

# Kennett House History Case Study

Year	Date	Event	Acreage	Price	Comments	Source
1701	October 23rd	William Penn grants 15,500 acres to his daughter Letitia known as the Manor of Stening	15500			Recital of Deed Book D-1 Page 236
1712	October 10th	William Aubrey and wife Letitia Penn, sell 400 acres to John Gregg of Chester County	400	£80		Deed Book D-1 Page 236
1736	September 10th	John Gregg gives his son Thomas Gregg 200 acres	200		Deed of Gift	Recital of unrecorded deed of July 4, 1761 (CCHS)
1753		Thomas Gregg dies intestate. Property decends to his son Michael Gregg.	200			Recital of unrecorded deed of July 4, 1761 (CCHS)
1754	September 3rd	Michael Gregg sells 34 acres to his brother John Gregg	34+			Recital of unrecorded deed of July 4, 1761 (CCHS)
1761	July 4th	John Gregg and wife Ruth sell 34 acres to Daniel Mercer	34+	£220	Fulling Mill on property	Unrecorded Deed - Chester County Historical Society
1770	October 20th	Daniel Mercer and wife Rebecca sell 34 acres to Isaac Gregg	34+	£165	Fulling Mill on property	Unrecorded Deed - Chester County Historical Society
1807	November 16th	Isaac Gregg writes his will leaving his son Solomon Gregg "all that tract of land whereon he now lives called the "Fulling Mill Place"			Fulling Mill on property	Wills & Administrations #5415

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1844	April 6th	Solomon Gregg and wife Mary sell 8 acres of his 40 acre tract, including a mill to their son Isaac Gregg	8+	5000	Note this deed does not mention a message indicating that no dwelling house exists on the property	Deed Book A-5 Page 84
1844-1845		Total assessed value of property increases by 48.5% indicating a major improvement is made on the property			Probable date of frame dwelling's construction. See the tax charts for this property to see how this conclusion was drawn.	Tax Lists
1850	March 25th	Benjamin Harvey sells 30 acres to Isaac Gregg.	30+	1900	This is the same property that was that was seized from Isaac's father Solomon and sold at sheriff's sale. This tract includes the brick message.	Deed Book N-5 Page 347
1850	March 29th	Isaac Gregg and wife Hannah sell 16 acres to Will Hunt	16+	851	This tract does not include the frame dwelling, brick message or mill. Plotting this deed out helped to determine which portion of property of Isaac land's were being sold.	Deed Book R-5 Page 12
1861	February 12th	Petition for the laying out of a public road through Isaac Gregg's land now known as Chandler's Mill Road			Survey of proposed road shows the location of the grist mill and two buildings, one in the approximate current location of the frame dwelling	Original Road Papers 89 Page 257-274
1866	March 31st	Isaac Gregg and wife Hannah sell 28 acres to Abram Chandler	28+	8000		Deed Book N-7 Page 228
1866	April 6th	Abram Chandler takes out a mortgage for \$4,000 from Isaac Gregg				Mortgage Book R-2 Page 401
1866-1895		Abram Chandler resided most of this time in Delaware. His sons Edwin J and Newton ran the mill for most of his ownership.				Tax Lists
1873		Witmer's Atlas indicates two dwelling houses on the property				Witmer's Atlas

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1883		Breou's Farm Atlas indicates that a brick messuage, frame messuage, frame barn and saw mill are located on the property				Breou's Farm Atlas
1895	January 17th	Alexander Ingram, Sheriff sells 28+ acres (two tracts) to Howard G. Wilson	28+	1	The sheriff's advertisement clearly describes the frame dwelling thus establishing the latest possible date of construction. Tax records, atlases and a road paper all indicate a much earlier date of construction.	Sheriff's Deed Book #13 Page 25
1896	April 1th	Howard G. Wilson and wife Adelaide sell 28+ acres (two tracts) to Clayton M. Pyle	28+	1800	Tract #1 contains a mill and messuage	Deed Book Q-11 Page 20
1898	February 4th	Clayton M. Pyle and wife Florence W. sell 28+ acres (two tracts) to Sarah E. Chandler	28+	2500	Tract #1 contains a mill and messuage	Deed Book Q-11 Page 216
1910	March 1st	Sarah E. Chandler and husband George F. sell 28+ (two tracts) to John Becker	28+	2500	Tract #1 contains a mill and messuage	Deed Book V-13 Page 176
1918	May 1st	John Becker and wife Augusta L. sell 28+ acres (two tracts) excepting the frame house to Warren W. Springer	28+	2500		Deed Book E-15 Page 271
1921	April 14th	John Becker and wife Augusta L. sell house and lot to Warren W. Springer	House & Lot	1	Lot contains the frame dwelling.	Deed Book Y-15 Page 309
1937	April 9th	Warren W. Springer and wife Clara L. sell 47+ acres (three tracts) to E. Josephine Mendenhall	47+	1	Tract #1 contains a mill and messuages	Deed Book T-18 Page 546
1937	April 9th	E. Josephine Mendenhall sells 47+ acres (three tracts) to Warren W. Springer and Clara L. his wife	47+	1	At this early stage plotting out each tract was necessary to determine which tract contained the frame dwelling	Deed Book P-19 Page 235

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1959	April 27th	Warren W. Springer and wife Clara L. sell 47+ acres (three tracts) to John M. W. Abernathy	47+			Deed Book A-31 Page 574