16	Gearning turned Wagon	40.00

2285.00

No Grain

1	Wheat Three Hundred	
2	Oates Three hundred @ 60¢	1.80.00
3	Corn Three and 25 Bushels @ 80¢	2.60.00
4	Wheat 20 Bushels @ 2.40	48.00
5	Wheat in Ground 13 Akers @ 10.00	130.00
6	Deligible Celler	
7	10 Bushels of Potatoes @ 80¢	8.00
8	5 Bushels of Potatoes @ 80¢	4.00
9	Churn and Butter	10.00
10	46 Milk Pans @ 46¢	21.08
11	Two Cream Pans	2.00

2886.20

Appraisement of the Goods and Chattels

Household Goods,	\$ 2936.20
No 1 Room	75.00
Room No 2	15.00
Room No 3	90.00
Room No 4	75.00
Room No 5	30.00
Room No 6	10.00
Room No 7	30.00
	<u>\$ 3261.20</u>

Personally came before me R C Evans
Register of Wills & executor for Reuben's Cuming -
John Keeler and John Morrison who being duly
sworn according to law do say that they well appraised
the goods and chattels of Michael Callahan deceased at
their true value in money to the best of their knowledge
and belief. At witness my hand this 25th day of November
A D 1867 R C Evans

Personally appeared the abovesaid John Keeler
and John Morrison who do on oath say that they have
appraised the goods and chattels herein enumerated and
that the same are in their judgment their true value.

Witness my hand this 25th day of November A D

1867.

R C Evans
Register

Called by the President, was held at the City Hall,
present,

Allen V. Leoley, President,
John Jaeger, John C. Mahoney, William Herbert
John J. Black, William Webb, J. Leckler, Israel H.
Hols, John H. Rodney and Peter B. Vanderer,

The President stated the object of the meeting was to receive the report of the acting Committee relative to the introduction of the water to the Penn Farm,

The Committee reported that they had obtained estimates for the work & that the entire cost would be about \$800.- That Mr. Leckler would do the work and give the Board one years credit with interest from the time the work was completed,

and on motion the following resolution was read,
Resolved, That the Acting Committee proceed to have the water introduced to the Penn Farm, And the yeas being taken on the passage of the resolution it was lost.-

And on motion the Board adjourned

Attest.

Peter B. Vanderer
Secretary,

At a stated, Quarterly meeting of the Board of Trustees of the Newcastle Common, held on Tuesday evening the 7th day of September A.D. 1875, at the City Hall, present.-

Allen V. Leoley, President
John Jaeger, William Herbert, Jas. G. Shaw, John Mahoney, I. H. Hols, J. Black, J. Leckler, J. H. Webb, John H. Rodney & Peter B. Vanderer,

The minutes of the last meeting read & approved,
The following reports were made by the respective Committees
the reports accepted & the Committees discharged
The Committee appointed to examine the accounts of the Acting Committee for the year ending March 25th last reported that they had performed that duty and found the

February 2, 1909.

Present: Pres. Rodney, Hance, Challenger, Taylor,
Biggs, Morrison, Deemer, Shaw, Ferris, Secretary. (9)

Treas. reported that Chattel mortgages of Mr. Barry and Mr. Higgins
had been executed and recorded.

Two tons of coal were ordered given to Colored Schools.

Bills presented as follows:

J. H. Blackburn.	Work at Ice House Penn Farm.	\$ 10.00
J. G. Justis.	Lumber to, Center Hall	<u>116.43</u>
		126.43

And an ordinance for their payment was regularly drawn.

Moved that \$300. be put at the disposal of the Acting Com-
mittee for purchase of fruit trees. Amended - that the
Committee report at next meeting before expending any money.
The amended motion prevailed.

February 1, 1910.

Present - Pres. Rodney, Messrs. Hance, Chalinger, Bigg Taylor, Shaw, Morrison, McGraw, Wise, Ferris and Jamies. (11)

Treasurer McGraw reported receipts, \$200. from Thomas Barry and \$100. from Tasha Clark, making \$946.89 on hand.

