

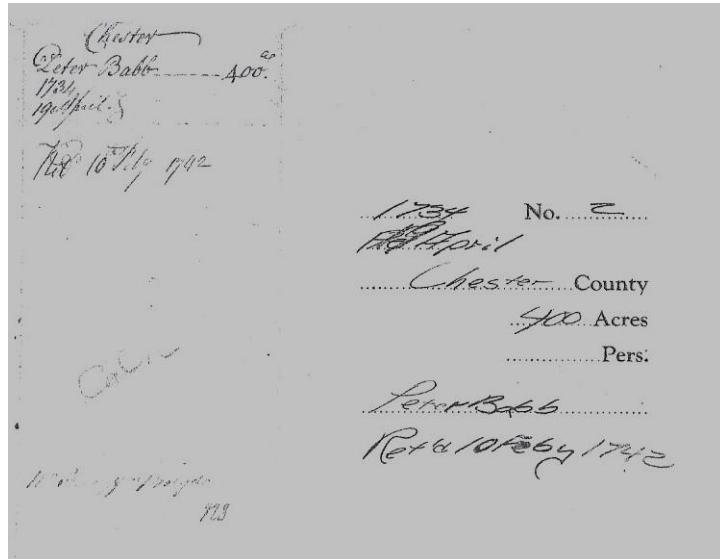
Peter Babb's (1-2-1) Original Homestead

Peter Babb, Sr. in 1773 willed the house he lived in to son Peter, Jr. The current location was 789 Cedar Knoll Road. Does this mean this was the location of Peter, Sr.'s first house in West Caln Township? Or did Peter, Sr. first live on the property at 793 Cedar Knoll Road which was also part of his original land tract and was willed to and owned by his son Samson Babb.

Peter Babb, Sr. first appeared in West Caln Township tax lists in 1729 BUT he previously appeared in the Calne Township tax lists in 1724. Since West Caln Township was previously part of Calne Township. Peter, Sr. may have lived on future West Caln Township land as early as 1724.

Peter Babb, Sr. (29 September 1695 to 27 October 1773) was buried at the Bradford Friends Cemetery and was the son of Thomas Babb, Sr. and Bathsheba Babb. Peter married Mary Lewis (1697 – 1773) who was the daughter of Evan & Ann Lewis.

A Warrant was issued on April 19, 1734 to Peter for 400 acres. It was returned on February 10, 1742. The property containing 487 acres was surveyed by Samuel Lightfoot in 1741. See Warrant and Survey on below and on pages 2 and 3.



Part 1 of the Warrant issued to Peter Babb, Sr. on April 19, 1734
for 400 acres. It was returned on February 10, 1742.

Pennsylvania, J.

