

**GENEALOGY OF A HOUSE**  
**DELAWARE GENEALOGICAL SOCIETY**  
— APRIL 24, 2021

# REESE ROBINSON

- Delaware Genealogical Society Board member 2014 - 2021
- 11<sup>th</sup> Generation Delaware Native
- Researching Carpenter and Toy Families in Delaware
- Carpenter Tree Tops:
  - James Carpenter (1665 – 1738)
  - Thomas Fenwick (1633 – 1708)
  - William Piles (1645 – 1701)
- Toy Tree Tops
  - Daniel Toy (1789 – 1832)
  - Rosanna Coyle (1789 – 1879)
  - Owen McCullion (1799 – 1876)



# AGENDA

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What is the “genealogy of a house”?



Why is it important?



What are the tools and techniques used in this research?



What are some examples?



# GENEALOGY OF A HOUSE

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Significant  
events in  
the life of a  
house

Construction

Ownership

Occupants

Demolition

Descriptive  
information

Utilization

Appearance

Interesting Events

Maps



# WHY IS THIS USEFUL

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1

Provide leads  
for traditional  
genealogy

2

Provide  
'color' for  
traditional  
genealogy

3

Track down  
family rumors

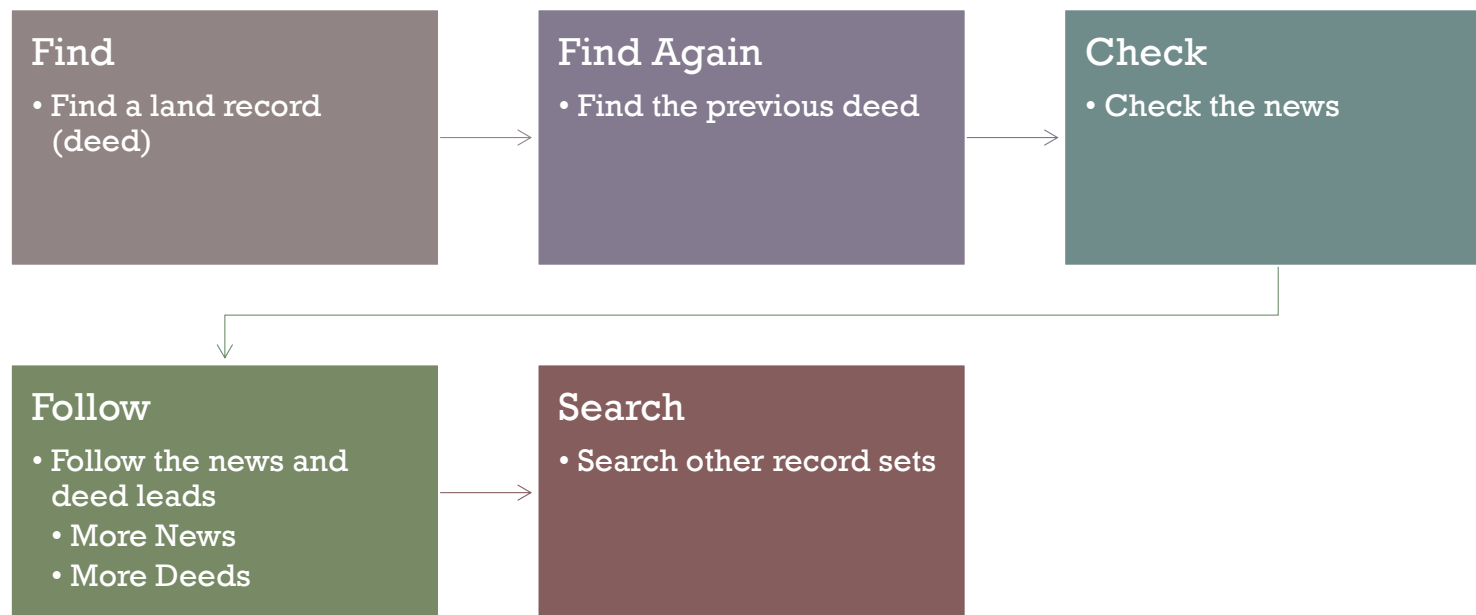
4

Satisfy your  
curiosity (it's  
fascinating!)