The shed at Penn Farm having been badly damaged by the wind, the Acting Committee was authorized to put up a new building at a cost of about \$250. to \$300.

The following bills were presented:-

J. T. & E. Eliason - Lumber, paint to Oct 13 & Dec 24	\$109.54
Chas. E. Ferris & Son. Disinfectant for Hares Caves	2.25
Edward Weber. Carpenter work - Centre Hall	18.90
" " Hares Caves	26.60
" " Town Hall	2.10
	<hr/>
	159.39

And an ordinance for their payment was regularly passed.

Notice having been received that the Trustee in Bankruptcy of Noah Higgins would sell all the bankrupt's property at public sale

matter, and a majority of Council favored a concrete wharf.

After some discussion, it was resolved that the Board agree to assist City Council in repairing Delaware Street wharf in equal shares with City Council, and that the same Committee be continued to represent the Board in deciding as to the extent and nature of the repairs.

The Barn and Shedding at Ogletowne Farming house entirely destroyed by fire on the afternoon of August 14th, it was resolved that the Acting Committee be authorized to proceed to rebuild the barn and shedding at Ogletowne immediately, and also the barn at Penn Farm if possible, and that the President, Treasurer and Secretary be appointed to advise with the Acting Committee as to the cost and the financing of such building.

A Committee, consisting of Mr. Janni, Mr. McGeary and Mr. Hance, was appointed to examine our fire insurance and readjust where advisable.

The Acting Committee having received bids for new porch at Jefferson farm and awarded the same to the lowest bidder at \$175.00, their action was ratified and approved.

June 30, 1915.

Special meeting called by the President.
Present: Farris, Warr, Biggs, Shaw, Rodney, McGraw, Towner, Kemmerer,
Deemer, Taylor, Janni. (11)

A request for financial aid for the Independence Day celebration to be held in New Castle was made on behalf of the Citizen Committee. The Board decided to cooperate with the Committee and pledged financial support to the extent of \$50.00.

The Acting Committee presented plans for a new barn at Penn Farm, with three sealed bids, as follows:

W. H. & H. L. Hollingsworth	\$3690.00
W. H. Greenwalt	3444.00
H. C. Clark	2987.00

The Contract was awarded to H. C. Clark at his bid of \$2987.00 under the plans and specifications, supervision to be left to the Acting Committee.

The disposition of the old barn at Penn was left to Acting Committee, with power to act.

Acting Committee was authorized to put water in the house with tank in cellar at Clayton farm at cost of \$180.00.

Ordinance was passed for following amounts:

W. M. Cram	Fruit of July celebration	30.00
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~~20.00~~

Adjourned

J. L. H. Janni
Secy

by him, and that Mr. Heggerson had bought some of his tools to leave Jefferson farm, he having rented a larger farm.

The Acting Committee reported that the water system at Clayton farm had been completed, and the leak in the roof at Oglethorpe had been stopped.

Bills were presented as follows:

W. B. Rathbun	Sitting post at Oglethorpe	\$ 17.50
R. H. Heggerson	Automobile Hire Oct. 16	5.00
Del. Water Sup. Co.	Water rent - Bona fide	2.50
Royal Insurance Co.	Increased tornado ins. on new bldg. at Penn farm	4.50
Thomas Slack Jr.	New water system at Clayton	190.00
H. C. Clark	Work at Hanes Corn farm	398.50
H. C. Clark	New barn at Penn & extras, and new granary at Penn (\$418.00 + \$16.50)	3635.90
John E. Taylor, Coll.	Taxes on Bona fide - 1915	16.30
		<hr/> 4270.50

And an ordinance for their payment was regularly passed. The tax bill above being in place of order passed at last meeting and with the understanding that Mr. Taylor would obtain refund from Levy Court of amount overpaid, basing on an assessment of \$600.00.