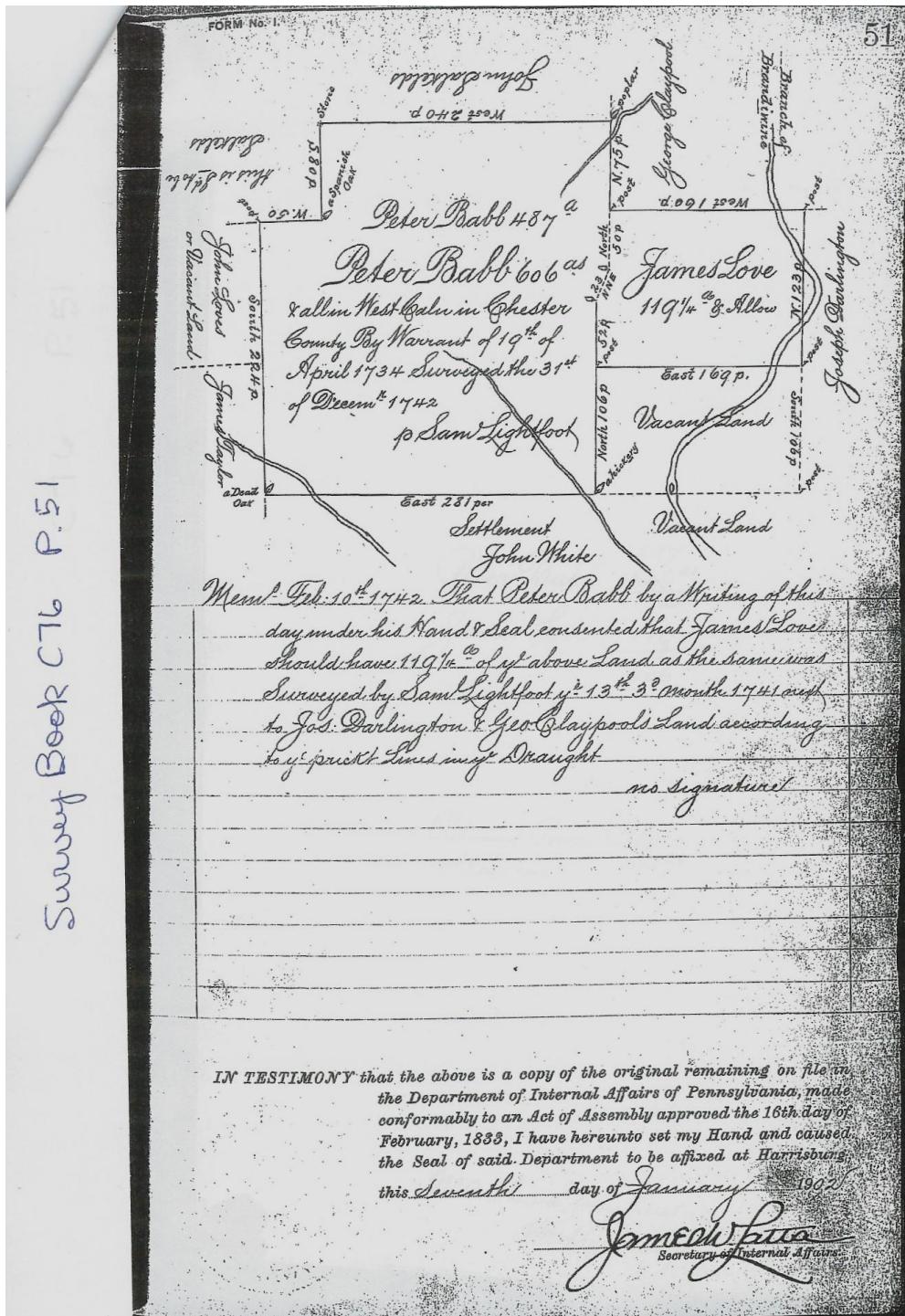
By the Proprietaries.



At the Request of Peter Babb, of the County of Chester
that We would grant him to take up Four hundred Acres of Land
in Westcamb Township adjoining to Joseph Darlington, James Tayfor, and
John Cathill's Land, in the said County of Chester, for which he agrees to pay to our Use the sum of Fifteen Pounds
Ten Shillings current Money of this Province for each Hundred Acres, and the yearly Quit-rent of one
Half-penny Sterling for every Acre thereof; THESE are to authorize and require thee to survey or
cause to be survey'd unto the said Peter Babb at the Place aforesaid, according to the
Method of Townships appointed, the said Quantity of 400 Acres that hath not been already survey'd or
appropriated, and make Return thereof into the Secretary's Office, in order for a further Confirmation;
which Survey, in case the said Peter Babb fulfil the above Agreement within six
Months from the Date hereof, shall be valid, otherwise to be void. G I V E N under my Hand, and the
lesser Seal of our Province, at Philadelphia, this 19th Day of April, Anno Dom. 1734.

