

Connecticut

THE first European to discover and sail up the Connecticut River was Adrian Block, a Hollander, who is supposed to have sailed in 1614 as far as the site of Hartford. The Dutch traded on the river eighteen years before the river became known to the English.

DeRasiere, a Dutch captain from Manhattan, in 1627 told the Pilgrims at Plymouth of the fertile Connecticut Valley, and invited them to come there, but they rather discourteously declined the invitation, informing the captain that the Dutch had no right in that country. They deferred for six years acting upon the suggestion. [142]

Robert, Earl of Warwick, President of the Council of New England, on March 19, 1631, granted to William, Viscount Say and Sele, Lords Brooks and Rich, Sir Nathaniel Rich, Sir Richard Saltonstall, George Fenwick and others to the number of eleven (designated as lords and gents), and their heirs and assigns and associates for ever: "All that part of New England in America which lies and extends from Narragansett River the space of forty leagues (120 miles), upon a straight line near the seashore to the west and southwest, from the Atlantic Ocean to the South Sea, and all islands, mines and minerals; and north and south in breadth, reserving for his majesty his heirs and successors, the one-fifth of all gold and silver found."

Johnson [87] said: "The foundation of the claim of the Earl of Warwick to this territory is mythical. The grant to Say and Sele shows no title on the part of the grantor and is merely a quit claim."

The Dutch acquired an Indian grant of land at Saybrook, at the mouth of the Connecticut River, the year after the grant by Warwick, on which they erected the Arms of The Netherlands. They also acquired a tract of land along the river at the present site of Hartford where, in 1633, they erected Fort of Good Hope and equipped it with two cannon.

John Winthrop in October, 1633, sent the bark "Blessing" from Massachusetts on a voyage through Long Island Sound to New Amsterdam for trade, and to show to the Dutch governor, van Twiller, Winthrop's commission signifying that the King of England had granted the river and country of Connecticut to certain of his subjects. When the commission was shown him, van Twiller stated that the land belonged to the West India Company by prior discovery, occupation and grant of the States General, and requested the Plymouth people to defer their pretense of claim to Connecticut, and refrain from settling there until the King of England and the State General should agree about their boundaries so that they "as Christians might dwell together as good neighbors in these heathenish parts." [16]

William Bradford and Mr. Winslow, of Plymouth, went to Boston in 1633 to confer with the Massachusetts men about their joining them in going to the Connecticut Valley. Governor Winthrop afterwards said: "There was a motion to set up a trading-house there to prevent the Dutch who were about to build one . . . but being three or four thousand Indians there we thought not fit to meddle with it."

Winthrop stated that subsequently four men went overland to Connecticut in September, 1633, to trade, and that at a session of the general court at Newton, Massachusetts, the subject of the migration to Connecticut was long and earnestly discussed. Among the principal reasons for the removal were "the fruitfulness of the river valley with its great meadows."

Migration overland by people from Dorchester started in the autumn, taking horses, cattle and swine. The trip took two weeks of weary traveling. Household goods had been sent by water. The weather was stormy, some of the vessels were wrecked or frozen in the river, and the food supply ran short. [142] The Dorchester expedition probably reached the site of Hartford

ahead of the Holmes expedition, which went by sea from Plymouth at about the same time.

Motives for the migration were also political. Men were dissatisfied where only one in six had a vote. The Warwick grantees were preparing to take possession at the mouth of the river; so it was "reluctantly consented to," on condition that the new colony should continue within the jurisdiction, and be a part of Massachusetts. [142]

The colony had much livestock. Wood said: "They had 1,500 head of cattle, 4,000 goats, and swine innumerable." Nine years later there were 1,000 sheep.

The Dorchester party which included people from Watertown and Newton, entered upon the Great Meadow and apportioned it in sites, to which they first gave the names of the Massachusetts towns from which they had come, but the present names were afterwards substituted. The Watertown group located at Wethersfield, the Dorchester group at Windsor, and those from Newton at Hartford. [87]