# RESEARCH STEPS

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# USEFUL RECORD SETS

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Wills and Probates

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Orphans Court

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Census

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Historical Societies

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City Directories

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Local Publications

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Tax Records

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Maps



# STEPS USED FOR...

- Original Carpenter property in 1600s Cedar Creek Hundred
- Ryan property outside of Laurel
- Toy Estate on Pennsylvania Avenue, Wilmington
- Toy Tavern in Henry Clay
- Westwood Development



# WHERE TO FIND DELAWARE DEEDS

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## Physical

- Recorder of Deeds in each County
- Delaware Public Archives in Dover

## Electronic

- Ancestry.com
- Recorder of Deeds (New Castle County)



# DEEDS IN DELAWARE

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Letter(s) followed by a Number and a Page

## Ancestry

- A-1 (mid 1600s) through Z-50 (~1951)
- In 'Reels' containing multiple Deed groups
- Reel 575 contains Y-50 and Z-50
- Reel 100 contains A-10 through part of C-10

## NCC Recorder of Deeds

- A-43 (1941) through Z-82 (1969)

## Sequence

- Chronologically, the number is more important
- A-43 is followed by B-43, not A44



# ANCESTRY

<https://www.ancestry.com/search/collections/61025/>

## Delaware, U.S., Land Records, 1677-1947

**Search**

Match all terms exactly

**First & Middle Name(s)**

**Last Name**

	Day	Month	Year	Location
Lived In	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text" value="City, County, State, Count"/>
Any Event	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text" value="City, County, State, Count"/>

**Keyword**

e.g. pilot or "Flying Tigers"

	Day	Month	Year
Residence Date	<input type="text"/>	<input type="text"/>	<input type="text"/>

**Search**

Clear search

### Browse this collection

To browse this image set, select from the options below.

**County**

New Castle

**Roll Number**

001  
002  
003  
004  
005  
006  
007  
008  
009  
010



# RECORDER OF DEEDS – PERSON SEARCH

<https://deeds.nccde.org/Pax/views/search>

Welcome public@public.com Log In Register

Michael E. Kozikowski Sr.  
New Castle County Recorder of Deeds

Public Access Search Archives Cart 0 Links

Reset Layout Help

Criteria Images History Saved

cker is turned off in order to receive the purchased images back for printing.\*\*

Search Criteria Name Advanced/Legal Instrument

Last Name / Organization Like Toy

First Name Like Eugene Or First Name Party: Any First Second

Recorded Within and Today Yesterday

Search Type: Name Search Summary Search Detail Search Reset

The Data is Current through Apr 06, 2021

Results: srn.lastname like 'TOY%' and srn.firstname like 'EUGENE%' and Recorded Date is between '1753-01-01' and '2021-04-20'. Names Checked: TOY EUGENE I

hide/show column(s): Col# - Col1 - Col2 - Col3 - Col4 - Col5 - Col6 - Col7 - Col8 - Col9 - Col10 - Col11 - Reset

Save Print Detail Results View Image Add Save Print

Showing 1 to 4 of 4 entries Previous Page 1 of 1 Next

Last	First	Count
<input type="checkbox"/> TOY	EUGENE 3RD	1
<input checked="" type="checkbox"/> TOY	EUGENE I	9
<input type="checkbox"/> TOY	EUGENE I, JR	3
<input type="checkbox"/> TOY	EUGENE I, SR	2

Showing 1 to 9 of 9 entries Previous Page 1 of 1 Next

Middle	Role	Other Party	Instr Type	Instrument Id	Book/ Page	Marginal	Short Legal	Date	Ver
E I	Mortgagee	MAUK JOSEPH	SATISFACTION OF MORTGAGE	202011300107906		MTG 4699 85	AdrNum:4 AdrStr:RIDON DR	2020-11-30	Verified
E I	Grantor	MAUK JOSEPH	DEED	199707112201598	DEE 2298 217		* Misc:LOT 15 BLOCK B WELLI	1997-07-11	Verified
E I	Mortgagee	MAUK JOSEPH	MORTGAGE	199707111845552	MTG 4699 85	202011300107906	* Misc:WELLINGTON HILLS (LO	1997-07-11	Verified
E I	Direct Party	NEW CASTLE COUNTY	MISCELLANEOUS REAL EST	197606230454191	DEE Q93 55		Misc:AGREEMENT	1976-06-23	Verified
E I	Indirect Party	NEW CASTLE COUNTY	MISCELLANEOUS REAL EST	197606230454191	DEE Q93 55		Misc:AGREEMENT	1976-06-23	Verified
E I	Grantee	RIVAS & RIVAS INC	DEED	197105280794872	DEE X84 535		Misc:WELLINGTON HILLS	1971-05-28	Verified
E I	Mortgagor	FIRST FEDERAL SAVIN GS & LC	MORTGAGE	197105280539510	MTG F68 688		Misc:WELLINGTON HILLS	1971-05-28	Verified
E I	Grantor	BLIGH ANITA	DEED	197105211383315	DEE W84 767		Misc:DEVONSHURE	1971-05-21	Verified
E I	Grantee	WILMONT HOMES INCOR PORA	DEED	196310110895887	DEE X71 454			1963-10-11	Verified

50




Public Access | Search | Archives | Cart 0 | Links ▾

**Indices**

Index Type

Date Range

Alpha Range

Page  

Auto Display Image

**Books**

Book Type

Name

Page

Auto Display Image

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# RECORDER OF DEEDS — DOCUMENT SEARCH