The motion the report was accepted and spread upon the minutes.
 The Acting Committee reported that a shed, corn cribs ~~to~~ had been erected at the Penn Farm. The following bills were approved

J. T. & L. E. Eliason	97 ⁷¹ / ₁₀₀
Charles Warner Company	4 ⁰⁰ / ₁₀₀
E. Challenger & Son Paint	3 ²⁵ / ₁₀₀
John J. Wallo	17 ⁸⁰ / ₁₀₀
U. G. Watson	187 ⁶⁵ / ₁₀₀
A. F. Shindan	9 ⁰⁰ / ₁₀₀
Thomas Slack	5 ²⁰ / ₁₀₀
John A. Reese	7 ⁰⁰ / ₁₀₀
Abram Ingram on a/c of his bill	208 ⁰⁰ / ₁₀₀

\$531.

The bills were approved and an ordinance drawn for their payment.
 The Secretary was instructed to draw the attention of the State Highway Commission to the fact that the old cistern is on their right of way opposite the old hotel at Hanes Corner and may prove the cause of an accident and also request the proper fixing of the gutters and drains on both sides of the road.

The Acting Committee reported that Mr E. S. Whayman had said

Remound \$2000.00.

Centre Hall Farm - No. 4.

This farm is needing a new fence between the barn field and the two points.
New division fence dividing Model.

The granary needs new hinges on the door.

The end of the house next to the Highway is always damp. Paper or paint on walls. Your committee also thinks this dwelling needs weatherboarding.

There is 40 acres sown in wheat on this farm.

Penn Farm No 6.

The division line fence dividing this farm from No. 8 is in bad condition. The line on Christiansa Road to New Castle is in poor condition, some of it being. The fence on the easterly side of school lane is in poor shape. There is no fence repair. The fence on the westerly side is very poor.

The barn is in good condition.

The granary is in bad condition, both ends of the roof needing repairs, would have corn crib boarded over.

TNCC Minutes 3:235 (1 May 1928) Condition of Penn Farm (cont.)

The dwelling house is in bad condition - needs a water shed over the hall door. Also needs a new door on the north side of the house. The floor in the hall, dining room and kitchen needs to be repaired. Need new doors and cup board between dining room and kitchen. The four cellar windows are entirely gone.

This farm produced 59 $\frac{1}{4}$ acres of wheat in 1927.

Union and Beyond Farms - Nos. 8 and 9.

The fence along Churchman's Road is very poor, some of it being down. The division fence, mostly posts and rails on No. 9 is in poor condition. The tenant offers to take it down and clean up the debris for the wood. The division fence along Craig's lane is in poor condition. The fence on school lane also is in poor condition.

The roof of the cow shed needs repairs, as does the east end of the barn. The corrugated iron roof on the south side of the barn needs mending. Two gates are broken on the barnyard fence. There should be protectors put around the spouting on the hay house. The granary is being moved to within 14 feet of southerly end of cow shed attached to barn.

The committee note especially the improvements being made at the expense of

John Gavatos to Patrick McGrory (26 September 1932) Application for Penn Farm lease.

CITIZENS SAVINGS BANK

MARKET, SHIPLEY AND TENTH STREETS

WILMINGTON, DEL.

JOHN GOVATOS
PRESIDENT

September 26, 1932

Mr. Patrick McGrory, Treasurer
Trustees, New Castle Commons
New Castle, Del.

Dear Mr. McGrory:

After talking with some of the Trustees, they all told me I should write to you, and put a proposition in reference to the renting of one of the farms at Hares Corner. As I understand it, there is the Penn farm, together with fifty or sixty acres of the Union Bayard Farm, which go with the Penn farm this time. That takes in the corner where I have my business. For that, I am willing to pay \$7.50 per acre, for all acres, outside of the corner, which I understand you want to rent separately. But if I want the farm, naturally I want the corner too, that is two or three acres. I am willing to give \$100.00 or more per acre for that; that is, \$300.00 for three acres, or more, if you think it is worth more.

I paid very dearly for my experience in the past, and I believe with all that past knowledge and expense, I can build up a nice dairy place on the Corner; not a big, elaborate building, but a one story building, neat and nice, with some shubbery, and will try to make it the best place in Delaware. I have been through some of the New England states, and in other parts of the country, and paid strict attention to such places. With that experience, I believe I can accomplish what I want.