William Holmes of Plymouth, with his company, having a commission from the governor of Plymouth, in September, 1633, took to Connecticut on board a large new boat the frame and material for a house. He found the Dutch were at Hartford and had made a fort, and planted two pieces of cannon. The Dutch forbade Holmes going up the river, stood by their cannon and ordered him to strike his colors, or be fired upon. He disregarded the Dutch command and was fired upon. But he proceeded and erected his house on the west bank of the river, near Windsor, and fortified it with palisades. Governor Wolcott said this was the first house erected in Connecticut, though the Dutch erected a trading-house there at about the same time, which they called the House of Good Hope. The Dutch sent a force of seventy men to drive Holmes away. He was so well fortified and vigilant that they attempted to checkmate him by making another location higher up the river. [148] But about this time smallpox broke out among the Indians. [142]

The Dutch were striving to protect their monopoly of the beaver trade with the Indians, said to amount to ten thousand skins per annum. The English sometimes sent to England in a single ship £1,000 worth of otter and beaver skins.

The epidemic of smallpox, which killed 950 Indians out of 1,000, removed the last Indian from the meadows in Windsor and rendered these meadows, "the lord's waste," and a land where the pioneers could raise food. [142]

The English having at length obtained a foothold on the Connecticut River, the towns of Massachusetts soon rang with the fame of the fertility and "excellent meadows" of that valley; and consequently these lands became an object of great desire and competition. [111] More settlers came from Cambridge, Watertown, Dorchester and Newton and other places and found homes along the river.

A provisional government for Connecticut was under a commission from the general court of Massachusetts, instituted in 1635 to eight persons who had resolved to go to Connecticut. Rules and ordinances were enacted, including regulation of land allotments.

The ship "Abigail" arrived at Saybrook on October 5, 1635, with John Winthrop, Jr., Sir Henry Vance and Rev. Hugh Peters representing "the lords and gents." Young Winthrop promptly tore down the Coat of Arms of The Netherlands which the Dutch had placed there three years previously.

Sir Francis Stiles, who was sent out from England largely at the expense of Saltonstall, arrived at Windsor by boat with twenty men, soon after the Dorchester pioneers had reached there.

Saltonstall came to New England with Governor Winthrop, in 1630, and returned the next year. He later sent his sons Richard and Robert. The latter died in Massachusetts and, among other property, left two thousand acres at Warehouse Point, near Windsor. [142]

Saltonstall had planned laying out sixteen hundred acres. He offered to buy the buildings which the Dorchester party had erected, but they refused to sell and move out. His party, led by Stiles, was crowded to the extreme north end of the meadows and these meadows were the only land fit for immediate cultivation.

There was intense animosity along the Connecticut River between the Plymouth people and the Dorchester people. William

Bradford, Miles Standish, John Alden, Thomas Prince, William Brewster and John Howland, of Plymouth, gave power of attorney to William Holmes "to enter and seize all those our lands upon the Connecticut River known by name of Windsor and Hartford, and hold them, and also our indented servants, and chattels, and to dispose thereof."

In the spring of 1636 John Winthrop, Jr., who had been appointed by the "lords and gents" partly as governor of Connecticut (though never so acknowledged by the three Connecticut towns), went up the river from Saybrook to arrange the difficulties between the pioneers under Stiles and the Dorchester people.

Springfield, Massachusetts, was settled in 1636, by Mr. Pynchon of Roxbury, and continued for two years under the Connecticut government. [148]

In less than four years after arrival of the first settlers on the Connecticut River, all the land in the immediate vicinity was privately appropriated, and as new settlers came in needing land, the inevitable speculation in land developed. New arrivals had to pay others for a place on and from which to live.

The Plymouth colony in 1637 reserved forty-three and three-quarters acres in the Plymouth Meadow. On the same date it is recorded that Thomas Prince sold an equal acreage of meadow, and forty acres of upland at Hartford, to inhabitants of Windsor for £37 10s, payable three months hence. About the same time, fifteen-sixteenths (94 acres) of the Plymouth lands were acquired by the Dorchester people. [142]

Thomas Ford, of the Dorchester party, became the owner of large tracts by original grants, including thirty-two acres which was half of Pine Meadow, and most of the site of Windsor Locks. Hundreds of acres were granted him on the east side of the river, and he bought many acres from others. [142]

The three independent settlements in Connecticut were the nucleus of the Connecticut colony. In the fourth year they consisted of 160 families, comprising 800 persons.

The locations of New London, Groton and Stonington were considered the habitations of the Pequot Indians.

Barely more than three years had elapsed after the Mas-

sachusetts people had settled in Connecticut, at Hartford, Windsor and Wethersfield, when, joined by settlers in Massachusetts, they declared a war of extermination against the Pequots.

