

Title History of 1600 East Street Road
Parkersville, Pennsbury Township, Chester County

by
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2012

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The house at 1600 East Street Road, owned in 2012 by Dr. and Mrs. B. Randall Brenn, is on a 5-acre remnant of an original 200-acre land grant from William Penn, dating from early 1701. The original owners of the grant land probably lived on or near this location, which is in the southwest corner of the Parkersville Road/Street Road intersection.

Title searches show that, as of 2012, 21 owners have possessed the location which is now 1600 East Street Road. It is not known when the first structure was built on the site. The earliest deeds have standard references to “messuages and tenements,” which could have been anywhere on the larger tracts before division. Later deeds show that there was a house or building at least as early as 1811 near the 1600 East Street Road corner. The 1849 farm map shows a house there but does not identify the occupant (the land at that time was owned by John Parker Jr., who lived on the “Ravenroyd” estate further north). The 1873 farm map shows a house on the site, occupied by William House.

The title history is as follows.

1681 – 1701 William Penn

Chester County was one of the original counties of Penn’s Pennsylvania Colony. The proprietary charter of 1681 granted him ownership of all land within the boundaries of the new colony.

1701 – 1715 Thomas Robinson & Thomas Fisher

The 1600 East Street Road property is just inside the northeasterly boundary of an original 1701 land grant and survey from William Penn to Thomas Robinson and Thomas Fisher. The Robinson/Fisher boundary passed through the point where the old part of Street Road from Birmingham once ended (now the Parkersville Crossroads).

Reference Warrant # 49 from Wm. Penn to Thomas Robinson and Thomas Fisher for 300 acres near the Brandywine, 6 Mar 1701. Surveyed at 200 acres, Dec 10, 1701. Reference warrant/survey D-88-124, D-88-238. See “Ye West of the Brandywine” for maps showing land tracts as they were in 1710, 1770, 1849, and 1883.

1715 – 1740 Thomas Fisher

In 1715, Thomas Robinson and Thomas Fisher both appeared in the Chester County tax list for Kennett Township. After that year, only Thomas Fisher appears. Thomas Robinson may be the one of that name who then shows up in Marple Township tax records. The 200-acre grant land was finally patented to Thomas Fisher in 1739.

In 1735, the 200-acre Fisher farm was augmented by a 15-acre purchase from the widow Ruth Harlan, a triangle with the tip near the (now) 1600 East Street Road address and running northerly along the west side of the (now) Parkersville Road. The old Parkersville post office was later built on this tract, near the crossroads.

Reference Deed F3-53, 15 acres from Ruth Harlan to Thomas Fisher, 1735.

Reference Patent A-10-43 to Thomas Fisher, 16 Jan 1739, 199 ½ acres in Kennett.

1740 – 1748 William Fisher

In 1740, Thomas and Elizabeth Fisher sold part of the Fisher land in Kennett, 118 acres from the upper part of the Penn grant of 200 acres, and the 15 acres purchased from Ruth Harlan, to their son William Fisher. In 1741 they sold the remaining 83 acres from the lower part of the grant, to William Webb Jr. This was later owned by Steven Webb, then the Savery family. Today it is the site of the Crosslands retirement facility for Quakers.

Reference Deed H-235, 23 May 1741, 83 acres from Thomas & Elizabeth Fisher to Wm Webb Jr.

Reference Deed F3-55 Apr 2, 1740. Thomas & Elizabeth Fisher to son Wm. Fisher 118 plus 15 acres in Kennett.

1748 – 1774 Robert Fisher

William Fisher died intestate in 1748, leaving heirs Robert and Hannah. In 1764, Hannah sold her share to Robert, making him the sole heir to the Fisher land.

Reference Newark Monthly Meeting Records. Robert Fisher, son of William Fisher, was born Oct 1742, died Aug 1774.