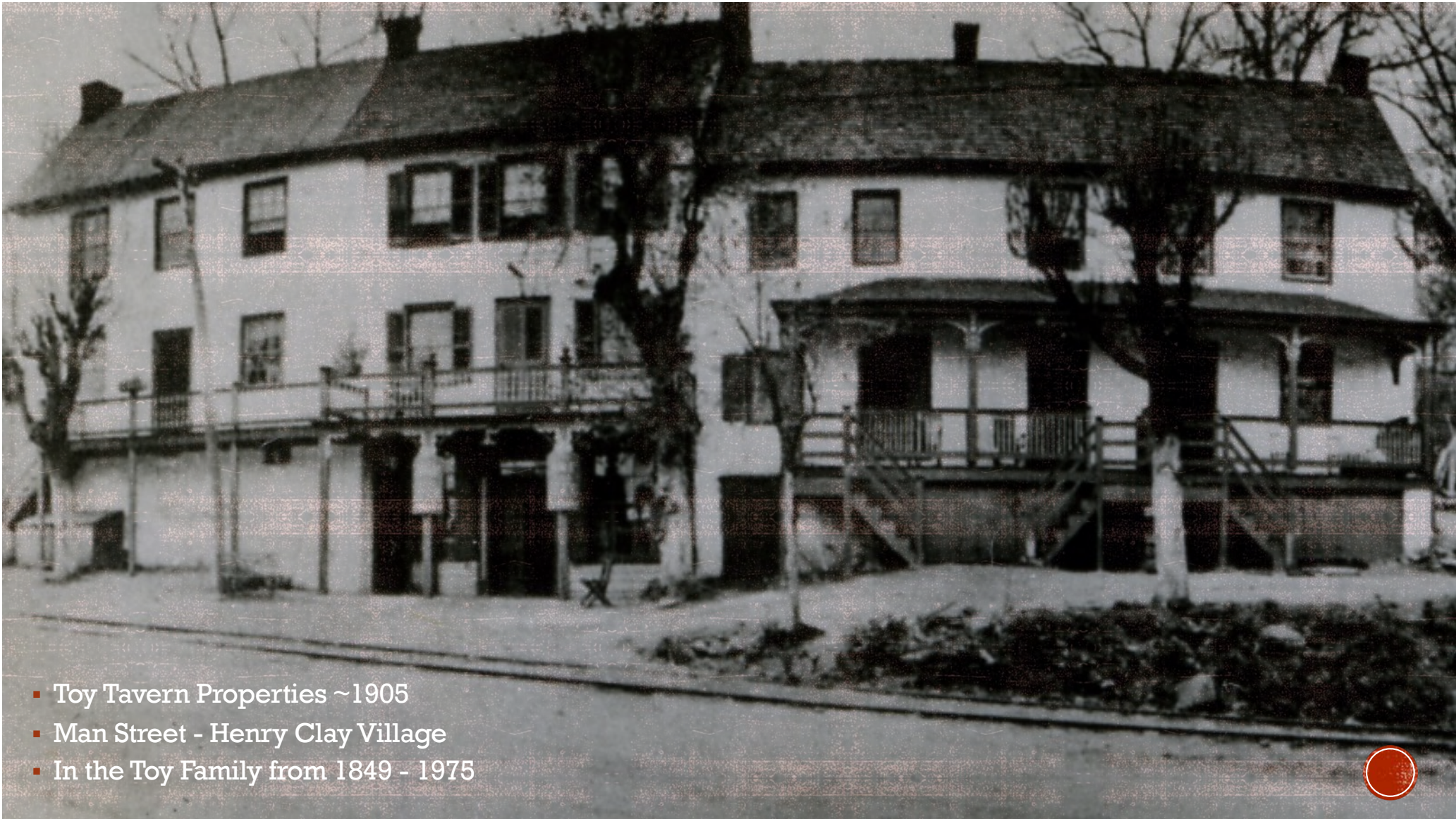
- <https://deeds.nccde.org/Pax/views/search>



# BASIC STRUCTURE OF A DEED

- Date of the transaction (indenture)
- Identification of the buyers and sellers (grantee and grantor)
- Sale Price
- Description of the property\*
- Reference to the previous sale of the property\*
- Assurances and conditions
- Signatures
- Certification by the State





- Toy Tavern Properties ~1905
- Man Street - Henry Clay Village
- In the Toy Family from 1849 - 1975