As you and some of the Trustees know, I have some very good, high-priced cows, and I want some of them at Hares Corner. The barn on the Penn Farm is in need of a little repair, such as cement floor, stanchions, and a few minor things; for you know in these days if you want to sell milk, you must have a clean, sanitary, up to date dairy.

If you people can see your way, I would like very much for you to put up a silo. I am willing to pay for the material for a tile silo, if you will bear the expense of putting it up.

I was thinking that perhaps all these things could be arranged, if the Trustees would appoint a committee with power to act, to go over this with me, and work out the details.

I am also interested in the balance of the Union Bayard farm, on the other side, and am making the same offer for it; that is,

Mr. Patrick McGrory

\$7.50 per acre, and I to furnish material for a silo, if you people put it up.

Although I rented from the Alfara people before, all dealings which I had with the Trustees were very pleasant, and satisfactory; and I hope they continue to be so. I know that you are all business people, and realize what I am trying to do, not only for myself, but for the place, and for Delaware.

Maybe it is foolishness on my part, but I am a lover of the farm, and that is the reason I have a couple of farms of my own, and try to run them very nicely; although I may not make anything on them, if I break even, I will be satisfied.

If there is any other information you wish, I will be only too glad to give it to you. If you would like to have me come to one of your meetings, so that you could question me, I will be glad to do so, and to meet all the Trustees.

Yours very truly,


John Govatos.

John Govatos to Patrick McGrory (26 September 1932) Application for Penn Farm lease. (cont.)

1933. The rental of \$35 per month. The Company agreed to settlement with Mr Steele so that the Trustees of the timmons are paid in full the indebtedness from Steele to the Trustees amounting on July 1 to \$310. The Atlantic Company also presented a letter from William Steele to the effect that he approved this arrangement and was to become a sub-tenant of the Atlantic Refining Co. at \$10 a month.

Mr Barwell representing Diamond State Petroleum was also present and made a written proposition in substantially the same terms except that they have no arrangement with Steele as to remainder on the property.

On Motion the proposition of Atlantic Refining Co. was accepted and the proper officers authorized to execute a lease.

William Steele was personally present and requested the Board to execute this lease.

The Acting Committee reported a letter from the underwriters about the condition of some chimneys which have been corrected and also reported the barn at Penn Farm had been finished and a concrete trough

John Gavatos to Patric McGrory (7 November 1934)

CITIZENS SAVINGS BANK

MARKET, SHIPLEY AND TENTH STREETS

WILMINGTON, DEL.

JOHN GAVATOS
PRESIDENT

November 7, 1934

Mr. Patrick McGrory, Treasurer
Trustees of New Castle Commons
New Castle, Del.

Dear Mr. McGrory:

I wrote you a few days ago and told you I would have all the rent for the farm straightened out before your next meeting; but I am sorry that I was unable to accomplish that. I have several things pending, but nothing has been close yet.

I just moved thirty head of cattle out to the new barn yesterday, and I will have some in the house soon.

I have over two hundred fifty tons of hay for sale, a good bit of which is already sold. I baled this during the last two weeks, which cost me over \$400.00 for the baling, and of course this had to be paid in cash, as the men worked by the day. Also, I had to pay for the fuel during the summer, and the hay I now have cost me over \$4,000.00, but I think I will get my money out of it, as hay is very much in demand now and is not sold out fast.

I had a man here this Saturday who wanted to buy one hundred tons, but the payments were not satisfactory, and he went back. He called me on the telephone this morning, but I happened to be out, and he left word he would call me again in a day or two, to make arrangements for this one hundred tons; so if I do not get the money from the sources I have been expecting it, I will have the money from the hay, and I hope that between now and the first of the month, I will have the rent all paid, and everything will be clear.

As to another year, of course that depends on what you people intend to do. I have not fully decided myself. I would like to talk to you at your next meeting.

