

The Peter Noiles Lot

Compiled by Mallory Burton January 13, 2023. Last updated February 6, 2024.



View north from centre of Noiles lot atop Fenwick Hill taken by Charles Read descendant Christopher Roderick Read in 2005

Summary:

The Peter Noiles lot 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 to cover a debt owed by Gmelin to DesBarres. 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 100-acre lot is located at the top of Fenwick Hill, east of today's Nova Scotia Trunk Highway 2 and a short distance north of Fenwick Road. The eastern line of this property was the boundary between DesBarres and the 1816 Samuel McCully grant. The Hoeg blueberry receiving station at 18622 Glooscap Trail is located on this lot.

The lot has been owned by Peter and Eleanor Noiles, Peter and Mary Noiles, Cornelius R. Smith, William and Elizabeth (Shipley) Bird, James Ezra and Matilda (Coates) Bird, William Henry and Winnie Smith, Burton Thomas and Bertha (Smith) Read, and Charles Thomas Read, Emily (Crowell), and Freda (Wheaton) Read.

1842 Augustus DesBarres to Peter Noiles (Deed Book Q, p. 465)

Grantor: Augustus DesBarres of St. John Newfoundland, son of J.F.W. DesBarres and executor of his estate

Grantee: Peter Niles, Husbandman. This is probably Peter Noiles (1769-abt 1845)

Price and terms: Augustus DesBarres traded 2 lots to Peter Noiles in exchange for any claims he had on Nappan properties, including the property on which he was then living.

Property 1: the 100-acre Lot 13 in the bank of lots southwest of today's Hwy 2 and Fenwick Road intersection

Property 2: 100 acres

Boundaries:

Boundaries as described in the deed	Clarification
on the west by lands owned by John Ripley	Henry Ripley's son John Ripley received the easternmost portion of his father's original homestead in Henry's will. Hwy 2 did not exist at the time.
on the south by lands owned by William Bulmer and William Pipes	William Bulmer and William Pipes had purchased side-by-side 100-acre lots from Augustus DesBarres in 1836, part of lots 35,36,37 on Baker's plan made to settle the J. F. W. DesBarres estate. These lots lay immediately east of today's Hwy 2, and Fenwick Road ran through the top of these lots.
on east by lands owned by John Coates	John Coates purchased the triangular tip of Samuel McCully's 1816 grant, known as the extreme gore, in 1833. The Noiles/McCully boundary, known as the Gmelin Line, ran roughly north/south in this location.
on the north by lands conveyed to John Gould and by lands conveyed to Lawrence Gould, Joseph Gould, Louis Gould, and George Gould.	John Gould was a son of Jedore Gould; his wife was Marguerite Noiles. Lawrence, Joseph, Louis, and George Gould were sons and heirs of Jedore's brother Francis Gould and his wife Genevieve (Jane) Voiture. The Gmelin Line probably changed from N/S to a N 45 W bearing on their property.

1845 Peter Niles to Cornelius R. Smith (Deed Book S, p. 303. Also S, p. 537)

Grantor: Peter Niles and wife Mary of Nappan. This is Peter Noiles (1795-1879), son of Peter Noiles (1769-1845) and his first wife Bridget (Downing). The elder Peter had likely died sometime between 1842 and 1845.

Grantee: Cornelius R. Smith of Amherst

Price: 110 pounds

Property: 100 acres

Bounded as follows:

Boundaries as described in the deed	Clarification
north by lands owned by James Read, Leorong [Laurent/Lawrence] Gould, Lewis Gould, George Gould and the heirs of Joseph Gould deceased	James Read bought out John Gould in 1842 (Deed Book Q, p. 440). John Gould had purchased this property from DesBarres in 1839 (Deed Book P, p. 109).
Easterly in possession of Thomas Bacon	John Coates mortgaged the extreme gore of the McCully Grant to Robert Barry Dickie in 1834 (Deed Book M, p. 372) and then to Thomas Bacon in 1843 (Deed Book R, P. 143). Thomas Bacon owned it by 1858 when he sold it to Thomas Shipley Jr.
Westerly by lands owned by John Ripley	No change
and extend Southerly until the said lot will contain 100 acres...	It's odd that the southern boundary is described this way as the bordering Bulmer and Pipes lots were purchased in 1836.

1846 Cornelius R. Smith to William Bird (Deed Book S, p. 733)

Grantor: Cornelius R. Smith of Amherst (no wife listed) but wife Jane appeared to relinquish dower rights

Grantee: William Bird of Amherst

Price: 147 pounds 10 shillings

Property: 110 acres south side of Nappan River (but not bordering)

Bounded as follows:

Boundaries as described in the deed	Clarification
on the North by the lands of James Read, Lawrence Gould, and Brothers	No change
on the East by Thomas Bacon's lands	No change
on the south by the lands of William Pipes and Charles Baker	Wm. Bulmer sold to R. K. Smith in 1842 (Deed Book R, p.88) and R. K. Smith sold to Charles Baker in 1846 (Deed Book S, p. 692)
on the west by John Ripley's land	No change

1878 William K. Bird and Heirs of William Bird to J. Ezra Bird (Deed Book YY, p. 617)

Grantor: William K. and Ada (Black) Bird of Fenwick, Robert B. and Sarah Jane (Bird) Bacon of Nappan, Isabella B. Bird, M. Elizabeth Bird, C. Augusta Bird, and Mary Alma Bird of Fenwick spinsters, heirs at law of William Bird late of Fenwick

Grantee: James Ezra Bird, Yeoman

Price and terms: Ezra Bird received 5 properties, paying each of the heirs \$500

Property 1: an 11-acre marsh lot on the Nappan River purchased by Will Bird from James Shipley and William Shipley in 1850.