# SEARCH ANCESTRY BY NAME

## All Delaware, U.S., Land Records, 1677-1947 results for James Toy

### Search Filters

James

Toy

Broad Exact

Edit Search | New Search | **Update**

### Filter by

All Categories

> Court, Land, Wills & Financial

> Land Records

Delaware, U.S., Land Records,  
1677-1947

This collection includes land

Results 1-20 of 55

View Record	Name	Residence Date	Residence County	View Images
<p><b>i</b> To get better results, add more information such as <b>Birth Info, Death Info and Location</b>—even a guess will help. <a href="#">Edit your search</a> or <a href="#">learn more</a></p>				
View Record	<b>James Toy</b>	1893	New Castle	
View Record	<b>James Toy</b>	1898	New Castle	
View Record	<b>James Toy</b>	21 Oct 1871	New Castle	
View Record	<b>James Toy</b>	1893	New Castle	
View Record	<b>James Toy</b>	1893	New Castle	
View Record	<b>James Toy</b>	1905	New Castle	
View Record	<b>James Toy</b>	15 Nov 1843	New Castle	
View Record	<b>James Toy</b>	10 Jul 1850	New Castle	
View Record	<b>James Toy</b>	1851	New Castle	





*This Indenture Made the twenty second day of December in the year of our Lord one thousand eight hundred and forty nine, Between Mary McCready and Manual Eyre both of the City of Philadelphia in the State of Pennsylvania of the first part and James W. of Christiana Hundred, Newcastle County and State of Delaware (Merchant) of the second part, Whose the said Mary then unmarried with James McCready by virtue of the last will and Testament of her father Patrick Higgins late of the City of Wilmington in the County of Newcastle aforesaid, deceased, bearing date the twentieth day of October A.D. 1848*

**DEED W5-164  
(ANCESTRY ROLL 58)**

- 22 Dec 1849
- Mary McCready and Manual Eyre, Sellers
- Explains Mary's Relationship to owner of Record Patrick Higgins
- Explains how Eyre obtained an interest from Mary's husband



unto the said James Joy and to his heirs and assigns, All that the above mentioned and particularly described Lot of Land, with a stone dwelling and Store house thereon erected, Together with all and singular the houses, buildings, improvements, ways, waters, water courses, rights, liberties privileges, hereditaments and appurtenances

## **TAVERN PROPERTY**

- "... with a stone dwelling and store house thereon erected..."
- Repeated in subsequent deeds



in book W, vol. 5, page 164

## FIND THE PREVIOUS DEED

- Usually included in property description:
- “Being the same land sold to to the grantors and recorded in book W, vol 5, page 164”



# FIND THE PREVIOUS DEED

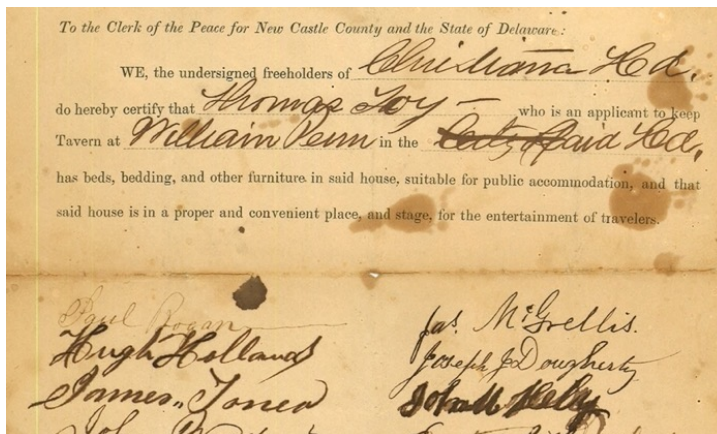
Deed	Deed Book E5 61 • January 1837 – John and Rebecca Lloyd to George and Mary Hodgson
Deed	Deed Book E5 63 • October 1837 –Hodgsons to James and Susan Plunkett
Deed	Deed Book W5 164 • April 1841 – Plunkets to Patrick Higgins
<b>Deed</b>	Deed Book C6 392 • December 1849 – McCready (Higgins Daughter) to James Toy



Year	Date	Ancestry	Current	Previous	Price	Grantor	Grantee
1849	22-Dec-1849	58-471	C6-392	W5-164	\$1,000	Mary Higgins McCready and Manuel Eyre	James Toy (Merchant)
1898	29-Jan-1898	186-122	P17-10	NA	\$5,700	Security Trust and Safe Deposit Company	Mary Toy (wife of Thomas) Indexed under Mary Soy
1938	24-Jan-1938	472-493	F41-301	C17-10	\$3,000	William Knowles, Trustee of Orphans' Court	Charlotte Toy

# TRACKING DEEDS

# USAGE DURING THE LATE 1800S



Tavern license petition of Thomas Toy  
Delaware Public Archives

- General store selling to the Powder Mill workers
- Residence for the Toy Family
- Tavern and hotel known as the William Penn
- Rental properties