Reference Deed T-245 Jun 28 1764, recorded 6 May 1774. Hannah Fisher to her brother Robert, her 1/3 share of their father William Fisher's land. States that William died intestate, leaving heirs Robert & Hannah; by law the eldest son (Robert) was awarded a double share. By this deed, Robert became sole owner.

1774-1811 Heirs of Robert Fisher

Robert Fisher was the last heir in the Thomas Fisher line to live on the Fisher land in Kennett. He did not farm, being a tailor by trade according to his will. It is not known if he had a shop at or near his house.

When Robert Fisher died in 1774, his widow married Amos House of Birmingham (his second of three marriages). They were married before a justice of the peace, in Middletown Township.

For 37 years, owners of the Fisher land in Pennsbury lived elsewhere and rented the house & land to tenants. Jacob Bailey lived west of the crossroads by 1800, on the former William Fisher land, but did not buy it until 1811. The Bailey heirs settled on or near the tract.

Martha (Edwards) Fisher, widow of Robert, became heir in 1774, but when she married Amos House in 1778, the property fell to Robert and Martha Fisher's daughter Hannah. Hannah married John Pim of East Caln in 1788, and lived in East Caln (per Bradford Monthly Meeting). Thomas Fisher Pim, son of John and Hannah, became the legal owner when Hannah died in 1794.

Reference Newark Monthly Meeting records. Robert Fisher, son of William, died Aug 1774 in Pennsbury (formerly part of Kennett).

Reference Will of Robert Fisher of Pennsbury, 15th of 4th month 1774, proved July 1774.

Reference Deed V-526, 1778, containing the civil certificate for the remarriage of Martha Edwards Fisher of Pennsbury, to Amos House of Birmingham.

Reference Bradford Monthly Meeting records. Marriage of Hannah Fisher to John Pim of East Caln, birth of Thomas Fisher Pim, son of Hannah Fisher Pim & John Pim.

Reference Will of Hannah Fisher Pim, Jul-Nov 1794, East Caln.

Reference U.S. Census for Kennett, 1800, 1810.

Reference Susan Kimura's detailed study of Fisher/Pim, Familysearch.com & Ancestry.com.

1811 – 1811 John Pim

In 1811, John Pim's son Thomas Fisher Pim, a clerk of Philadelphia, sold a house & 134 ½ acres in Pennsbury to his father John Pim, prior to leaving for Missouri. Thomas Fisher Pim had been apprenticed as a child, his mother (Hannah Fisher Pim) being deceased in 1794. He ran away and went to sea.

Reference Deed F3-58, 19th of 1st mo. 1811. Tho. Fisher Pim of Phil. to John Pim his father of East Caln, messuage or tenement & two tracts of land, 134 ½ acres in Kennett now Pennsbury, "land held by his ancestors."

1811 – 1811 Jacob Baily

In the summer of 1811, John Pim of East Caln and his second wife Lydia Pusey Pim sold a house and two tracts in Pennsbury, 134 ½ acres, to Jacob Baily (1775-1834). Jacob Baily lived on the tract, at a spring which is now located near the end of Lonsdale Lane, off the north side of Street Road. His heirs lived around Parkersville for many years. Ephraim Baily had a blacksmith and stove manufacturing business where 1600 East Street Road is now located. His wife Sybilla Way Baily raised silkworms there. Ephraim Bailey's stone house, near the crossroads, was owned later by Bernard Hawley, who married a granddaughter of William S. House, a later owner at the crossroads.

Reference Deed F3-59, 23 Jun 1811, John Pim of East Caln wife Lydia to Jacob Baily, house & 134 ½ acres in Pennsbury.

Reference "Ye West of the Brandywine."

1811 – 1856 John Parker Jr.