Yours very truly,

John Gavatos
John Gavatos.

compensation to be paid by the Company to water rent for any claim of such tenant

It is understood that the Penn Contracting Company shall reset all fences and shall pay 10 cents per cubic yard for any dirt removed according to measurements to be made by the State Highway Department.

Mr W. G. Gray stated that August Leroney desired to obtain some money on a chattel mortgage and ~~request~~ desired to know if the Trustees were willing to waive their rights as landlord so as to give priority to the ~~land~~ ^{chattel} mortgage. The motion it was resolved that the Trustees were not willing to waive any priority or claim it now had or might have in the future.

The Acting Committee reported that the Health Inspector of Wilmington requested that a milk house be erected at once on the Penn Farm or the tenant would be unable to sell milk in Wilmington. The motion it was resolved that the Acting Committee be authorized to erect such milk house as may be necessary and that the work be done as economically as possible.

The following bills were ordered paid

Water Rent	50 ⁰⁰	
J. E. Shindore	5.34	55.34

Richard S. Rindley

debated the Bill to (Robert E. Parker the bill was from the National
Introduction in the Legislature. The Bill was read in full and provided that
after the acquisition of the Battery that it should be managed by the persons
who from time to time might be Trustees of the Commission as a "Park Commission"
who could manage the park by Committee either from within or without the Board
of Trustees. On motion the Bill was approved.

The Acting Committee presented new bids for the poultry chicken
house on the Penn Farm of size of 30' x 16'. Bids were as follows

Bruce K. Gordon	385.00	including painting
Joseph Thomas	317.00	
Edward Wear	269.00	+ 25 for 2 coats paint = 294.00
Albany Ingram	240.00	+ 31 " " " " = 271.00

On motion the bids were referred to the Acting Committee to give the
Contract to the lowest bidder paying particular attention to the bids and work on
the foundation - both above and below the ground level

A letter was received from Annapolis Garden Club asking for a resolved
donation for continuing the planting of trees in the Town. On motion the sum of
\$50. was appropriated for this purpose

The expenses of the Executive Committee amounting to 9.00 was incurred

Robert E. Parker
Secretary

TNCC Minutes 3:449 (12 November 1941) Running Water to be installed at Penn. Farm.

The Acting Committee Reported That They Had Received One Bid on the Plumbing Work Required To Install Hot And Cold Running Water And A Bath With Toilet on The Penn Farm. The Bid, From Joseph Hardy, A Local Plumbing Contractor, Was For The Sum of \$550.00. The Committee Further Stated That The House Was Badly In Need of Interior Painting And Papering. The Matter of Renting This Farm Was Brought Up During This Discussion And On Motion It Was Voted To Lease The Penn Farm To Edward S. McGowan, Present Tenant on What Was Known As The Bayard Farm, On A Yearly Basis Beginning March 1st, 1942. The Treasurer Was Instructed To Include In The Lease, An Addenda To All Property Leases, That The Board Adopted At This Meeting, A Copy Of The Same As Appears On These Minutes. The Acting Committee Was Instructed To Procure Additional Bids On The Plumbing Work And To Award The Contract To The Bidder That In Their Judgement Would Give The Most Satisfactory Job.

The Matter Of The Revision Of The Provisions In Our Lease To The Tenants Of The Several Farms, Was Discussed And An Addenda To The Present Lease Was Presented By Richard S. Rooney. On Motion The New Provisions Were Adopted And The Treasurer Was Authorized To Have These Addenda's Properly Signed And Affixed To Each Present Lease And To All Further Leases Executed. The New Provision Is As Follows:-

" It is understood and agreed that at any time during the existence of this lease, or any extension thereof, that the lessor may withdraw from the terms of the lease such portion as may be desirable of the road front of said farm to a depth of two hundred feet back from any such road. In case any such land shall be withdrawn from the terms of the lease the lessor shall grant

Mr. J. J. B. Cooper of the Firm of Houghton, Weymouth & Bishop, to whom we have insurance, was present at this meeting and explained the new proposed increased insurance setup. After considerable session, on motion it was decided to accept the Schedule "B", a copy of same as appears in these minutes.

