

# Phoenixville House History Case Study

Year	Date	Event	Acreage or footage	Price	Comments	Source
1682	August 11th	William Penn grants Benjamin Furly 5000 acres	5000			Recital of Deed Book H-1 Page 373
1700	April	Benjamin Furly of Rotterdam, Holland gives letter of attorney to Daniel Falkner				Recital of Deed Book H-1 Page 373
1708		Daniel Falkner grants John Henry Sprogell 2500 acres	2500			Recital of Deed Book H-1 Page 373
1708	January 20th	John Henry Sprogell grants David Lloyd 1000 acres to be surveyed	1000			Recital of Deed Book H-1 Page 373
1708	January 20th	Warrant was issued for David Lloyd to survey 1000 acres along the Schuylkill River in what is now Charlestown Township	1000			Recital of Deed Book H-1 Page 373
1724	March 29th	David Lloyd writes his will and devises his entire estate to his wife Grace Lloyd				Wills & Administrations #394
1731	August 25th	Grace Lloyd, widow of David sells 350 acres to James Starr	350	£230	This is a neighboring tract of land. It provides a clear title back to William Penn which the deed relating to this case study does not. The Reid-Gordon Title Search Collection led to this reference. Most of current day Phoenixville Borough comes from	Deed Book H-1 Page 373
1754	May 20th	Grace Lloyd sells 600 acres to Moses Coates	600	£500		Deed Book I-1 Page 198

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1755	July 10th	Moses Coates and Elizabeth, his wife sell 350 acres to Jonathan Coates	350		Unrecorded Deed – Found in recital of neighboring property	Recital of Deed Book W-1 Page 63
1777	April 5th	Jonathan Coates and Jane, his wife sell 274 acres to Hugh Roberts of Philadelphia	274		Unrecorded	Recital of Deed Book A-3 Page 113
1783	November 7th	Hugh Roberts writes his will leaving his property to his son George Roberts	274		Recorded in Philadelphia	Recital of Deed Book A-3 Page 113
1800	December 30th	George Roberts writes his will leaving his property to his daughter Elizabeth Fox Roberts	274		Recorded in Philadelphia	Recital of Deed Book A-3 Page 113
1806	April 30th	Elizabeth Fox Roberts of Philadelphia sells 274 acres to John Longstreth of Charlestown	287	8500		Deed Book A-3 Page 113
1810	September 15th	John Longstreth and Jane, his wife sell 29 acres to Thomas Mason, tavern keeper of Charlestown	29	1264	Property becomes part of the Fountain Inn tract. The tavern was named the Spread Eagle during this time period. Thomas Mason ran the tavern from 1808-1823. His wife Ann Mason takes out a tavern license in 1824.	Tavern Petitions
1825	February 2nd	Jesse Sharpe, High Sheriff, sells 130 acres to Joseph Osborne of Westtown Township, property seized from Thomas Mason	130	9450	Thomas Mason was sued for debt; property was put up for public auction.	Deed Book X-3 Page 420
1825-1826		Robert Boyle petitions for a tavern license for the Spread Eagle. Tavern renamed the Fountain Inn in 1826			Ann Mason, wife of Thomas Mason the former owner moves to West Chester and opens a tavern which she names the Spread Eagle in 1826.	Tavern Petitions
1826		Schuylkill Township established out of Charlestown Township				

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1846	May 22nd	Joseph Osborne sells 83 acres to Frederick Yost of East Vincent Township.	83	5488.46	Between 1825 and 1846 the property was rented to various tavern keepers who ran the Fountain Inn. Joseph Osborne never resided on the property.	Deed Book D-5 Page 198
1849	April 2nd	Jesse Finkbiner and Caspar Francis, executors' of Frederick Yost's will sell 83 acres to James Mellon.	83	4875	Frederick Yost ordered the sale of the property in his will. James Mellon operated the Fountain Inn from 1849-1858.	Deed Book L-5 Page 284
1859	March 29th	James Mellon sells 52 acres to Lewis W. Roberts.	52	10000	Lewis W. Roberts operated the Fountain Inn from 1859-1868.	Deed Book K-6 Page 500
1869	April 3rd	Lewis W. Roberts sells 52 acres to Daniel Latshaw & Mahlon Miller	52	11205	Latshaw & Miller subdivide the property into lots.	Deed Book Q-7 Page 115
1871		Brick messuage built on Lot #29			Street was originally called First Avenue. The address was changed when this section of Schuylkill township was incorporated into Borough of Phoenixville.	
1872	January 27th	Daniel Latshaw and Mahlon Mill sell half of Lot #29 to Anna B. Schleichter.	5000 square feet	1500	Anna B. and her husband Mahlon default on their mortgage. Their property was seized and sold at public auction.	Deed Book A-8 Page 516
1872	March	William G. Cook buys adjoining property.			Property description indicates that the brick tenement is a twin.	Deed Book E-8 Page 17
1874	September 21st	Property incorporated into the borough of Phoenixville. (Originally in Schuylkill Township)			Becomes a part of the South Ward. Eventually becomes a part of the 3rd Ward and finally in 1891 it becomes part of the 6th Ward.	Misc. QS Docket 1 Page 31
1877	May 3rd	Sheriff sells brick messuage and lot at public auction to the Industrial Building & Loan Association.	5000 square feet	1455	Date of actual auction was April 26, 1877. Advertisement in the Village Record describes the house as a "Two and One-half Storied Brick House with out buildings attached."	Deed Book L-9 Page 238

Year	Date	Event	Acreage or footage	Price	Comments	Source
1881	June 4th	Industrial Building & Loan Association sells brick messuage and lot to Hamilton Conn.	5000 square feet	1100		Deed Book Q-10 Page 66
1883		Breous Farm Atlas shows current structure without side porch				
1888	October 9th	Hamilton Conn sells brick messuage and lot to Angelina Boyer.	5000 square feet	1300	Angelina Boyer was the widow of Peter Boyer.	Deed Book L-10 Page 423
1890	April 22nd	Angelina dies leaving a will that gives her son Samuel B. Boyer and his wife Elvina use of the property during their lifetime and to descend to their children upon their death.			Angelina dies in the house.	Wills & Administrations File #29765
1912	February 24th	Samuel B. Boyer dies, the property descends to his wife Elvina Boyer.				Newspaper Clipping Collection
1922	December 24th	Elvina Boyer dies, the property descends to her children.			Children of Samuel B. & Elvina: Carrie E. Heck, R. Jennie Coffman, S. Irvin Boyer, Harry B. Boyer	Newspaper Clipping Collection
1924	December 17th	Boyer heirs sell the brick messuage and lot to Florence Brennan.	5000 square feet	1	Florence Brennan is the widow of Paul M. Brennan who died in 1924. Florence lived in the house from around 1927/28 until her death in 1963. Her daughter Martha Brennan Ballard obtained the property after Florence's estate was settled.	Deed Book Q-16 Page 141
1925	March 4th	Florence Brennan purchased the adjoining lot from Russell Detwiler, et al.	5000 square feet	250		Deed Book R-16 Page 324
1963		Florence Brennan dies.				

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1969	September 30th	Property is purchased by Martha S. Ballard from Florence's estate.	10,000 sq. feet		Martha dies in 1999.	Deed Book A-39 Pg762