

Avon Hill Properties
 McCurdy-Mountain View Farm, Chain of Title
 May 2007
 Paula S. Reed & Assoc.

Jefferson County DB 6, p. 124
 29 May 1810
 To: Henry Gantt
 From: John Gantt Sr. and John Gantt Jr.

350 acres for the “natural love & affection” of father to son; land purchased of Ralph Wormeley; where Henry now resides (this is Mountain View according to Between the Rivers); beginning at a post, corner to Battaile Muse; bordering on the east to John Jr.’s part of Avon Hill (DB 6, p. 124).

The 1798 Berkeley Co. House tax did not have an assessment for Henry Gantt, indicating that the brick house on Mountain View farm was not yet constructed. Henry was at least 33 years old by then and apparently still living in his father’s house. By 1810 he was married, had a child at least 10 years old, and was residing on Mountain View. So it appears the house was constructed between 1798 and 1800. (see attached photo from Between the Rivers)

1810 Census record listed Henry Gantt and his wife age 45+, with one female age 26-44, one male age 10-15, one male and two females under age 9, and 24 slaves. John Gant’s household had two men and one woman age 45+, two men and one woman age 26-44, one male under age 9, one female age 10-15, and 25 slaves. The Gantt’s were among the larger slave holders, however, neighbor Henry S. Turner owned 37 slaves and William Lee owned 68 slaves.

9 April 1813 – Henry Gantt placed an advertisement in the Charles Town newspaper Farmer’s Repository:

“LAND FOR SALE. I WILL sell the farm on which I reside on Bullskin, containing 350 acres – at least one third of the land is in wood, and the cleared land in a high state of cultivation [fold in paper]...and a sufficiency of meadow. This farm may be laid off in fields of 30 acres, and every field with very little trouble may have water. The improvements are a good dwelling house, barn, stables, and every necessary out building; a large garden, and a peach and apple orchard of choice fruit, just beginning to bear. If convenient to the purchaser 250 acres of this land with all the improvements will be sold separate from the other part; there will be on it about 18 acres of very valuable meadow land, and a sufficiency of wood. To a person wishing to purchase a small farm, it would be a very desirable one.”

DB 8, p. 280

1 October 1813

To: James Watson McCurdy of Leacock Twp., Lancaster County, PA

From: Henry & Sarah Gantt

350 acres for \$21,000 (mortgage DB 8, p. 171 McCurdy to Gantt).

1820 Jefferson County Land Tax listed James W. McCurdy with 350 acres and buildings valued at \$2,000.

1820 Census list for "Avon Mills" area included farmer James W. McCurdy, age 26-44, with two women, one 26-44 and the other 45+, one boy 10-15, and two boys under 10. McCurdy also owned eleven slaves and listed 5 persons in his household "engaged in agriculture." Their neighbors included Henry Roland, Mary Kelly (or Tully), Daniel Hofflebower [sic], and Daniel Kable.

In 1832, James McCurdy purchased the "Bullskin Mills" from Daniel Hefflebower (DB 17, p. 355).

1852 S. Howell Brown map shows James W. McCurdy on his farm and John W. McCurdy (his son) in possession of the Bullskin Mills, with John Humphreys (on Eastwood?) to the west, Balaam Osburn (Palmer Farm) on the east.

[Eastwood was described in Between the Rivers as built by John Gantt between 1775-1790s, however, Eastwood does not appear to be within the John Gantt boundary unless it was something sold off very early]

DB 5, p. 506

28 February 1871

To: Charles H. McCurdy

From: John W. & Jane A. McCurdy

Deed of Partition of estate of James W. McCurdy:

Charles got 236 acres "Beginning at a stake in the Bullskin run corner to Mrs. J.H. Kelley and John W. McCurdy's Mill lot..." and John McCurdy's division line along the west boundary. [from this it appears that Charles got the house with 236 acres and John got 114 acres and the 20-acre mill lot.]

James W. McCurdy's will, written 29 May 1854 and probated 20 October 1856, left to his wife Agnes $\frac{1}{2}$ the tract on which they lived (the 350 acres of Henry Gantt) for life and the other $\frac{1}{2}$ to Charles – after her death Charles would get $\frac{2}{3}$ of the whole tract (to include the house and 236 acres) and John W. would get $\frac{1}{3}$ (114 acres).

On the 1860 census record for Kabletown District, Charles H. McCurdy was listed adjoining Logan Osburn and Franklin Osburn. Charles McCurdy was a 38-year old

farmer with \$21,220 in real estate. His wife Amanda was 36 years old, daughter Elizabeth A. was two. Agnes McCurdy was also listed in the household, age 72. John McCurdy (age 47) was listed in the Charlestown District adjoining his millers, George Turner and Stephen Gilbert.

By 1883, John W. McCurdy had purchased the John Humphreys property (Eastwood?) to the west of his 114-acre inheritance (see 1883 S. Howell Brown map), which was now in possession of his heirs. Mountain View (the subject property) was under the name of Elizabeth A. Mathias. Elizabeth was the sole heir of her father Charles H. McCurdy. When she died intestate, sometime before 1938, her estate went to her only son and heir, Charles McCurdy Mathias (DB 147, p. 253).

The Mountain View Farm has passed through a number of reconveyances, passing from one trustee to another (DB 157, pp. 421 and 423, 1942; DB 196, p. 337, 1953) until it passed to Charles McC. Mathias Jr. under the will of Charles McC. Mathias Sr. in 1981 (DB 483, p. 410; WB M, p. 368). This deed included the 236-acre Mountain View Farm and the 133-acre Kelly Farm.

DB 1018, p. 92

27 December 2005

To: Charles Bradford Mathias and Robert Fiske Mathias

From: Charles McCurdy Mathias Jr.

1% interest each in the two parcels