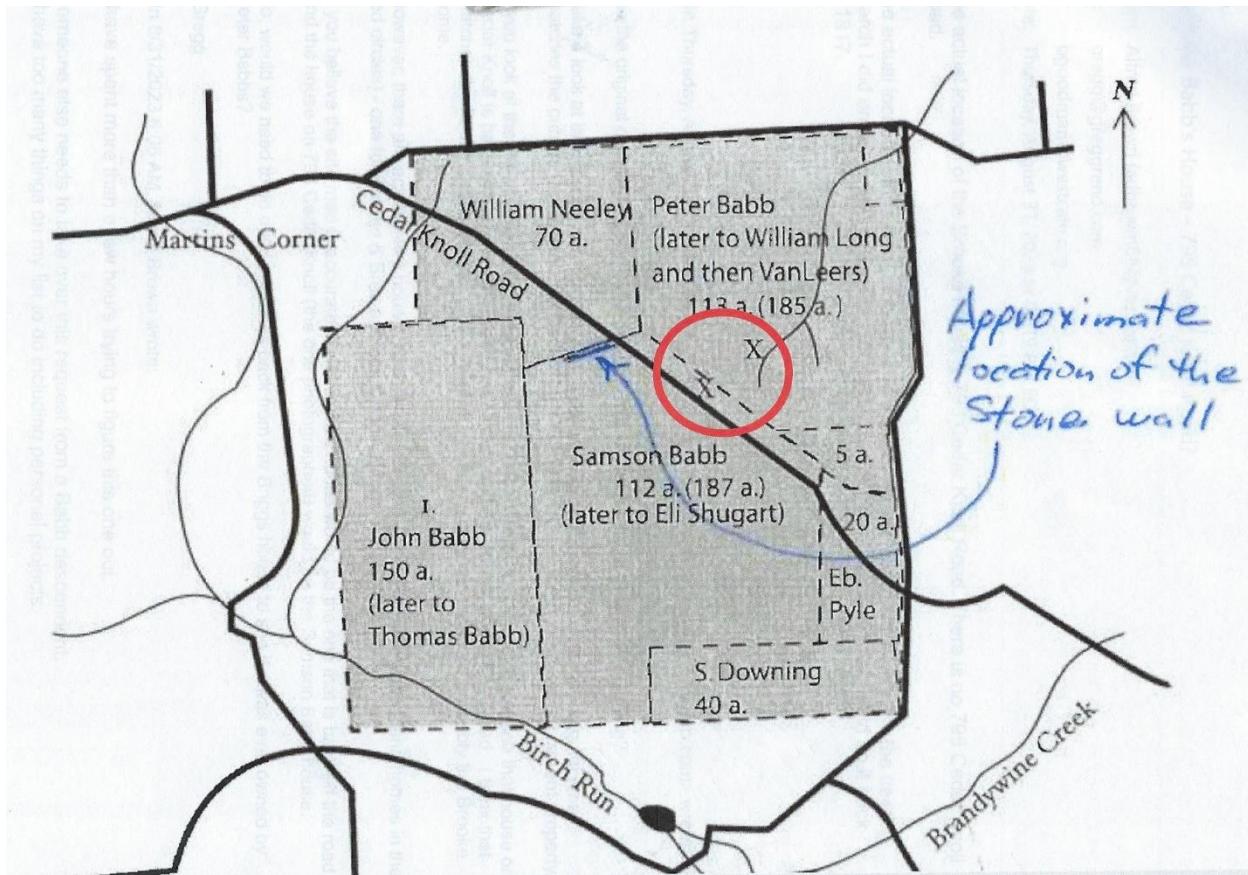
To Benjamin Eastburn, Surveyor General.

Part 2 of the Warrant issued to Peter Babb, Sr. on April 19, 1734
for 400 acres. It was returned on February 10, 1742.



Survey of Peter Babb, Sr.'s Property by Samuel Lightfoot
 on March 13, 1741.

Source: Survey Book C76, page 51.



Drawing of Peter Babb's Property showing division of his property either by his will or future sales.