After a night spent in prayer, an English force of ninety men led by John Mason (not he of the New Hampshire Grant), together with twenty led by Underhill, plus sixty Mohican Indians under Uncas, and four hundred other Indians under Miantonomo, proceeded to Mystic River, near Stonington. At dawn they fell upon the Pequots and exterminated them by sword and fire, burning their village. No quarter was given or mercy shown. There were six hundred Indian warriors, women, old men and children killed, and two hundred taken prisoners. Two Englishmen were killed and twenty wounded. Those natives who escaped were pursued, and a remnant hunted into "a most hideous swamp." All this was done in less than an hour. [16]

About thirty Indian prisoners were taken offshore in a boat and drowned. Some fifty others seem to have been reduced to bondage, and were distributed among the English. Some were sold as slaves in the West Indies. An aboriginal nation had been almost exterminated; their coveted land won. Comparative peace reigned for thirty-eight years, but the seed of enmity in the Indian tribes was sown for ages. [16]

Winthrop recorded: "There was a day of thanksgiving kept in all the churches for the victory, and for other mercies." Captain Mason wrote: "Thus the Lord was pleased to smite our enemies and to give us their land for an inheritance." Washington Irving, in *The Sketch Book*, gives a vivid account of this massacre.

Laborers being in demand, as is invariably so where land is easily obtainable, Hugh Peters, a prominent citizen, wrote Governor John Winthrop, Jr., that he had heard of a dividend of women and children from the Pequot captives, and would like "a young woman or girl, and a boy"; another wrote that slaves were needed to improve the country.

The general court ordered that men be sent to settle on the land conquered from the Pequots, and hold it for the colony. [112]

The people of Windsor, Hartford, and Wethersfield in 1639

"conjoined" themselves (Springfield declining to join) to be as one public state or commonwealth. They established a general assembly or court, to make laws for their government and dispose of lands, and from then on the assembly exercised that power.^a

This was the beginning of the organization of Connecticut. Their "Fundamental Orders" were the first written constitution creating a government known to history. [10] The general court legislated not only concerning the colonist but acted also in settling affairs between the Indians. [112]

The general court enacted that land already measured out should be recorded, and that no inhabitant should make sale of his house and land without first offering it to the town in which it was situated.^b

So rapidly did their settlements increase in population that, six years after the Massachusetts people arrived, Hartford contained more than one hundred houses. [111]

The fort at Saybrook was planned and commanded by Lion Gardiner, an engineer who had served in Holland under the Prince of Orange. He disapproved of the Puritan policy respecting the Pequots. Johnston [87] rightfully said: "The English settlement at Saybrook rested on a paper title which rested on nothing and was never perfected. The other settlements had not even a baseless paper title to rest upon. Both were perfect examples of squatter sovereignty." Egleston [42] in confirmation said: "The settlers of the river towns had no right of jurisdiction other than that of occupancy, purchase from Indians, or conquest such as in the Pequot Massacre. Their policy seems to have been to dispose as quietly and cheaply as possible of the claims of such as challenged their land titles, into the exact nature of which they were not disposed to provoke too close an investigation." However, from these "rights" emanated the present titles to land in Connecticut.

A party of English from Yorkshire, Hertfordshire and Kent, led by Theophilus Eaton of Oxfordshire, and Rev. John Davenport, a famous divine, arrived in Boston in 1637.

^aConn. Rec.

^b*Ibid.*

Eaton had been a London merchant, a deputy governor of the East India Company, had lived in India three years, and was a large landholder in England. Other settlers with him possessed wealth; all had an urge to grab more land in America than they could use, to be held idle until the continuing stream of settlers had run up its price.

In the spring of the following year they settled on a tract of land eight by five miles in area, which they named New Haven. They had no grant of land, but made terms with the Indians, and began to distribute land among those of their group. Eight years later the Dutch governor protested against the English settling in the area, which the Dutch called Red Mount, claiming infringement of the rights of the States General. [148]

Each settler was to receive two-and-a-half acres, partially in upland and meadow, and partially on the neck. Those who invested £100 in the venture received twenty acres in upland. [158]

Eaton, the chief promoter, had 963 acres, with land rates assessed at £10, 13s, while John Brackett had 25 acres with £2, 6d rates. Every landholder was to pay his proportion of all public charges, and was to expect land in all subsequent divisions.