The first division of William Fisher's 118 acres in Kennett/Pennsbury/Parkersville was made by Jacob Bailey in August of 1811. He sold 19 acres ten perches to John Parker Jr., taken from the NE corner of the Fisher tract. This division included the two 6-acre tracts shown in the 1883 Breou farm map, lying in the SW corner of the crossroads and extending down to the old Quaker school. It also included about 6 acres lying east of Parkersville Road. The westward boundary of this division began on Street Road, 537 feet to the west of the present crossroads (almost aligned with Greychalk Street) and ran southwardly to a line leading southeasterly to the Quaker school and meetinghouse. John Parker Jr. probably rented out all the former Fisher lands. The Parkers lived up and down the opposite (east) side of Parkersville Road.

John Parker Jr. (1786-1857), was the first postmaster of the post office at "Taylor's Cross Roads," now Parkersville (after John Parker Jr.). The post office was on the Fisher 15-acre triangle near its point at the crossroads.

The original road (pre-1775) from the pike may have approached what was then the end of Street Road, along or beyond the west side of this 19-acre tract, rather than intersecting at the present crossroads (see the 1770 Pennsbury division map in "Ye West of the Brandywine"). A private form of the old primitive section of road may have still existed in 1811, when it was used as a division boundary.

Also in 1811, Jacob Baily sold another division, 18 acres 15 perches, to Stephen Webb, taken from the SW corner of the Wm. Fisher land. The Bailey house is shown on the 1849 farm map, near the north side of Street Road and west of the Parkersville crossroads. It was stipulated that Stephen Webb would share a spring with the Baileys.

Reference Deed F3-60, Recorded 1 Aug 1811. Jacob Bailey to John Parker Jr., 19 acres 10 perches with tenement.

Reference Deed F3-61, Jacob Baily to Stephen Webb, 18 acres 15 perches.

1857 – 1860 William Webb Parker

In 1857, W.W. Parker inherited the tract of 6 acres 35 perches with tenement, in the SW corner of the Parkersville crossroads, from his father John Parker Jr. He probably never lived on this tract.

Reference Will dated 20 May 1856, proven 17 Apr 1857 (mentioned in deed R6-92 dated 1861.)

1860 -1869 Alban Webb Sr. (1792-1869)

In 1861, William Webb Parker sold the 6+ acre tract, with tenement, in the southwest corner of the Parkersville crossroads, to Alban Webb Sr. and wife Anna Mary Darlington Webb. Alban Webb and his heirs lived on the former William Fisher land for many years.

Reference Deed R6-92, 1861. William Webb Parker to Alban Webb Sr. and wife Anna (Hannah) Mary. 6 acres 35 perches and tenement, “part of land left to W.W. Parker by his father John Parker.”

1870-1873 William House

In 1869, the executors of Alban Webb (George B. Lownes and William Walter) sold his land in Pennsbury, 6 acres 35 perches with tenement, to William House of Pocopson. This purchase was apparently for William’s son Benjamin S. House. (George B. Lownes married Rebecca B. Webb, daughter of Alban Webb & Hannah Darlington).

William House died at Parkersville 15th of 7th Mo. 1873, at age 81, an esteemed member and overseer of Kennett Monthly Meeting.

Reference Deed X7-282, 1869. Executors of Alban Webb (George Lownes & Wm Walter) to William House.

1873 – 1886 Benjamin S. House

In 1873 the 8 children of William House, of Pocopsin, inherited his properties. The heirs conveyed the tract in the SW corner of the Parkersville crossroads, 6 acres 35 perches, to one of the sons, Benjamin S. House.

Reference Deed M8-511, 1873, Amos W. House & Mary House to Benjamin S. House.

1886 Joseph Darlington

Reference Deed V9/539, April 15, 1886. From Benjamin S. House to Joseph Darlington 6 acres 35 perches in Pennsbury, at SW corner of Parkersville crossroads.

1902 John F. Grady

In 1902, the trustees of the Joseph Darlington estate sold a tenement and two tracts of land in Parkersville to John F. Grady of Pennsbury, for \$2000. The first tract, of 6 acres and 35 perches, was in the southwest corner of the Parkersville crossroads (where 1600 East Street Road presently lies). The second tract, of 6 acres and 119.14 perches, abutted the lower boundary of the first, both tracts running southward from the crossroads, along the west side of Parkersville Road.