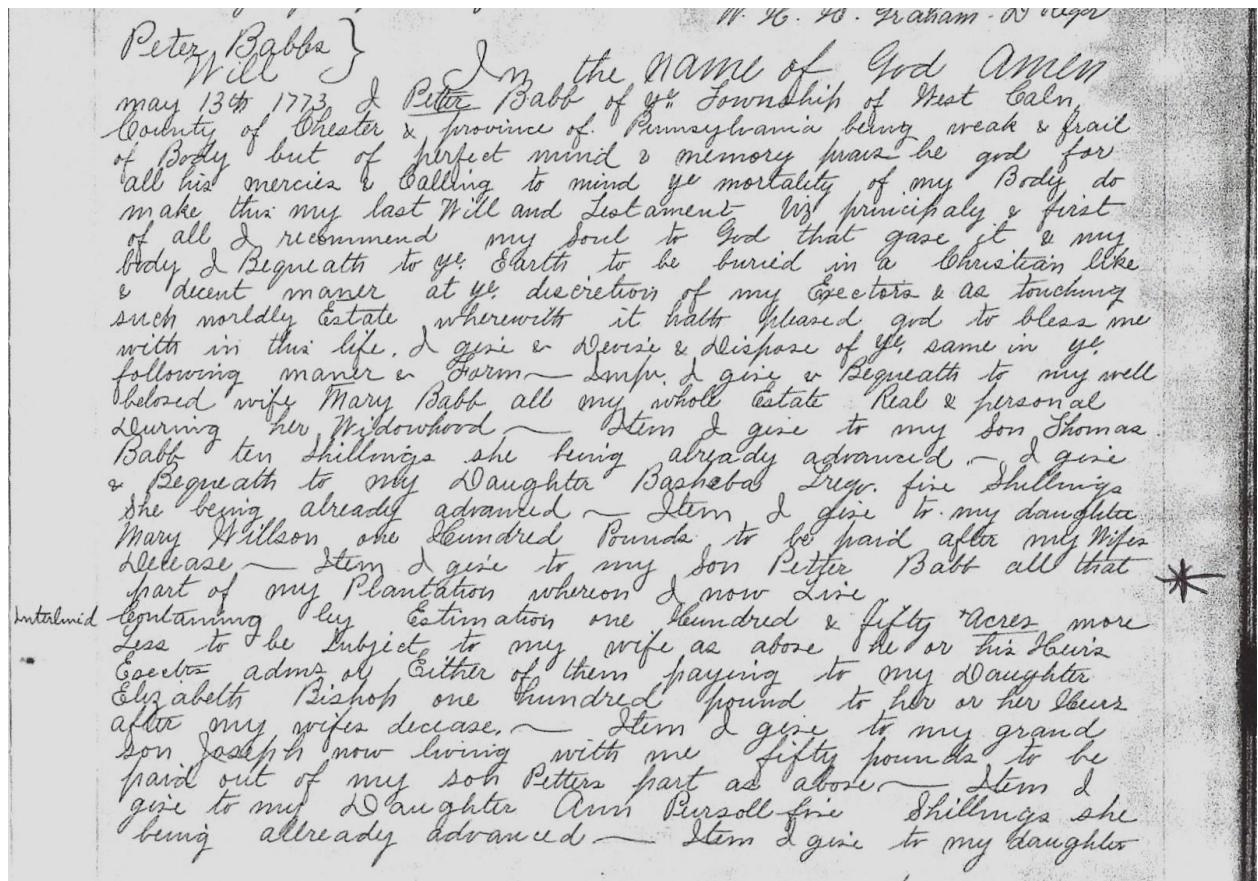
Two potential sites of homes are circled.

Source: Pennsylvania Historic Resource Survey Form

dated June 18, 2002

789 Cedar Knoll Road

Peter Babb's Sr. will dated 1773 left the house that he and his wife Mary lived in to his wife and son Peter Babb, Jr.



Peter Babb, Sr's Will dated 1773.

In 1796, Peter, Jr. sold this property to William Long (Chester County Deed Book I3 page 387).

The 1798 Glass Tax showed William Long was the owner and John Long as the occupant for the following buildings on this property:

1 Story Log House – 20' x 22'

1 Log Milkhouse – 6' x 8'

1 Stone Barn – 50' x 30'

98 acres (not unusual to underestimate acres on tax lists)

The 1799 tax list showed the same information as the 1798 Glass Tax.