Being accustomed to good houses in England, Eaton built a house with nineteen fireplaces, and Davenport one with thirteen fireplaces.

Some of the New Haven and Wethersfield people founded Milford, where they acquired a large tract of land from the Indians for some merchandise of small value.

About the same time, some people arrived from Surrey and Kent in England, and settled at Guilford, where they obtained, in like manner, a tract of land ten by thirteen miles in area. Everybody received land, on which he must pay his proportion of all expenses. But in anticipation of an unearned increment in land value, to accrue to the promoters from an increase in population, no one was permitted to invest more than £500.

Stamford was founded two years after Guilford. The people of Milford "sequestered" a belt of land around their town two miles wide, and divided the land among the settlers in the manner usually practiced in New England, according to the area of land each recipient already held.

Another trick widely practiced in land distribution in New England is illustrated by the division of land at Milford in 1805 (being one-and-two-thirds of a century after the founding of the place), when allotments were made to heirs based upon the list of landholders and the area held by each 119 years previously; the object being to confine grants to the descendants of the first families—thereby shutting out subsequent arrivals and their descendants, and tending to form a landholding aristocracy.

Land was often granted to soldiers, and to others who had rendered some public service. The assembly in 1696 granted six miles square of the conquered Pequot lands about Voluntown to Thomas Leffingwell, John Frink and others who had served in the Pequot Massacre. [148]

Sir William Boswell, British ambassador to Holland, advised the English to “crowd on, but without hostility, crowding the Dutch out of those placès which they have occupied.”

The English were so strong in numbers in Connecticut, three years after they arrived there, that they denied to the Dutch, the first European settlers, all title to any possessions on the river. The English government attempted to justify the encroachments by saying that though the Dutch had been in possession several years, they had done nothing to improve the country, and that “it was a sin to leave such valuable lands uncultivated, when such fine crops could be raised from them.” [111]

The above plea, if admitted, would afford a justification for any one settling on unused land anywhere, the action being construed as fulfilling a law of nature.

O’Callaghan [111] wrote: “It is not easy to discover on what ground the Dutch were regarded by the English, or by their historians, as mere intruders. The Dutch had made the effective discovery of, and established themselves along, both the Hudson and Connecticut Rivers, before these rivers were known to the English. They had obtained a grant from their government before the date of the grant to the English, which had as good a right to grant lands discovered by their subjects as any other state. After trading with the Indians for several years, the Dutch acquired of them a tract of land and built a fort and trading

house before the country had been taken possession of by the English. The people of the Plymouth and Massachusetts colonies, when they attempted to drive the Dutch from Connecticut, came without a shadow of title from the Council of New England under which they professed to claim.

"It might have been expected that when the English had settled in America they would, in gratitude for the hospitality which they had experienced from the Dutch during their sojourn of eleven years in Holland and Zeeland, have left New Netherland unmolested. But self-interest entirely eradicated sentiment of justice and gratitude from their hearts. They did not consider whether they had any legal title, or the fact of prior discovery, chartered conveyance, and possession, by the Dutch."

The distribution to individuals by the general court, in 1640, of land at Pine Meadow (Windsor Locks) was in accordance with the sum invested by each person in the general fund, raised before the settlers left Massachusetts to meet the expenses of the migration. Governor John Haynes, of Hartford, received ten acres. When land had been allotted to the first settlers as needed, for cultivation, pasturage, fuel and timber, the remaining land was held in common by the town, and later granted by vote, as needed. What remained was granted to those on the tax list, the allotment being based in proportion to the wealth and the amount of taxes paid by each. In 1752, about 130 years after the first settlement, a committee of proprietors distributed nearly all the remaining land in the town among the heirs of the original proprietors. These heirs were largely lineal descendants of the first settlers. [142]

Mathew Allyn and the Wolcotts were recorded as holders of lots north and south of the Plymouth reservation. Allyn, in 1640, bought all the land reserved by the settlers from Plymouth. [142]

Governor Haynes, in 1640, had 30 acres meadow; 150 acres home lot and woods, and 284 acres on the east side of the river, all appraised at £140. At his death, thirteen years later, it was inherited by a man in Boston, who sold it fifteen years afterwards to Henry Wolcott. Many of the Saltonstall party bought lots at Windsor. From the early days, mortgages were given, a

practice which facilitates hoarding land for speculation. Taxes were paid in farm products. [142]