SCHEDULE "B"

<u>ITEM</u>	<u>VALUE</u>	<u>AMT. OF INSUR.</u>	<u>RATE</u>	<u>PREMIUM</u>
1. <u>Jefferson Farm</u>				
A. Dwelling	\$4,800.	\$3,960.	.41	\$16.24
B. Barn	5,400.	4,680.	.81	37.90
C. Granary and Cribs	3,000.	2,520.	.74	18.64
D. Milk House	300.	200.	.74	1.48
2. <u>Stockton Farm</u>				
A. Dwelling	4,800.	3,600.	.41	14.76
B. Barn	9,000.	7,200.	.81	58.32
C. Granary	1,800.	1,440.	.81	11.66
D. Corn Cribs	600.	360.	.81	2.92
E. Milk House	300.	200.	.74	1.48
3. <u>Oglethorpe Farm</u>				
A. Dwelling	4,200.	3,000.	.41	12.30
B. Barn and Shed	6,000.	4,800.	.81	38.88
C. Granary and Corn Cribs	1,320.	960.	.81	7.78
D. Milk House	300.	200.	.74	1.48
4. <u>Centre Hall Farm</u>				
A. Dwelling	5,400.	4,200.	.37	15.54
B. Barn and Machine Shed	3,600.	3,090.	.81	25.03
C. Granary	1,440.	1,080.	.74	7.99
D. Poultry House & Garage	210.	150.	.81	1.21
E. Milk House	300.	200.	.74	1.48
5. <u>Penn Farm</u>				
A. Dwelling	3,600.	3,000.	.44	13.20
B. Barn and Cowshed	7,200.	6,000.	.81	48.60
C. Granary & Wagon House	1,800.	1,440.	.81	11.65
D. Milk House	300.	200.	.74	1.48
6. <u>Clayton Farm</u>				
A. Dwelling	3,600.	3,000.	.48	14.40
B. Barn	6,000.	5,040.	.81	40.82
C. Granary & Wagon Sheds	1,320.	960.	.81	7.78
D. Milk House	300.	200.	.74	1.48
7. <u>Basin House</u>				
A. Dwelling	1,440.	1,200.	.43	5.16
8. <u>Model Farm</u>				
A. Dwelling	3,600.	3,000.	.37	11.10
B. Barn	3,000.	2,400.	.81	19.44
C. Wagon House	420.	300.	.81	2.43
D. Milk House	300.	200.	.74	1.48
9. <u>Town Hall</u>				
A. Building	4,500.	3,600.	.62	22.32
	89,850.	72,180		474.95

TNCC Minutes 3:451 (2 December 1941)

Insurance list for various buildings on New Castle Common.

TNCC Minutes 4:10 (24 March 1942)
Heating, gutters and general repairs
to Penn Farm.

MARCH 24, 1942.

BOARD MET IN SPECIAL SESSION AT 8:00 P.M. (E.W.T.). PRESENT.
MESSRS. SHAW, MR. GEROY, APPLEBY, MULLIN, MR. KMITT, GEBHART, BOONEY,
TODIN, BANKS. (9).

THE ACTING COMMITTEE REPORTED THAT WORD HAD BEEN RECEIVED FROM AUGUST LEROY, FORMER TENANT OF THE PENN FARM, RELATIVE TO THE FACT THAT HE WOULD BE UNABLE TO PAY THE BACK RENT DUE THE BOARD FOR THE LEASE OF THE PENN FARM, UNTIL AFTER HE HAD HARVESTED HIS WHEAT CROP. HE SUGGESTED HIS WILLINGNESS TO GIVE THE BOARD A NOTE FOR THE AMOUNT. ON MOTION THE ACTING COMMITTEE WAS INSTRUCTED TO COMMUNICATE WITH MR. WILLIAM POOLE, ONE ATTORNEY IN THE MATTER, AND AUTHORIZE MR. POOLE TO OBTAIN AN EXECUTION ON PROPERTY OF LEROY BY THE SHERIFF, PROVIDING IT IS THE FIRST LIEN, AND TO STAY THE SALE UNDER THIS EXECUTION UNTIL FURTHER NOTICE.