On April 2, 1814, William and Mary Long sold this property (112 acres) to Bernard and Anthony Vanleer (described as iron mongers). On October 10, 1815, Bernard Vanleer placed an ad in the American Republican trying to sell his 112-acre property.

AR 10. 10. 1815
TO BE SOLD,
At Public Sale,
On Saturday the 21st day of October next,
at 12 o'clock, at the sign of the Barley
Sheaf, in West-Calm township, Chester
county,
THREE LOTS OF LAND,
All fronting on the Hibernia turnpike
road, 36 miles from Philadelphia and five
from Piqua, convenient to mills and other
manufactories, places of worship of different
professions, &c.
No. 1, Containing 112 acres of land, under a high state of cultivation. Of this farm
about 30 acres are excellent woodland, and
the remainder under clover and timothy,
judiciously divided into convenient fields,
well enclosed with good chestnut rail fence.
The buildings are a two-story stone house,
with two rooms on a floor, a neverfailing
spring near the door, a handsome log barn,
a young thriving apple orchard, containing
a choice collection of fruit trees of various
kinds, a good garden, &c.

The ad stated that the buildings now include a **two-story stone house with two rooms to a floor, never failing spring near the door and a log barn**. At some point between 1796 and 1815 the stone house was built.

It appears that the property was then sold to John Barr but no deed was recorded. Samuel Hatfield purchased the property in 1817 at a sheriff sale. The property went thru several sales gradually reducing the size from 112 acres to 108 acres, then 103 acres and then 99 acres. In 1855 Joseph Briggs purchased the property then containing 90 acres and 42 perches.

On November 1, 1864, Joseph Briggs placed an ad in the Village Record trying to sell his 90-acre property. He lists a **two and one-half floor stone dwelling with four rooms on each floor plus a cellar, a new stone barn (45' x 60'), a wagon house and a stone spring house**.

Source: Village
Record, November 1,
1864.

11-1-1864
VR 22-1769

Chester Co. Farm at Public Sale.

WILL be sold at Public Sale on THURSDAY, 17th of NOVEMBER, 1864, a Farm of 90 ACRES, situate in West Caln township, Chester Co., about four miles North of the Pennsylvania R. R., at Coatesville, on the Hibernia pike, and $\frac{1}{6}$ miles North of Hibernia Iron Works, bounded by the township of West Brandywine, and by lands of Brooke Brothers, A. Martin and others, between 60 and 70 ACRES are arable land in a high state of cultivation, having been heavily limed within a few years, it is very convenient to Schools, Churches and Mills and for healthfulness is unsurpassed, the improvements consist of a good Stone DWELLING, $2\frac{1}{2}$ stories, four rooms on a floor, with cellar under, would be convenient for two families. A new stone barn, 45 by 65 feet new—wagon house and wood house, stone spring house, over a splendid spring of water, there are two Apple Orchards of very select fruit and other trees in variety. Also small fruits including grapes; persons wishing to invest in a farm that will pay, will promote their interests by attending this sale. Further description is deemed unnecessary as persons wishing to purchase are solicited to view the property for themselves. Where all desired information will be given by the subscriber residing thereon. Sale to commence at 1 o'clock.

nov-5w 64

JOSEPH BRIGGS.

On October 17, 1865, owner Joseph Briggs placed another newspaper ad in the Village Record. He states that the buildings were nearly all new.

VR 10-17-1865

Farm at Private Sale.

90 ACRES of well improved land, situate in the north east corner of West Caln township, Chester county, Pa., four miles North of Coatesville, well watered, fenced, and BUILDINGS nearly all new. Further description is deemed unnecessary, as persons wishing to purchase will view the property for themselves. It will be sold cheap, and on accommodating terms. Further information by the subscriber residing thereon.

oct17-4w 65

JOSEPH BRIGGS.

Source: Village Record, October 17, 1865



Photos of 789 Cedar Knoll Road
By Ray Kelso – 1996.