Reference will of Joseph Darlington, D9-230.

Reference Deed K12/112, 1902. From trustees of Joseph Darlington decsd. to John F. Grady, 6 Acres 25 perches in Pennsbury at SW corner of Parkersville crossroads.

1946 Robert H. Conner and Mary E. Conner

Reference Deed R21/298. From John F. Grady to Robert H. Conner and Mary E. Conner, SW corner of Parkersville crossroads.

1954 John W. Langhaar & Dorothy Langhaar

Reference Deed Y26/66, 12/08/1954. From Robert H. Conner and Mary E. Conner to John W. Langhaar and Dorothy Langhaar, SW corner of Parkersville.

1975 Harold S. Hutchinson, Jr. & Mary C. Hutchinson

Reference Deed J45/255, 04/10/1975. From John W. Langhaar & Dorothy Langhaar to Harold S. Hutchinson, Jr. & Mary C. Hutchinson, SW corner of Parkersville crossroads.

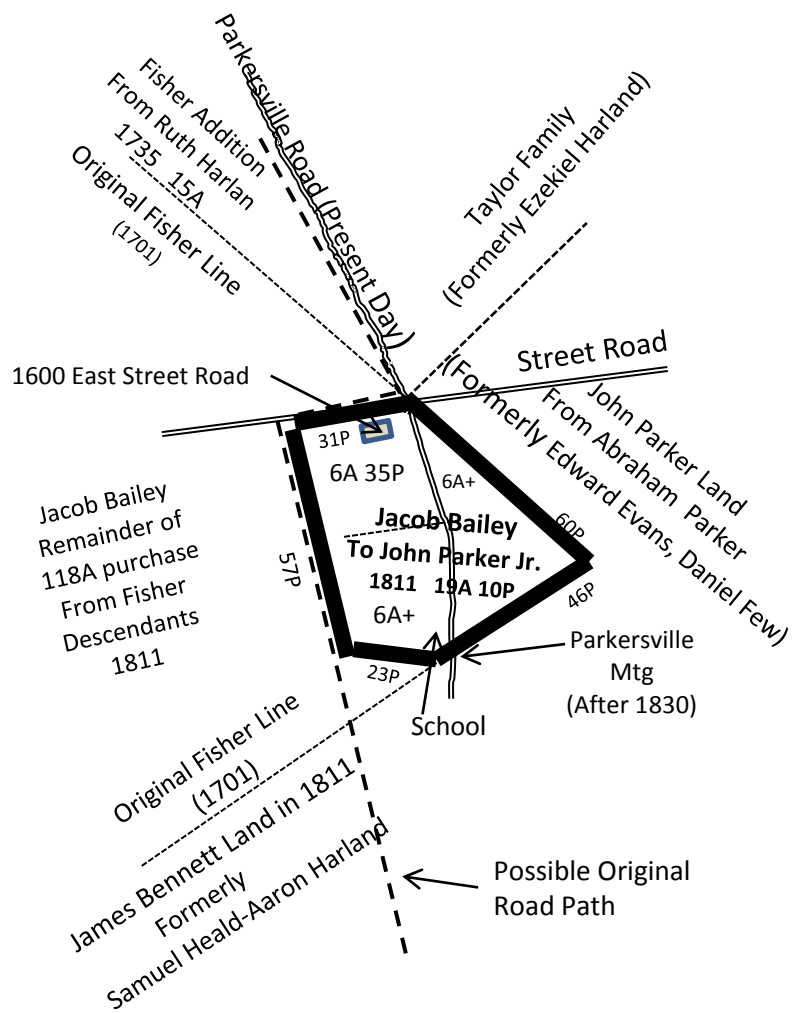
1985 Colin Johnstone & John K. Fong

Reference Deed 69/567, 08/08/1985. From Harold S. Hutchinson, Jr. & Mary C. Hutchinson to Colin Johnstone & John K. Fong, SW corner of Parkersville crossroads.

