

## William “Squire” Pipes Lot in Fenwick

Originally compiled by Mallory Burton Jan 14, 2023. Last updated April 17, 2024



Old Schoolhouse/Community Hall at 912 Fenwick Rd.  
Photo by Elmer Ripley Descendant Tracey Bowden

### Summary:

The Wm. “Squire” Pipes 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 Gmelin’s 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.

In 1836, the 93 1/2 acre Pipes lot was bordered on the west by a “twin” lot purchased the same year by William Bulmer and on the north by a lot sold to Peter Noiles in 1842. The eastern border was an 1816 grant made to Samuel McCully and others in the triangular piece of land that lay between DesBarres and Amherst Township. The Fenwick Community Hall/ Recreation Centre pictured above is located on the Pipes lot near that border. The lot south of Pipes remained unsold until 1865 when it was purchased by Samuel Holt. The Pipes lot lay east of today’s NS Trunk Hwy 2, and Fenwick Road runs through the northern portion.

Through the years, the lot has been owned by William “Squire” Pipes, his brother Jonathan R. Pipes, William’s son John Parkinson Pipes, James C. and Lucy (Pipes) Smith, Clarence J. And Alma (Bird) Dickinson, and Elmer Robert and Lauris (Reid) Ripley. Descendants of Elmer Ripley still occupy portions of the property.

**1836 Augustus DesBarres to William “Squire” Pipes (Deed Book N, p. 360)**

Grantor: Augustus DesBarres of St. John NFLD, executor of his father JFW DesBarres Estate  
 Grantee: William “Squire” Pipes (1811-1887) Husbandman of Nappan  
 Price: 33 pounds, 12 shillings, 6 pence  
 Property: Part of lots 35,36,37 containing 93 1/2 acres  
 Boundary Description:

Boundary as described in deed	Clarification
Beginning at William Bulmer’s West corner at a birch tree	Actually began at Bulmer’s east corner as Bulmer’s lot lay to the west.
thence running east fifteen chains and twenty one links to a fir tree	At the time, the lot to the north still belonged to the DesBarres estate but was sold to Peter Noiles in 1842 (Deed Book Q, p. 465)
thence south 4 degrees west to a yellow birch	The eastern boundary was Samuel McCully’s 1816 grant, the Gmelin Line. DesBarres and Amherst Township battled for decades over the location of this boundary line. While the original survey ran straight N/S, the new Pipes/McCully line ran N 2 1/2 degrees east. The Pipes lot was surveyed at 4 degrees west. This seems odd as the western boundary of the Pipes lot was 2 1/2 degrees.
thence west fourteen chains ten links to a beach [beech]	The southern boundary was also DesBarres land when Pipes purchased his lot, but DesBarres sold the lot to Samuel Holt in 1865 (Deed Book KK, p. 377)
thence following William Bulmer’s north two and a half degrees east sixty four chains to the place of beginning	William Bulmer had purchased the “twin” lot immediately to the west in the same year.

**1857 William “Squire” Pipes to Jonathan R. Pipes (Deed Book AA, p. 478)**

Grantor: William Pipes of Nappan  
 Grantee: William’s brother Jonathan Richard Pipes  
 Price: 122 pounds and 8 shillings  
 Terms: On condition that if William Pipes or his heirs or executors repaid the purchase price with interest at the rate of 6 pounds per year, the sale would be void  
 Property 1: Part of lots 35,36, 37 on Baker’s plan containing 93 1/2 acres  
 Property 2: a 14-acre piece of marshland in another location  
 Boundary Description: same as 1836 sale above

**1887 William Pipes to John Pipes (Deed Book 17, p. 348)**

Grantor: William "Squire" Pipes of Fenwick and Phebe (Baxter) his second wife

Grantee: William's son John Parkinson Pipes of Amherst, shoemaker

Price: One dollar

Property: 93 1/2 acres

Boundary description: same as 1836 sale

It seems the conditions of the 1857 agreement were met as William Pipes in this deed transferred the property to his son John Parkinson Pipes. The deed is difficult to read, but there is mention of a "life lease" that presumably would allow William and Phebe to remain on the property until their deaths. Many family trees report 1885 as the death date of William "Squire" Pipes so apparently that date is not correct.

**1888 John Pipes to James C. Smith (Deed Book 22, p. 631 registered 1889)**

Grantor: John P. Pipes of Amherst and wife Martha (Tuttle)

Grantee: James C. Smith of Maitland. James C. Smith was the husband of John's sister Lucy Ann Pipes

Price: One dollar

Property: 93 1/2 acres

Boundary description: same as 1836 sale

This also seems to be an in-family transfer as James's wife Lucy was the sister of John Pipes.

**1896 James C. Smith to Clarence Dickinson (Deed Book 46, p. 330)**

Grantor: James C. Smith of Fenwick and his wife Lucy (Pipes)

Grantee: Clarence Jesse Dickinson. Clarence was the son of George A. Dickinson who had purchased the neighbouring Bulmer lot.

Price: One dollar (to release paid mortgage). I was unable to find a record of the mortgage.

Property: 93 1/2 acres

Boundary description: same as 1836 sale

**1969 Carman Dickinson to Elmer Ripley (Deed Book 258, p. 588)**

Grantor: Carman William Dickinson and Margaret Jane Dickinson, widow of Raymond Clarence Dickinson of Fenwick. Carman and Raymond were both sons of Clarence Jessie Dickinson who purchased the property in 1896. Clarence had died in 1968 and they had inherited the property.

Grantee: Elmer Ripley

Price: One dollar

Property: 93 1/2 acres

Boundary description: Description the same as 1836 excepting a half acre reserved for the Community Hall. This building is located at 912 Fenwick Road which is close to the eastern boundary of the lot. According to Myrtle Chappell's *Fenwick 1778-1978*, the Gmelin Line ran just east of the side of the Community Hall. This is correct as the eastern boundary of the Pipes lot was the Gmelin Line.

The deed mentions the 1896 sale of the property from James C. Smith to Clarence Dickinson.

**Other:**

In *Fenwick 1778-1978*, Myrtle Chappell wrote about the Pipes Lot and the old homestead house built by William Squire Pipes starting on p. 42. According to Myrtle Chappell, the Gmelin Line ran by the east side of the community hall in 1978. The Gmelin Line, eastern boundary of the Pipes Lot, was the subject of a decades-long dispute between DesBarres and the Township of Amherst. A line of trees in this location, visible on Google Earth, probably marks the original Gmelin line. The dispute centred mostly on the portion of the line that ran N 45 W to the Nappan River. The line adjacent to the Pipes lot seems to have remained stable after the 1816 survey of the McCully Grant.

The Pipes homestead is #56 on Ernest Coates's hand-drawn map. The legend says "Farm Squire Pipes now sold out." The Community Hall building, now moved to 912 Fenwick Road is also shown on that map. The map can be obtained at Cumberland County Genealogical Society (CCGS) or downloaded here:  
<https://ripleyresearch.weebly.com/cumberland-county-maps.html>

Ernest Coates Map File (available at CCGS) has the following drawings of lots around Fenwick crossroads showing these properties:

05.050.05 MO3 H36. Ernest shows the side by side Bulmer and Pipes lots

05.050.05 MO3 H50 Shows the Pipes lot and neighbouring Bulmer lot

I will continue to update my website on the Fenwick Crossroad Lots page.  
<https://ripleyresearch.weebly.com/fenwick-crossroads-lots.html>