

The Bartlet Gould Lot

First compiled by Mallory Burton January 27, 2023. Last edited February 19, 2024.



Approximate Location of Bartlet Gould Lot

Summary:

The Bartlet Gould lot, or at least the western part of it, was located on the original 20,000-acre grant made in 1764 to Captain Adam Gmelin. In 1771, Col. J. F. W. DesBarres acquired the northernmost 8,000 acres of the Gmelin Grant in a court-ordered sale. At first, DesBarres leased his properties, but in 1817 he began to sell them to former tenants. After his death in 1824, his son Augustus continued selling the properties. The DesBarres estate eventually became the communities of Maccan, Nappan, and Fenwick.

The Bartlet Gould lot was located on property originally leased by Jedore Gould from J. F. W. DesBarres. Most of the property lay southeast of the intersection of today's Nappan Road and Hwy 2. When Francis Thomas Gould purchased the property from Augustus DesBarres in 1841, a Francis Bartlet Gould then resided on the property. In 1846, Thomas B. Gould and his wife Elizabeth sold the 50-acre property to their neighbour William Keiver, their neighbour to the east, reserving 11 acres for Thomas B. Gould.

The Gould property was combined with properties already owned by William Keiver and allocated to his heirs following Keiver's death. Several properties allocated to William Keiver's daughter Alice (Keiver) Corbet eventually became part of the Price Read Homestead. Several properties allocated to Francis Ellen Keiver eventually became part of the Charles Thomas Read Homestead. Bartlet Gould may have lived where James Read later build a home.

1841 Augustus W. DesBarres to Frances Thomas Gould (Deed Book R, p. 153, reg. 1843)

Date: 23 Dec, 1841, registered 20 June 1843.

Grantor: Augustus W. DesBarres of NFLD, son and executor of J. F. W. DesBarres estate

Grantee: Frances Thomas Gould of Nappan, Husbandman

Price: 114 pounds for 2 properties

Property 1: a 30-40 acre lot “a tract of land where Francis Bartlet Gould now resides”

Boundaries:

Boundaries as described in the deed	Clarification
northerly by the main road	Probably today's Nappan Road
easterly by lands in possession of the Messrs. Keiver up to Roaches line	Property owned by the heirs of Michael Keiver who had purchased Lots 15,16, and 17 of the Amherst Township 100-acre lots. Roach's line was a line surveyed by Thomas Roach marking the western boundary of Keiver's land. Roach's line lay east of the original Gmelin Line.
southerly by lands owned by Joseph Gould	Joseph Gould 2nd, son of Jedore Gould, purchased a 67-acre lot that lay between the Gmelin line and Roach's line from Augustus DesBarres in 1838. (Deed Book P, p. 118)
and Westerly by lands owned by Lawrence Gould, Joseph Gould, Lewis Gould and George Gould, the said lot or parcel of Marsh land and upland containing thirty or forty acres more or less	The surviving sons of Francis and Jane Gould were George, Lawrence, Louis, and Joseph 1st who had purchased a 108-acre lot to the west from DesBarres in 1838 (Deed Book O, p. 591)

Note:

According to an estate map of the William Keiver homestead, the westernmost point of Lime Kiln Brook ran through the Bartlet Gould property. Lime Kiln Brook was also known as Beaver Lake Brook and Bartlet Brook, probably named after Bartlet Gould who had once lived on the property. Although the 1841 deed states that its southern border was land owned by Joseph Gould, Joseph's deed gives Beaver Lake as his northern boundary. The creek likely formed the border between the two properties.

Bartlet Gould is mentioned in an 1825 deed from Jedore Gould to his son Joseph Gould 2nd that included an agreement for a Bartlet Gould to cut grass on the property Joseph was leasing from his father. (Deed Book I, p. 347).

Property 2: Lot 13 was located in the bank of lots southwest of the intersection of today's Hwy2 and Fenwick Road. Lot 13 was offered to Peter Noiles in 1842 so perhaps that part of the deal fell through. Lot 13 eventually passed from Thomas B. Gould to Alfred Atkinson and then to James Read. (Deed Book V, p. 544, Deed Book W, p. 104)

1841 Frances Gould to Thomas Gould (Deed Book. Q, p. 379)

Date: 16 Dec, 1841, registered 17 Dec 1841

Grantor: Francis Gould of Nappan

Grantee: Thomas Gould

Price: 150 pounds

Property: a 50-acre marsh and upland lot in Nappan adjoining Nicholas Keiver

Boundary description:

“a certain tract or parcel of land...containing fifty acres more or less marsh and upland adjoining land owned by Nicholas Kiever in Nappan...”.