# **TAVERN 1900**

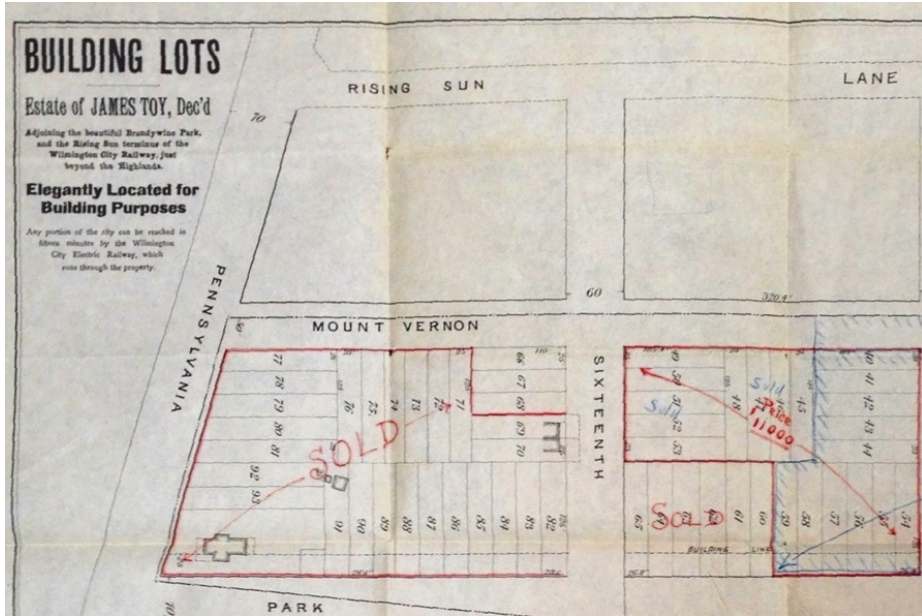
Thomas Toy Proprietor

# AFTER JAMES . . .

- James Toy owned the property until his death in 1881
- Died Intestate, Property turned over to Orphan's Court
  - Orphans Court M-2 134 (Delaware Public Archives)
- Security Trust and Safe Deposit Company to sell properties for benefit of James' family
- No specific reference to the sale of the tavern properties
- Son John Thomas continued to operate the tavern
- Hundreds of Deeds referencing Security Trust...
- Search for all living members of the Toy Family

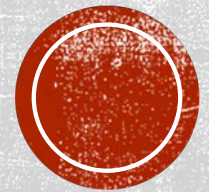






seven feet three inches to the place of Beginning; With three two story stone dwelling houses, one stone three story hotel building and one two story stone dwelling house thereon erected.

# ORPHANS COURT



This Indenture Made the Twenty ninth day of January in the year of our Lord, one thousand Eight hundred and ninety Eight Between Security Trust and Safe Deposit Company a Corporation of the State of Missouri, party of the first part and Mary Soy of

## DEED JANUARY 1898

- Sale by Orphans Court
- Sold to Mary Toy (nee Elwood), wife of Thomas
- Transcribed as Mary "Soy"

"...with three two-story stone dwelling houses, one three story hotel building, and one two story stone dwelling house thereon erected"