2002 B. Randall Brenn & Paula D. Brenn

The tract in the southwest corner of the Parkersville crossroads was reduced by about an acre by one of the deeds of 1946 or later. When the tract was purchased by Dr. B. Randall Brenn and wife Paula in 2002, it did not include about one acre at the former southeast corner of the property.

Reference Deed Record Book 5297 Page 2108, 05/29/2002. From Colin Johnstone & John K. Fong 5 acres at 1600 E. Street Road, SW corner of Parkersville crossroads, to B. Randall Brenn & Paula D. Brenn.



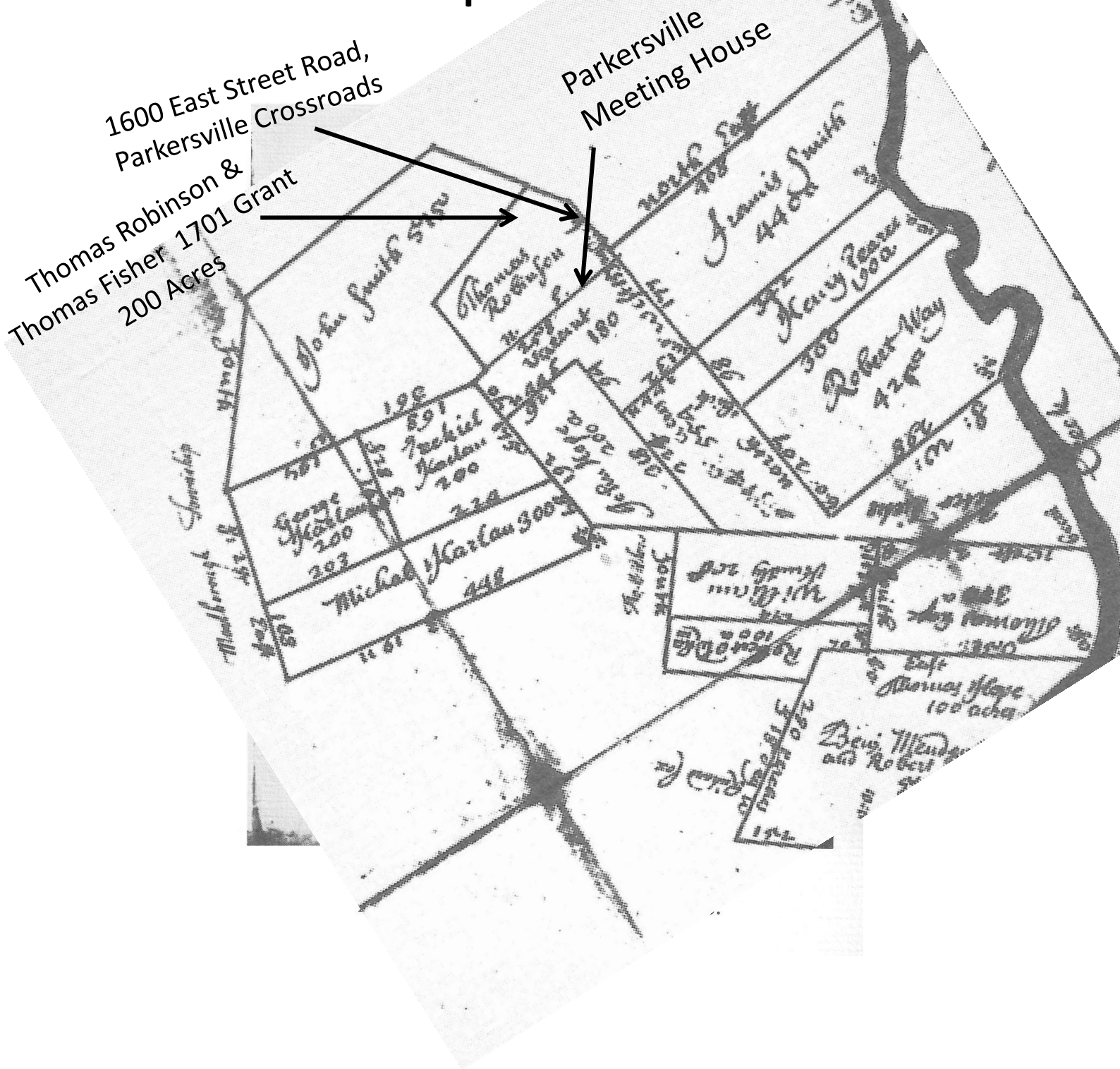
**History of Some Parkersville Land Titles
 Pennsbury Township, Chester County, Pa
 (Formerly Kennett)**