The four towns of New Haven, Milford, Guilford and Stamford united, in 1643, into the "republic" of New Haven. A constitution was adopted and courts established. Only church members could vote, which disfranchised more than one-half in New Haven, and nearly half in Guilford. [47]

Massachusetts, having joined in the conquest, laid claim seven years afterwards to a part of the Pequot lands, and George Fenwick asserted this claim was of great consequence to "the gents" interested in the Connecticut grant. [148]

Fenwick, one of the surviving grantees of the discredited Warwick grant of 1631, threatened to sell to the Dutch the fort at Saybrook and lands at the mouth of the river, or to levy a tax on all exports and imports passing through. He proposed to the Connecticut court that they buy his rights and privileges.

Thereupon an agreement was made between Fenwick and representatives of the jurisdiction of the Connecticut River, by which, "Fenwick conveys the fort and munitions at Saybrook. All the land upon the river shall belong to the said jurisdiction of Connecticut, and such lands as are yet undisposed of shall be ordered and given out by a committee of five, of which Fenwick is always to be one. All the forementioned grants the said Fenwick doth engage himself to make good to the jurisdiction aforesaid. Also promises that all lands from Narragansett River to Saybrook shall fall under the jurisdiction of Connecticut if it come into his power. The parties authorized by the general court of Connecticut agree that for ten years there shall be paid to Fenwick or assigns: for each hogshead of beaver down the river 20s; each pound of beaver traded within the limits of the river, 2d; each bushel of corn or meal out of the river 2d per bushel," there were also many other articles upon which duties were levied. Fourteen months later this agreement was amended, by which Connecticut was to, and did, pay Fenwick or assigns £180 per annum in produce for ten years. [148]

Fenwick seems to have been somewhat of a highbinder in his asserted private ownership of the mouth of the river.

Abram Pierson, a minister in Yorkshire, England, came to

Boston and later located himself at Southampton, Long Island, whence he went with his congregation to Branford, Connecticut.

Isaac Allerton (1588-1658) was one of the English who had settled in Holland and came to Plymouth in the "Mayflower." He became possessed of land in Rhode Island and Maine, was one of the leaders, and the deputy-governor and agent for the Plymouth Colony in England. In 1646 he located at New Haven, and traded with the Dutch and Swedes on the Delaware.

The great influx of English people into Connecticut, while the Dutch population remained static, resulted in 1650 in a treaty at Hartford between the two nationalities, whereby Stuyvesant practically abandoned all claim to New England. Therein it was agreed: That upon Long Island, the territory lying east of a line run from the westernmost part of Oyster Bay, in a straight line to the sea, should belong to the English; the western part to the Dutch. The line between Connecticut and New York was to begin at the west side of Greenwich Bay, about four miles from Stamford, and was to run north twenty miles, its continuance to be fixed by agreement between the two governments of the Dutch and New Haven (provided that said line came not within ten miles of the Hudson River). Greenwich, subject to future consideration, was to remain under the Dutch.

This caused the English about Hartford to become aggressive and violent. Four years later they even appropriated, and held by force, land which the Dutch settlers had made ready for planting, whereupon the farmers came to blows. The court at Hartford ordered and declared that the "Dutch House of Hope, with the lands, buildings and fences thereto belonging, be hereby sequestered."

Governor Winthrop, of Connecticut, was, in 1661, sent to Europe to make representations against the Dutch and French. The eventually discredited and beheaded Archbishop Laud opposed his proceedings, and caused Winthrop to be imprisoned as a Separatist, but he was released.

The Dutch West India Company directors, mistrusting Winthrop, with whom they had conferred at Amsterdam, instructed Stuyvesant to "explore his mind," and if possible effect a definite settlement with Connecticut. Stuyvesant went to Boston, and

met the commissioners of the United Colonies, but could reach no agreement with them about their encroachment upon the Dutch domains. [16]

The Connecticut committee asserted: "The Dutch West India charter is only a charter of commerce." This prompted Stuyvesant to write to the Amsterdam Chamber, requesting that the original charter should be solemnly confirmed by a public act of their High Mightinesses, the States General, under the Great Seal, "which an Englishman commonly dotes upon like an idol." They promptly complied with this request, declaring that the charter authorized the company to plant colonies in any unoccupied parts of America, from Newfoundland to the Straits of Magellan, and particularly in New Netherland. [16]

Through the influence of Lord Say and Sele, and other friends of the Connecticut colony at the court of Charles II, the people of Connecticut, on April 23, 1662, obtained from the king a grant of all the lands embraced in the original grant to Lord Say and Sele and others, of March 1631. The grant, of course, included the location of the New Haven colony. [145] This gave the Connecticut settlers the first authoritative title by a potentate to lands in Connecticut, and was the basis on which they claimed land west of the Alleghenies.