Property 2: an 11-acre marsh lot in Amherst purchased from Aaron Gilroy in 1855 and from Douglas R. Pugsley in 1870

Property 3: 1/2 of 12-acre lot purchased from Michael Keiver in 1847

Property 4: 110 acres south of Nappan River (not bordering), homestead farm of William Bird Bounded as follows:

Boundaries as described in the deed	Clarification
north by lands belonging to James Read and George Gould	George Gould now owned the property previously owned by his brothers.
South by land of William Pipes and George Dickinson	Charles Baker, previous owner of the Bulmer lot, sold to George Dickinson in 1869.
East by land of Thomas Shipley	Thomas Shipley Jr. bought the extreme gore of Samuel McCully's grant from Thomas Bacon in 1858. (Deed Book DD, p. 17)
West by the Main road leading past James Reid's leading from Nappan to Fenwick containing one hundred and ten acres more or less...being the homestead farm of the said William Bird."	Read's Road (today's Hwy2) now separated this lot from the John Ripley property.

Property 5: 1/2 of 100 acres of woodland in Fenwick purchased from James Shipley in 1862.

1891 James Ezra Bird to William H. Smith (Deed Book 29, p.21)

Grantor: James Ezra Bird and Matilda (Coates) his wife and Elizabeth (Shiple) Bird, widow of the late William Bird of Fenwick

Grantee: William H. Smith of Fenwick

Price: 3100 dollars

Property: 110 acres and privilege of a spring based on agreement between George A.

Dickinson and James E Bird 1888

Bounded as follows:

Boundaries as described in the deed	Clarification
on the west by the road leading from Fenwick to Amherst	today's Hwy 2
on the south by land owned by George Dickinson and James Smith	John Parkinson Pipes son of William "Squire" Pipes, sold to James C. Smith 1889. (Deed Book 22, p. 631)
on the East by land owned by Jacob Porter	Isaac Shiple mortgaged to Jacob Porter; deed is barely readable. (Deed Book 12, p. 101 and Deed Book 12, p. 5)
on the North by land owned by John W. Read and John Gould	John W. Read, son of James Read, inherited the home place. John Gould, probably son of George Francois Gould (1812-1899)

1906 William H. Smith to Burton Thomas Read (Deed Book 81, p. 27 also Book 77, p. 584)

Grantor: William H. Smith and wife Winnie of Fenwick. This is William Henry Smith and wife Winnie Maud Smith.

Grantee: Burton Thomas Read of Upper Nappan

Price: One dollar (probably release of mortgage)

Property: 110 acres and privilege of a spring based on agreement between George A.

Dickinson and James E Bird 1888

Bounded as follows:

Boundaries as described in the deed	Clarification
on the west by the road leading from Fenwick to Amherst	Today's Hwy 2
on the south by lands owned by George Dickinson and Clarence Dickinson	George Dickinson owned the Bulmer Lot and his son Clarence Dickinson bought the neighbouring Pipes lot from James Ezra Smith in 1896. (Deed Book 46, p. 330)
on the east by land owned by Jacob Porter and George Gould	Jacob Porter sold 4 acres of the extreme gore to George Gould (Deed Book 16, p. 432)
on the north by land owned by John W. Read and George Gould	previously George Gould, then John, now back to George

A previous mortgage to Ernest Ripley in 1905 seems to have fallen through.

1939 Carl Read (and other heirs of Burton Thomas Read) to Charles Thomas Read (Deed Book 183, p. 351)

Grantor: Bertha J. Read, widow of Burton Thomas Read and numerous heirs

Grantee: Charles Thomas Read

Price and terms: This seems to be division of property of Burton Thomas Read who did not leave a will.

Property: 110 acres in Fenwick. And privilege of “a certain spring of water mentioned and expressed in an agreement dated November thirteenth [sic]1886 and made between George A. Dickinson and James E. Bird”.

Bounded as follows:

Boundaries as described in the deed	Clarification
Bounded on the west by the road leading from Fenwick to Amherst	Today’s Hwy 2
on the south by lands owned by George Dickinson and Clarence Dickinson	No change
on the east by land owned by Jacob Porter and George Gould	No change
on the north by lands owned by John W. Read and John Gould	Back to John Gould.

1975 Will of Charles Thomas Read (Deed Book 347, p. 185)

Charles T. Read left his farm to (second) wife Freda Read and then to grandson Malcolm Read.

Other notes:

Myrtle Chappell Fenwick 1778-1978 calls this property the Bird lot. Starts on p. 35 and discusses nearby Bulmer and Pipes Lots and some of the extreme gore lots. The Hoeg blueberry station is on the Noiles lot. See her map on pp. 230-231, especially #27 Freda Read, widow of Charles Thomas Read, that marks a house on this property

An 1860 map shows a Wm? Bird in this location on the "New Noiles Road", today's Hwy 2. 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 Will Bird in this location.

Ernest Coates Map File at CCGW has the following drawing of lots around Fenwick crossroads showing these properties:

05.050.05 MO3 H36. Ernest shows the Will Bird lot just south of the point where the Gmelin Line changes from N/S to NW 45 degrees angle. I am not sure how these lots actually came together.

My website on Fenwick Crossroad Lots

<https://ripleyresearch.weebly.com/fenwick-crossroads-lots.html>