At a corner of a Penn survey to
 Thomas Robinson & Thomas Fisher,
 Dated Mar 6, 1701

References: Old Rights Warrants,
 Chester County Deeds,
 Reid-Gordon titles at the
 Chester County Historical Society,

J.L. Fisher 2012

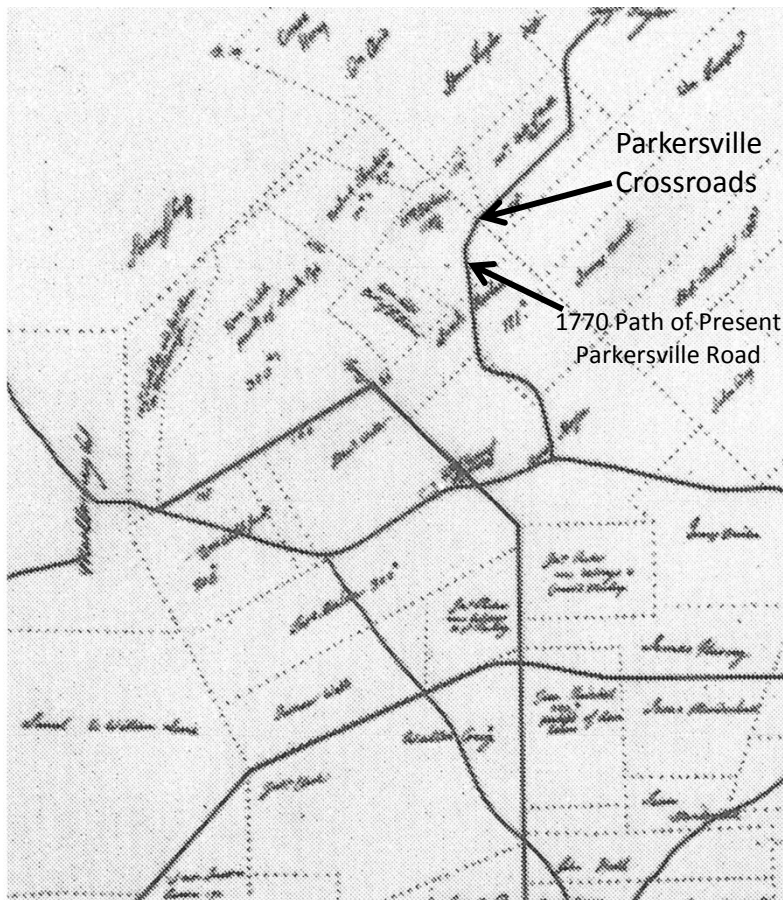
A Map of the Northern Part of Kennett Township Prior to 1710



From a Larger Map in "Ye West Side of the Brandywine"
by
M.L. Chandler Hughes & Frieda W. McMullan, 1982

Path of (Now) Parkersville Road In 1770

From a Larger Map in "Ye West Side of the Brandywine"
by
M.L. Chandler Hughes & Frieda W. McMullan, 1982



Northern Part of Pennsbury in 1849

Part of a Larger Map From "Ye West Side of the Brandywine"

M.L. Chandler Hughes & Frieda W. McMullan, 1982