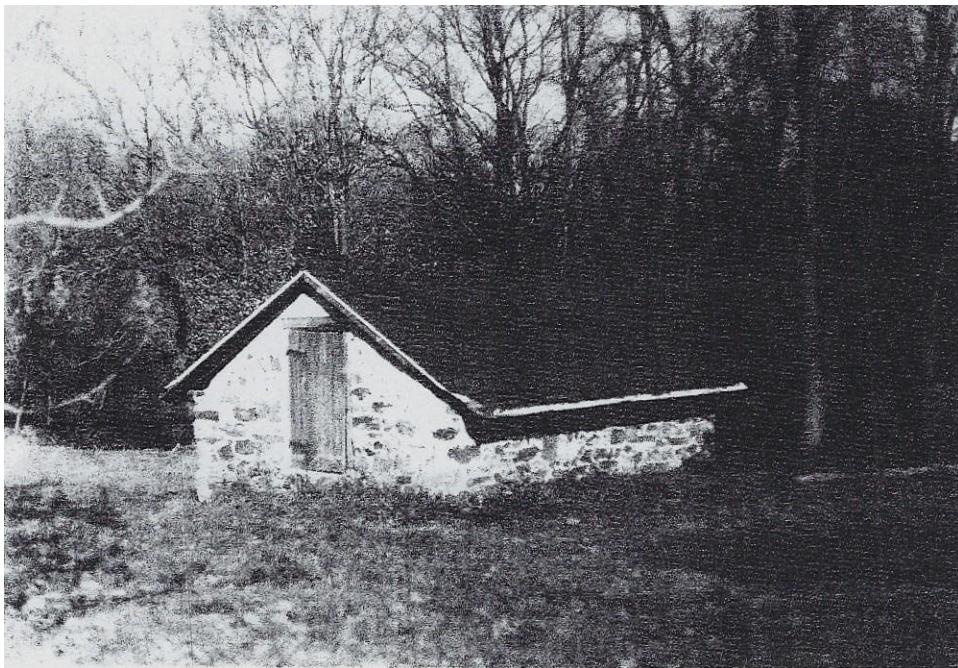


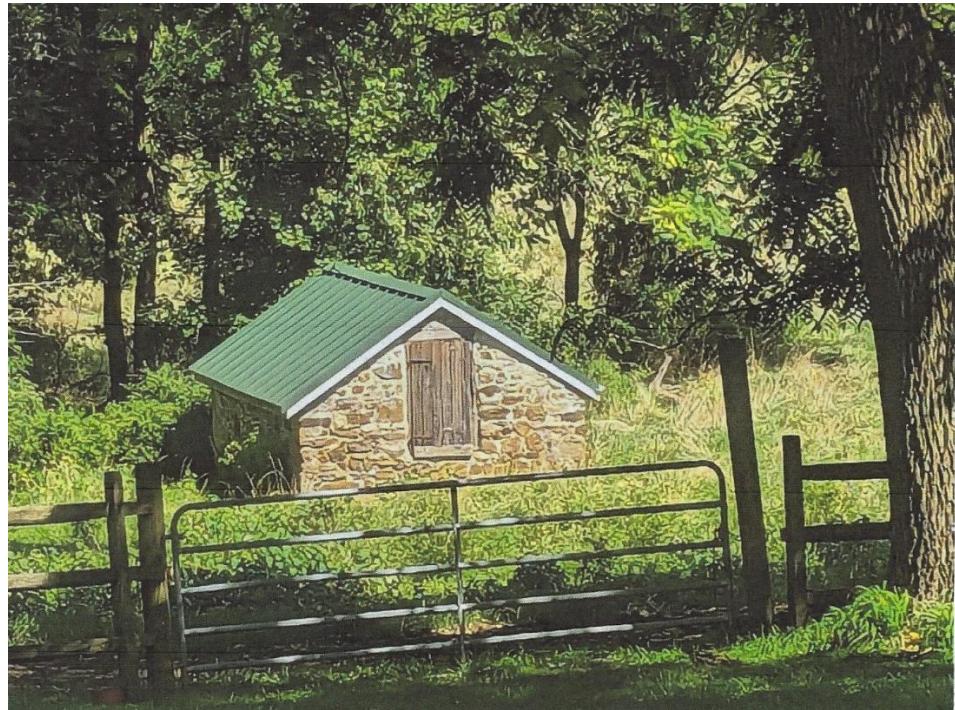
Photo Above of Spring House
By Ray Kelso - 1996



Photo Above of 789 Cedar Knoll Road
By Gregg Reno – September 2, 2023



Photos of 789 Cedar Knoll Road
by Gregg Reno – September 2, 2023



793 Cedar Knoll Road

Peter Babb, Sr. in his will dated 1773 left the house that his son, Samson Babb now lives in to Samson.