Excerpts from the grant read: "We do give and grant unto said Governor [Winthrop] and company [naming nineteen persons] and their successors, all that part of our dominions in New England bounded on the east by the Narragansett River, and on the north by the line of Massachusetts Plantation; and on the south by the sea, . . . to the South Sea on the west, with the islands thereunto adjoining, together with all the lands, havens, ports, rivers, mines and minerals within said tract. To have and to hold the same unto the said governor and company, their successors and assigns for ever, upon trust, and for the benefit of themselves and their associates, freemen of the said colony, *their heirs and assigns*, to be holden of us, our heirs and successors, yielding and paying to us the one-fifth part of all gold and silver which shall be there gotten . . . And they shall have perpetual succession, and possess lands, and the same to lease, grant and dispose of."

The expense of getting the grant, including sending Governor Winthrop to England, was £1,300.

Two years afterwards, on March 12, 1664, King Charles granted to his brother James, Duke of York, all the land between the St. Croix River and Pemaquid, Maine, and between the west side of the Connecticut River and the east side of the Delaware: he also granted James the Hudson River, Long Island, Martha's Vineyard and Nantucket. [145] This grant included within the boundaries named all the region occupied by the Dutch. Also included was a part of the Connecticut grant extending to the Pacific Ocean, which Charles had only two years previously confirmed to Winthrop and associates. This grant to James was further renewed to him by the king ten years later, after recovery of the region from the Dutch.

In the final distribution of land by the Council of New England in 1635, James, Marquis (afterwards Duke) of Hamilton, was granted land between the Narragansett and Connecticut Rivers. This was four years after the aforesaid grant of the same territory by the Earl of Warwick.

Heirs of Hamilton endeavored, thirty-three years later, and again nineteen years after that, to set up their claim in opposition to the Connecticut grant of 1662, but it was barred by Prescription.

An agreement between Governor John Winthrop and John Clarke of Newport, in 1663, terminated the controversy regarding the boundary between Connecticut and Rhode Island. The line was decided upon as being at the Pawcatuck River, though to act in accord with the royal grant, they violated a geographical fact in pretending that the Pawcatuck River was the Narragansett River. The boundary on the west, between Connecticut and New Netherland, was still undetermined.

In a controversy between Lyme and New London in 1664 over the land claimed by both, it was decided that, rather than go to the expense of litigation, the difficulty be settled by a fist-fight by two champions from respective towns. Lyme won, and took possession. [29]

The general court, in 1664, gave liberty to Governors Hopkins and Haynes to dispose of the lands upon the Tunxis River,

near Windsor, to such of the inhabitants of Windsor as they should judge expedient. [148]

When Connecticut and New Haven united in 1665, the general court became the general assembly, and adopted resolutions dissolving the New Haven colony. The Rev. Davenport became disgusted at the union of the Connecticut colonies, and moved to Boston. The people of Branford also were so displeased that the Rev. Pierson, and almost his entire congregation, went with Robert Treat to found Newark, New Jersey. This left the town almost without inhabitants for the next twenty years. [148]

The allotting of land in many places in New England was proportionate to what each person invested in the adventure of making a new settlement. In fact, making these new settlements became what would be designated today as a racket, with some aspects of a lottery.

A grant of land eight miles square, for a settlement at Woodstock, was made in 1683 to a group of promoters in Roxbury. Such grants to make settlements at different locations became a source of profit to the promoters.³ A group was formed in Farmington, which created twenty-eight shares for the promotion of a settlement at Waterbury. [148]

The English slaughtered five hundred Indians near Stamford, in 1675, which "ranked with the massacre of the Pequots thirty-eight years previously."