A COMMUNICATION WAS RECEIVED FROM THE AREA ENGINEERS OFFICE RELATIVE TO THE DRAINAGE CONDITION THAT EXISTS ON THE CLAYTON FARM FROM THE NEW CASTLE COUNTY AIRPORT, ADJOINING THE FARM. THE LETTER WAS ORDERED FILED.

A LETTER WAS RECEIVED FROM J. EDLPH BAILY, STATING HIS WITHDRAWAL AS A CANDIDATE FOR ELECTION TO THE BOARD, SAID ELECTION TO BE HELD SATURDAY, THE FOURTH DAY OF APRIL, 1942. ON MOTION THE TREASURER WAS INSTRUCTED TO REFUND TO MR. BAILY, HIS \$2.00 FILING FEE.

THE ACTING COMMITTEE SUBMITTED SEVERAL BIDS FROM CONTRACTORS, FOR THE REPAIRS AND ALTERATIONS TO THE DWELLING ON THE PENN FARM. ON MOTION THE ACTING COMMITTEE WAS AUTHORIZED TO AWARD THE GENERAL CONSTRUCTION CONTRACT TO D.L. ATWOOD, OF ST. GEORGES, DELAWARE, THE LOW BIDDER, FOR THE SUM OF \$1270.00. THE MOTION FURTHER AUTHORIZED THE COMMITTEE TO AWARD THE ELECTRICAL CONTRACT TO CLARENCE L. BLACKBURN FOR THE SUM OF \$193.00, WITH AN ADDITIONAL ALLOWANCE FOR FIXTURES TO BE SELECTED

(CONTINUED)

By THE TENANT, Not To Exceed The Sum of \$30.00. The Motion Further Authorized The Committee To Award The Contract For The Heating System To Jos. Workman Co., of Wilmington, Delaware, For The Sum of \$195.00, Provided That This Contractor Would Guarantee A Heating Efficiency of 70° At Zero, And To Further Award To The Workman Company, The Contract For The Gutters And Downspouts For The Sum of \$38.00. The Matter Of The Painting And The Papering Was Left In The Hands Of The Committee To Secure Further Bids And To Award The Contract To The One Who In Their Judgement Would Give Us The Most Satisfactory Job. The Motion Also Contained The Statement To The Committee That It Was The Hope Of The Board That The Total Of All Contracts Awarded Would Not Exceed The Sum of \$2500.00.

On Motion The Meeting Adjourned.

DONALD C. BANKS.
SECRETARY.

April 9, 1942.

Board Met At 8:00 P.M. (E.W.T.), Present, Messrs. Shaw, Hedges, Mullin, Tobin, Appleby, Mc Kinn, Speichee, Mc Geary, Conney, Gebhart, Eckerle, Quillen, Banks. (13).

The Treasurer Made The Following Report:-

BALANCE AFTER MARCH BILLS. —	5636.77
REC'D WILM. TRAPSHOOTING ASSN. —	100.00
REC'D ELIZ. W. CLARK. —	280.50
REC'D W. GRANT ABBOTT —	400.00
REC'D HORACE L. DEAKYNE. —	300.00
REC'D JOHN HIGGINS. —	231.01
REC'D JOHN A. REESE —	12.50
REC'D EQUITABLE TRUST Co.	
INT. ON INVESTMENTS. —	1175.86
REC'D NELSON C. QUILLEN (FILING FEE) —	2.00
REC'D HARLEY E. CLYMER . . . —	2.00
REC'D J. RALPH BAILY . . . —	2.00
REC'D W. GRANT ABBOTT (1940 RENT)	270.00

THAT THE BOARD OF DIRECTORS OF THE COMMONWEALTH OF MASSACHUSETTS, BEING MET AT 8:00 P.M. APRIL 4, 1942, AND 1:30 P.M. APRIL 13, 1942, FOR ONE) J. CLYMER J. QUILLEN