Note:

After the death of Michael Keiver, son William Keiver first sold his share to his brother Nicholas and then re-acquired it. (See Deed Book N, p. 38, Deed Book R, p. 36). This is probably the same property as the previous although it seems peculiar that Frances Gould would sell a property a week before he owned it. Regardless of the date discrepancy, the property did end up in the hands of Thomas Gould who sold it in 1846.

1846 Thomas Gould to William Keiver (Deed Book T, p. 74)

Grantor: Thomas B. Gould and Elizabeth his wife of Nappan

Grantee: William Keiver of Nappan

Price: 390 pounds

Property: a 50-acre lot excepting 11 acres of marsh reserved for Thomas B. Gould

Boundaries:

Boundaries as described in the deed	Clarification
easterly by lands now in possession of the said William Keiver,	William Keiver had purchased his share of Michael Keiver’s estate back from his brother Nicholas. (See Deed Book N, p. 38 and Deed Book R, p. 36)
Northerly by the main road	Probably today’s Nappan Road
westerly by lands owned by George Gould, Lewis Gould, and Lawrence Gould,	These brothers were the sons of Francis and Jane Gould. Brother Joseph Gould 1st had died sometime before 1845.
and Southerly by lands of Joseph Gould	Joseph Gould 2nd, son of Jedore Gould, purchased a 67-acre lot that lay between the Gmelin line and Roach’s line from Augustus DesBarres in 1838. (Deed Book P, p. 118)
and Southwesterly by eleven acres of marsh, this day laid off and surveyed for the Thomas B. Gould by William F. Moffat, lying to the Southwest of the old Creek, running through the marsh, the said lands hereby conveyed containing about fifty aces more or less...”	The land laid off for Thomas B. Gould may not be the lot shown on the William Keiver estate map south of the intersection of Nappan Road and Read’s Road (today’s Hwy 2). That lot was probably owned by Joseph Gould 2nd, later sold by his heirs’ agent Timothy O’Hearon to J. Seaman Lowe. (Deed Book 104, p. 55) The old creek is today’s Lime Kiln Brook, then known as Beaver Brook or Bartlet’s Creek.

Note: In 1842, Thomas Gould sold a 7-acre property to Joseph Gould 2nd (Deed Book Q, p. 559). However, Joseph Gould 2nd sold that property back to Thomas Gould in 1846 (Deed Book T, p. 469) and it was most likely included in the sale by Thomas Gould to William Keiver.

Former Bartlet Gould Properties in the James Read Estate

According to Myrtle Chappell on pages 32-35 of Fenwick 1778-1978, James "Jim" Read built a home where Bartlet Gould had once lived. In 1978, that home was owned by Layton Porter. Layton Porter is #33 on a map at the end of Chappell's book. His home was located south of the Nappan Road/Hwy 2 intersection on the west side of the highway.

James Read (1812-1885) had purchased 80 acres of property from John Gould in 1842. Later, James also acquired several small properties from Thomas Gould that became part of his homestead. Those may have been part of the 11 acres laid off for Thomas B. Gould in 1846 (Deed Book T, p. 74). James Read willed the property to his son John W. Read. John W. Read passed the property to his son Charles William Reid. However, Charles died in an accident just two years after his father's death, and the property went to John W. Read's wife Florence. In 1930, Florence sold two pieces of property, 60 and 30 acres respectively, to Burton Thomas Read. (Deed Book 174, p. 189). According to the deed, these properties were the same originally purchased from John Gould in 1842. However, an additional 10 acres had been added to the original 80. In 1945, widower Carlos A. Read sold both properties to Ronie J. Porter. Ronie Porter and his wife later conveyed the majority of the property to Layton R. Porter and Clayton E. Porter.

The deed trail is:

1838 Augustus DesBarres to John Gould (Deed Book P, p. 109)
1842 John Gould to James Read (Deed Book Q, p. 440)
1848 Thomas Gould and wife Elizabeth to James Read (Deed Book U, p. 622)
1849 Thomas Gould to James Read (Deed Book V, p. 34)
1850 Thomas B. Gould to Alfred Atkinson (Deed Book V, p. 544)
1850 A Atkinson to James Read (Deed Book W, p. 104)
1853 Thomas Gould to James Read (Deed Book Y, p. 33)
1930 Florence Read to Burton Thomas Read (Deed Book 174, p. 189)
1945 Carlos A. Read to Ronie J. Porter (Deed Book 191, p. 447)

Former Bartlet Gould Properties in the William Keiver Estate

A map of the estate of William Keiver shows the location of the Keiver properties. (Nova Scotia Probate Records, Estate Files 1764-1938, Nos. 1065-1113 (J-K) viewable on Family Search. The estate map is on image [721](#). A written description of the allocation of the properties beginning on image 745 is very useful as it mentions neighbouring properties not shown on the maps. On Keiver's estate map, the straight line labeled N 44 W that cuts into the westernmost bend of the creek is probably the Roach Line.