Notwithstanding priority of the Connecticut grant of 1662, just cited, to that to the Duke of York, Governor Andros asserted the Duke's claim to all that part of Connecticut west of the Connecticut River. [148]

With the number of settlers and the demand for land increasing, land value increased. At Hartford, Windsor and Wethersfield, meadow land in tracts of fifty and sixty acres, was held at £5 to £7 per acre, pasture land £3, 6s, 8d, and woodland at 11s. [158]

It was common for land to be forfeited if the grantee did not build a dwelling within one year.⁴

With the population increasing, the English increased the re-

³Ellis, Roxbury

⁴Bronson, Waterbury

straint upon the Indians. Reservations were established and the Indians were confined to them. In 1659 a tribe was reservationed at Bridgeport. Eight years later, two thousand acres between Groton and Ledyard were set apart as an Indian reservation, and sixteen years still later, another tribe was confined near North Stonington. The English forbade Indian pow-wows and worship of "false" gods. [112]

The general assembly, in 1685, "granted the promoters of the town of Windsor [fifty years after it was founded] all those lands unto . . . and the rest of the said present proprietors of Windsor, their heirs and successors and assigns for ever, paying to our sovereign lord the king, his heirs, successors and assigns, his dues [one-fifth of the gold and silver discovered], according to the charter." Signed: "Robert Treat, Governor."

In 1686 there were granted to 12 promoters, 15,100 acres in Windham County. Massachusetts people planted the first colony in that county, and Connecticut people soon followed. Sir Robert Thompson, of England, held the land on which Thompson, Windham County, is located. [142]

Sir Edmund Andros was, in 1688, made governor of New York as well as of New England. He went to Hartford to seize the Connecticut charter, but was foiled in the attempt. He declared that the Indian land titles of the colonists were of no value; that Indian deeds were no better than "the scratch of a bear's paw."

By his actions, settlers who had improved and cultivated their land during fifty or sixty years' occupancy were obliged to take out new deeds, and pay an increased annual land rent to the Duke of York. In some instances a fee of £50 was demanded, as a perquisite to Andros. Those who demurred had their land confiscated and deeded to others.

The general assembly, in 1693, granted to a group of promoters a township, six by eight miles in area, on which Danbury was afterwards founded.

The assembly in 1696 granted six miles square of the conquered Pequot lands about Voluntown to Thomas Leffingwell, John Frink, and others who had served in the Pequot Massacre. [148] Many tracts of land were given to Yale College.

The assembly, in 1703, enacted that all the land in the town-

ships already granted should remain, with all the privileges and immunities therein granted, in fee simple to the promoter-proprietors, their heirs and assigns for ever. [148]

The people were thus for all future ages alienated from the land, except by purchase from those who had been born earlier and got possession of it.

Some of the prominent citizens of the colony, including Captain John Mason, in scheming to possess a large tract of land conquered from the Pequots, became malcontents and appealed to England against the colonial assembly. Litigation continued seventy years, when it was finally disposed of by King George III.

A tract of 2,400 acres in Windham County, which had been sold several times by, and to, speculators, brought, in 1711, £312.

A boundary dispute between Connecticut and Massachusetts was disposed of, in 1715, by Connecticut receiving 105,793 acres in the disputed region. This was sold at public auction to twenty-one speculators from Massachusetts, Connecticut and London, England for £683, about 3¢ per acre.

Five years later Connecticut sold sixteen thousand acres at auction to a small group, one of whom was Roger Wolcott, a well-known Hartford land speculator, for £510, or about 16¢ per acre. [172]

With the increase in population and continued land speculation, land prices increased. Seven-and-a-half acres of meadow land at Hartford were sold at £8 per acre; land in "the second meadow" at £2, 10s per acre, and a tract on the "copperhills" at 2s per acre. [158]

Litchfield was founded by speculators in 1720, when a tract nine by ten miles in area was laid out into sixty-four allotments, of which sixty-one were sold at auction. Willington was laid out the same year, on a tract five by seven miles, and sold for £510. [148]

Captain Jeremiah Fitch, of Norwich, had acquired a claim to a large tract at Coventry. He was legally opposed, and judgment given against him, whereupon he was imprisoned, but his neighbors stormed the jail and released him. [142]

There was continuing active demand for land for homes, but

since all land about the settlements was held by speculators for higher prices, incoming settlers and the maturing younger generation were forced to far-off regions. At Windsor, a "right" in a large tract of remote land was, in 1725, valued at 3s 4d per acre. [158]