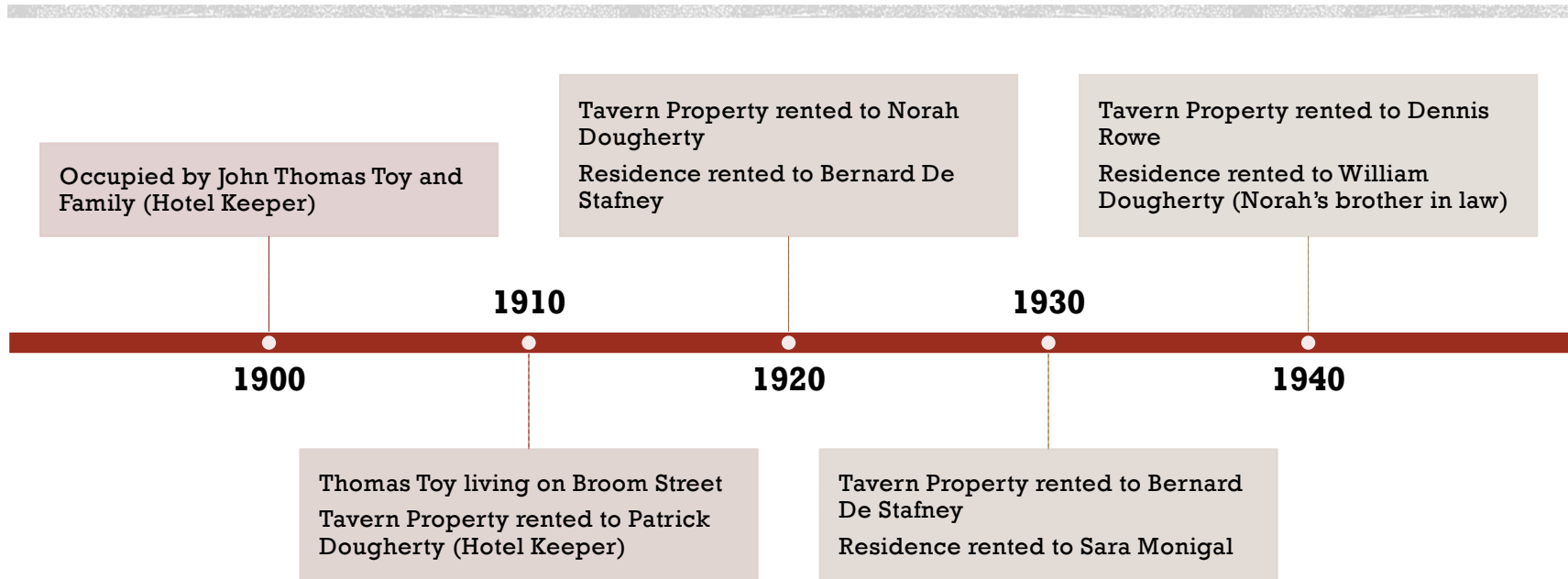


# AFTER MARY

- Mary died intestate in January 1901
- Property passed to “Thomas Toy and Children”
- Thomas Died in July 1919
- Property Passed to Toy siblings
- Siblings petition Orphans Court for sale of Property in January 1938
- Purchase by youngest child, Charlotte, recorded in Deed F41-301. Owned until her death in 1975

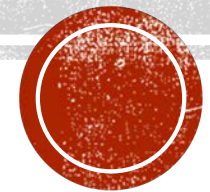


# CENSUS



# COLLATERAL INFORMATION

News, Books, Archives, Interviews...



# THOMAS TOY OBITUARY

- July 18, 1919, Sunday Morning Star
- Proprietor of Tavern for 40 years
- Tavern previously known as “Jefferson House”
- Gathering place for Democratic Party
- Noted as place for dancing in 1870s
- Balls held on third floor
- Used for Odd Fellow’s meetings

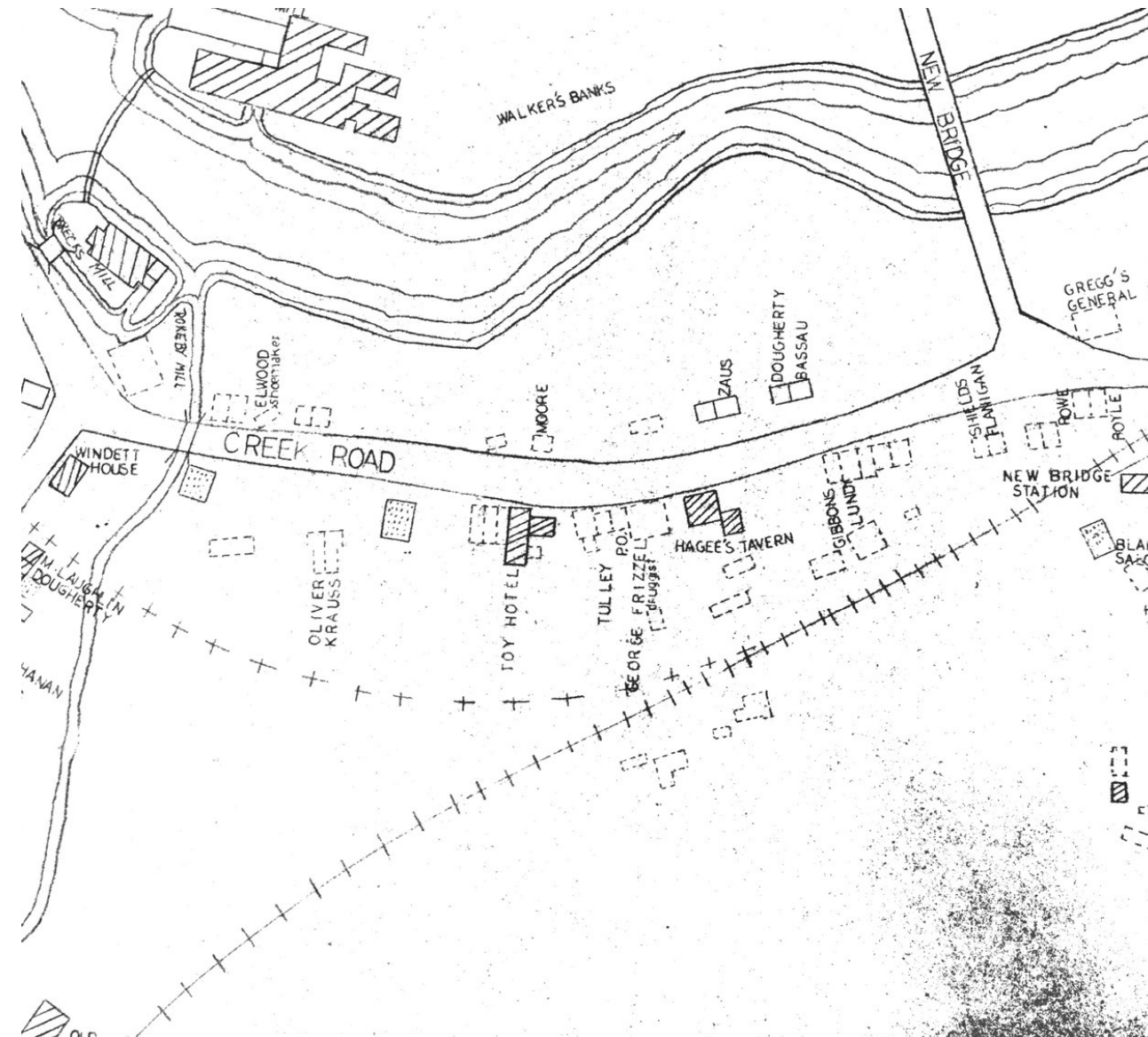
## OBITUARY



THOMAS TOY.