Ihusana Babb one hundred pound to be paid out of my son Samsons part of my Estate after my wifes decease, I will give & Bequeath to my son Samson Babb all that part of my estate wheron he now lives to him & Heirs or assigns forever to pay ing or causing to be paid ye above one hundred Pounds to my Daughter Mary Wiloon her Heirs as also ye above one hundred pound to my Daughter Shusana to her or her Heirs and my will is that my son Peter Babbs part of my Estate shall

Section of the Will leaving Samson Babb the property where he now lives.

At some point in time Samson Babb sold part of the property he inherited to Eli Shugart. The writer could not find that this deed was ever recorded.

The 1798 Glass Tax shows the following buildings on the Eli Shugart property:

2 Story Log House – 18' x 20'

1 Log Stable – 12' x 14'

1 Stone Milk House – 8' x 10'

The 1798 Glass Tax lists the neighbors as William Long and Samuel Downing which match the neighbors in the drawing shown on page 4.

On October 29, 1801, Eli Shugart placed an ad in the *Philadelphia Gazette* trying to sell the property he purchased from Samson Babb. The ad showed the 112-acre property contained a **two-story log house, a log barn, and an everlasting spring at the door of the house.**

Please note that the ad showed the property was in West Chester Township. That is incorrect. The description of the property showed it was located in West Caln Township.

For Private Sale,

A VALUABLE PLANTATION, situate in West-Chester Township, Chester County, and State of Pennsylvania, about 41 miles from the City of Philadelphia, and about 25 miles from Lancaster, and 5 miles from the Philadelphia and Lancaster Turnpike road: containing 112 acres, 15 of which are meadows, and a quantity more may be made; a large proportion of Woodland. There are on the premises a two story Log House, a Log Barn, a water flowing Spring at the door, a valuable Apple Orchard, with a variety of other Fruit Trees. The above premises is convenient to several places of worship, and within half a mile of a Forge and Grist-mill. Any person desirous of purchasing, may know the conditions of sale by applying to the subscriber, living at the sign of General Wolfe, on the old Lancaster road, 3 miles above Waggon-Town.

Eli Shugart.

October 22.

th 31st

Source: *Philadelphia Gazette*

October 29, 1801

This property eventually was acquired by Charles Brooke as part of the Hibernia properties and inherited by Helen Brooke and Louisa Wickersham. In 1881, it was sold to George Streiby.

The county property records indicate the current house on the property was built in 1880. It is not known if this is a guess or the actual date the house was built.

The Pennsylvania Historic Resource Survey Form filed by Chester County in 2002 shows that Samson is living at what is now 793 Cedar Knoll Road. The county admits they did not do a complete deed search.

I also did not do a complete deed search because of the complications of dealing with the Charles Brooke empire and it's multiple deeds.



793 Cedar Knoll Road

Photo by Ray Kelso – 1996

Source: Pennsylvania Historic Resource Survey Form

CONCLUSION

The Peter Babb, Sr. original home was a log cabin according to the 1798 Glass Tax. Neither 789 Cedar Knoll Road nor 793 Cedar Knoll Road contain a log cabin at this time. Both properties did have log cabins in 1798.

Peter, Sr.'s will dated 1773 indicates that his home in 1773 was on the property passed on to his son Peter, Jr. which is now 789 Cedar Knoll Road.

It is not 100% certain that the land passed on to Peter, Jr. at 789 Cedar Knoll Road was the location of Peter, Sr.'s original home.

Al Brown - September 12, 2023