The township of Mortlake, afterwards annexed to Pomfret, was granted by the assembly in 1726 to one Blackwell, of England, who, contrary to expectations, held it unused for a considerable time. He sold it to Governor Belcher of Massachusetts, who also neglected to settle it, whereupon the assembly wisely annulled the grant. [148]

To avoid having the lands of the colony grasped by Sir Edmund Andros, the English governor, the assembly conveyed certain large areas of unallotted land to the towns of Hartford and Windsor for safekeeping. After the danger of appropriation by Andros had passed, the towns, when called upon to return the land, refused to do so and proceeded to sell allotments for their own benefit. [148]

This was compromised, in 1729, by the two towns returning less than one-third of the land to the colony; the towns retaining 291,806 acres, which they sold. The land returned to the colony was later distributed, mostly among influential citizens, in proportion to their wealth, to land already owned, and to the amount of taxes paid by each on the tax list of nine years previously; [142] a policy adverse to democratic principles, or fair dealing.

New Fairfield was laid out in 1730, into fifty-two allotments and four hundred acres were allotted to each of the twelve promoters designated as the original proprietors, their heirs and assigns, and a hundred acres for the first minister. [148]

At Torrington 20,924 acres were, in 1732, granted by the assembly to 106 promoter-proprietors. At Barkhamsted 20,531 acres were granted to a group of promoters, and at Colebrook 18,199 acres were likewise granted to seventy-nine persons. The last named tract was not surveyed and laid out until twenty-eight years afterwards. [142]

The assembly enacted, in 1737, that land on both sides of the Housatonic River should be divided into fifty-three rights, and

fifty rights sold at public vendue. Every purchaser was obliged to build and finish a house, at least eighteen feet square, and subdue and fence at least eight acres within three years after purchase, and pay the taxes. [148]

Cornwall township of 23,654 acres was laid out in 1738 in fifty-three allotments or rights. The rights, averaging 446 acres each, sold at £50 per right, or about 54¢ per acre. [148]

Norfolk township of seven by nine miles was, in 1754, divided among fifty promoters, each of whom was to help create land value by settling a family on each right within three years. [148]

Land in New Haven was in 1774 offered in tracts of a hundred to a thousand acres, at £5 per hundred acres—12*d*, or 24¢, per acre. It was sometimes sold at auction at a minimum price of one-half that. [50]

A Windham County group organized the Susquehanna Company, in 1753, and applied to the assembly for a quit-claim for land in the Wyoming Valley, Pennsylvania, extending along both sides of the Susquehanna River. Connecticut claimed this as part of the grant by the Earl of Warwick in 1631, confirmed by Charles II in 1662; but nineteen years afterwards, Charles granted this same land to William Penn.

About two thousand Connecticut people went to the Wyoming Valley in 1778, and fought for possession of the land. During the American Revolution, British soldiers and Indians fell upon and killed about three hundred of the Connecticut settlers, in the historic Wyoming massacre. The survivors fled back to Connecticut. Some details of this tragic and prolonged controversy are given in the chapter on Pennsylvania.

The new state of Connecticut in 1786, by intercession of the Continental Congress, relinquished its claim to the Wyoming Valley and all western land north of the Ohio River, excepting 3,366,921 acres in northeastern Ohio which were reserved by it. Ten years afterwards it sold nearly three million of these acres, at 36¢ per acre, to the Connecticut Land Company, composed of forty-eight speculators, mostly in Connecticut. The company opened offices, conducted a sales campaign, and sold the land to settlers and speculators, mainly the latter. Oliver Phelps, a merchant and land speculator of Windsor, was the leader, largest

stockholder, and general manager. Phelps had earlier been in the forefront of a similar promotion. [142] Notwithstanding his extensive land-jobbing, Phelps died a relatively poor man.

During the Revolutionary War, some people in different Connecticut towns suffered losses from depredations by the British. As an indemnity, the legislature divided several hundred thousand acres in its Western Reserve in Ohio, among the sufferers, at an appraised value of \$1.50 per acre. Some of the recipients settled on their tracts, while others sold, or allowed their tracts to go for taxes. There was so little value to land without population that, at the present site of Sandusky, a holder of fourteen hundred acres there exchanged his allotment for a horse.*

*Bailey, Danbury