Several of the allocations on the William Keiver estate map were portions of the Bartlet Gould lot. These included 3 properties devised to Francis Ellen Keiver and 2 properties devised to Alice (Keiver) Corbett. These properties later became parts of the homesteads of Charles Read and Price Read.

Properties allocated to Frances Ellen Keiver west of the Roach Line included:

- A marsh on the west side of the Island along the creek 9.2.0
- “The Upland on the Bartlet Gould place improved on the Island” 6.0.32
- A portion of a strip of “marsh on the south side of the Island along the creek to the road from W. Bent's Island 5.1.0”. (William Bent had purchased Joseph Gould 2nd's 67-acre lot adjacent to the Keiver property in 1856 Deed Book AA, p. 392)

All 3 of these properties were combined with other properties owned by William Keiver and sold by Francis Keiver to J. Seaman Lowe. Lowe sold the properties to Burton Thomas Read, and the properties later passed to Charles Thomas Read. The deed trail is:

- 1873 Francis Keiver to J. Seaman Lowe (Deed Book SS, p. 300)
- 1919 J. Seaman Lowe to Burton T. Read Deed Book 135, p. 76)
- 1926 Burton T. Read to Charles T. Read (Deed Book 186, p. 315)

Properties allocated to Alice (Keiver) Corbet west of the Roach Line included:

- A portion of “the marsh on the west side of the creek under the upland next George Goulds 9.0.18.5”
- A portion of “the upland next George Gould's on the road 13 acres and 2 poles”

Note that the Bartlet Gould lot only included land located west of the Roach line. The rest of Alice Corbet's 13 acre 2 pole parcel, bordered on the north by Nappan Road and on the east by the creek, was purchased by William Keiver from the estate of Joseph Gould 2nd. (Deed Book AA, p. 445).

The properties allocated to Alice (Keiver) Corbet were combined with other properties owned by William Keiver and later sold by Alice and her husband David. The properties were first sold to David Pugsley, who owned an adjacent lot within the Keiver estate. Pugsley sold the property to Moses Lowe whose son J. Seaman Lowe combined it with other properties in the package he sold to Burton Thomas Read. The property then passed from Burton Thomas Read to Price Read. The deed trail is:

- 1870 David Corbet to David Pugsley (Deed Book OO, p. 405)
- 1871 David Pugsley to Moses Lowe (Deed book OO, p. 747)
- 1873 Moses Lowe to J. Seaman Lowe (Deed Book RR, p. 207)
- 1919 J. Seaman Lowe to Burton T. Read (Deed Book 135, p. 764)
- 1926 Burton T. Read to Price Read (Deed Book 162, p. 245)

Notes for further study:

A map of the estate of William Keiver shows the location of the Keiver properties. (Nova Scotia Probate Records, Estate Files 1764-1938, Nos. 1065-1113 (J-K) viewable on Family Search. The estate map is on image 721. A written description of the allocation of the properties beginning on image 745 is very useful as it mentions neighbouring properties not shown on the maps.

An 1860 map shows an Ed. Noiles just southeast of the intersection of Nappan Road and today's Hwy 2. A Mrs. Keiver, a D. Pugsley and Nathaniel Casey were located east of the creek and a road called Baker's or possibly Baken's Rd., probably today's Lower Porter Road. To view this map online, go to the Nova Scotia Provincial Archives Historical Maps section at <https://archives.novascotia.ca/maps/> and search for "Cumberland County". The map is titled "Cumberland County Grants" and dated 1860. Controls at the bottom of the page will allow you to enlarge and rotate the map. You can also download the map and then use the controls on your computer to enlarge and rotate the map.

The 1873 A. F. Church map has E. Niles, G. Gould, and J. Gould near the intersection of Nappan Road and today's Hwy 2. East of the creek are Mrs. Keiver, D. Pugsley, and G.B. Moore. Lime Kiln Brook is labelled Beaver Lake Creek.

A hand-drawn map created by Ernest Coates around 1975 shows the homestead of Charles Read as #30. An annotation reads "Farm of Roderick, son of Charles & gson of Burton Read. The map is available from CCGS and can also be downloaded from my website: <https://ripleyresearch.weebly.com/cumberland-county-maps.html>

See also my website pages:

<https://ripleyresearch.weebly.com/the-gould-properties.html>

<https://ripleyresearch.weebly.com/the-keiver-properties.html>