Whose death last Monday recalls the famous old political gatherings and big balls in the William Penn Hotel at Henry Clay, of which Mr. Toy was proprietor for many years.





## HAGLEY MAP

- Main Street in Henry Clay
- Structures gone by 1870 Census



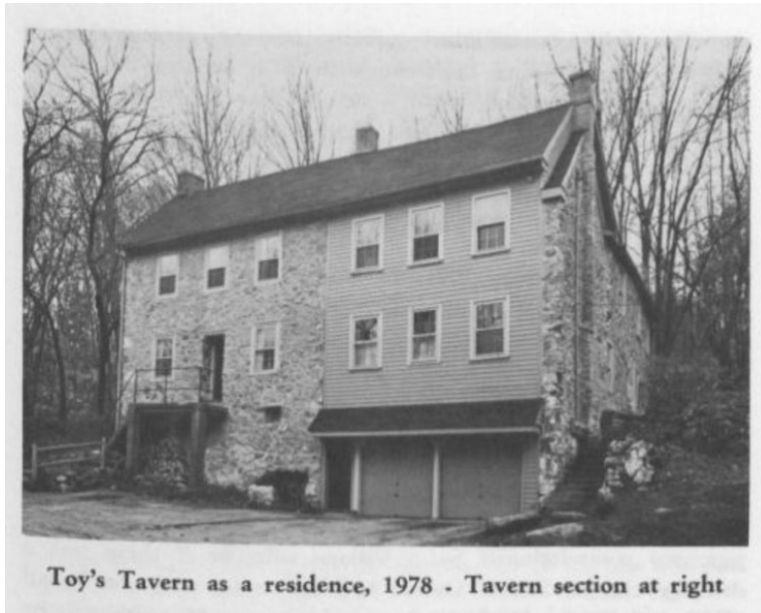


# POMEROY AND BEERS ATLAS

1868

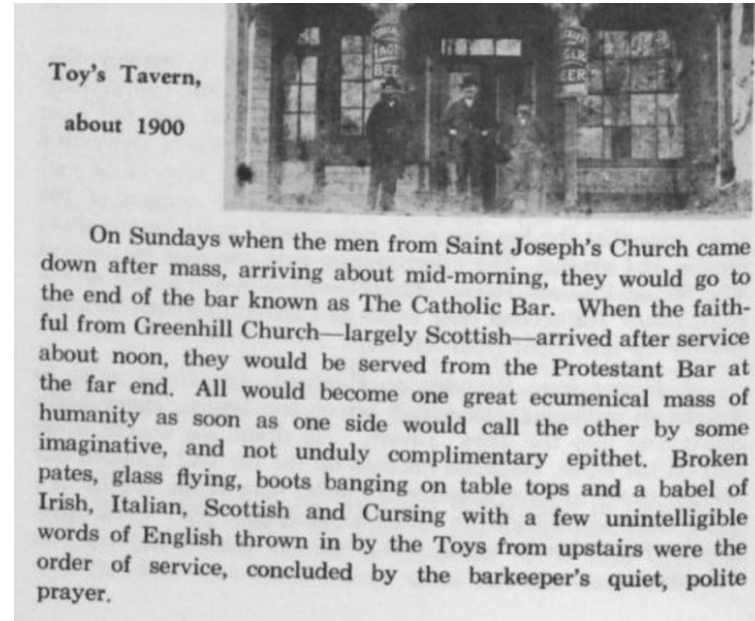






Toy's Tavern as a residence, 1978 - Tavern section at right

# IT'S ALWAYS FAIR WEATHER



Toy's Tavern,  
about 1900

On Sundays when the men from Saint Joseph's Church came down after mass, arriving about mid-morning, they would go to the end of the bar known as The Catholic Bar. When the faithful from Greenhill Church—largely Scottish—arrived after service about noon, they would be served from the Protestant Bar at the far end. All would become one great ecumenical mass of humanity as soon as one side would call the other by some imaginative, and not unduly complimentary epithet. Broken pates, glass flying, boots banging on table tops and a babel of Irish, Italian, Scottish and Cursing with a few unintelligible words of English thrown in by the Toys from upstairs were the order of service, concluded by the barkeeper's quiet, polite prayer.

- Booklet
- "Sketches of old taverns of the Brandwine vicinity
- By W.W. Laird
- Research by Mary Sam Ward



# PARTIALLY DESTROYED BY FIRE

- September 8, 1931
- Explains why only two buildings exist today
- Owner given as B Charlotte Toy

## TWO FAMILIES MADE HOMELESS BY HOLIDAY FIRE

Flames Sweep Houses of  
Dennis Bonner and Ber-  
nard De Stafney

ORIGIN UNKNOWN;  
LOSS PUT AT \$5000

The families of Charles Simpers and James Morgan, each consisting of four persons, were made homeless yesterday afternoon by a fire that destroyed two dwellings and badly damaged the third in a row of three houses at Henry Clay.



I. Do you remember anything about the tavern? I don't think women were allowed in the tavern, but I wonder if you know anything about it.

Voice: Your uncle's tavern. Tom **Toy**'s tavern?

A. Oh, yes. I know.

I. Well, what was that like?

A. Oh, it was nice. And he had old stuffed birds in the windows. Stuffed birds. I don't know where he got them. We used to sell whiskey bottles in there. We'd go to the dump where the bottles were and get bottles and we got five cents for a bottle. We'd go in the side door and the bar tender would come out and look at the bottles and give us a nickle and away we'd go to buy candy.



# HAGLEY ORAL HISTORIES

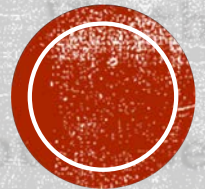
- Grace Toy Ferguson
- 1895
- Niece of John Thomas Toy
- <https://digital.hagley.org/islandora/object/islandora%3A2021590>



The **cavern** was on the first -- it was built on the side of the hill -- on the first floor was just the **tavern** and the back room. And then, what was it I said to my grandmother -- "where the ladies sat." And she answered, "If they were ladies, they wouldn't sit there." And then, you went up these stairs and it was in a hallway -- and you went up these stairs and then there were a big dining room. I would say it was almost as big as this downstairs. Square. In area. Oh, it would be wider than this and not quite as long. And that is torn down now. Then you went -- there were a very small kitchen in back of that and between the kitchen and the dining room was a stairway to

## **HAGLEY INTERVIEW**

## **CATHERINE HACKENDORN**





## MODEL RAILROAD AT HAGLEY

- On display 1998
- Video available at Hagley Digital Archives
- <https://digital.hagley.org>



# TAVERN EVENTS

Date	Source	Event
1819	Orphans Court	Division of Alexander Porter's Land to William Law
1820	NCC Parcel	Construction of tavern buildings
1834	Deeds	Sale by William Law to Rebecca Lloyd
1837	Deeds	Sale by Rebecca Lloyd to George Hodgson
1839	Deeds	Sale by George Hodgson to James Plunket
1840	Deeds	Sale by James Plunkett to Patrick Higgins
1849	Deeds	Sale by Higgins daughter to James Toy
1889	Deeds	Sale by Orphans Court to Mary Toy
1901	Orphans Court	Division of Mary Toy's Property to Family
1931	News	Fire destroys rental properties
1938	Deeds	Sale by Siblings to Charlotte Toy
1975	Probate	Charlotte Toy leaves property to Little Sisters
1976	Deeds	Sale by Little Sisters to Pierre Coleman DuPont
1985	Deeds	Sale by DuPont to George Fitzgerald



Parcel Search > Parcel Details

**0703020011**

[View Tax and Sewer Bills](#)   [Buildings/Sketches](#)   [Recent Sales](#)  
[Assessment Fees](#)   [Code Violation Details](#)   [Elevator Certificates](#)   [Cons](#)

Address: 6 MAIN ST  
WILMINGTON, DE 19807-  
Division: BRIGHAM & DUPONT SUB  
Owner: FITZGERALD GEORGE M  
P.O. BOX 153  
Address:  
MONTCHANIN, DE 19710  
Legal Info: Unincorporated

### Property Characteristics

Residence 0

Building Design:	Residence Class: 3FD UNI
Grade: AVERAGE	Condition: GOOD
Year Built: 1820	# Stories: 2
Total Area (sq. ft.): 3700	Main Floor Area: 1848
# Rooms: 11	# Bedrooms: 5
# 1/2 Baths: 0	# Full Baths: 3
# Fam. Rooms: 0	# Fixtures: 15
Roof Type: GABLE	Roof Material: ASPHALT
Exterior Wall: STONE	Interior Wall Finish: PLASTER
Floor Finish: WOOD	Foundation: CONTIN
Garage Capacity: 2	Basement %: 50%
Basement % Finished:	Basement Finish Type: NO BAS
Attic % Finished:	Unfinished Area: 0
Unfinished %:	Air Conditioning:
Heat Type: HOT AIR	
Remodel Year: 77	

# TAVERN PROPERTY TODAY

