

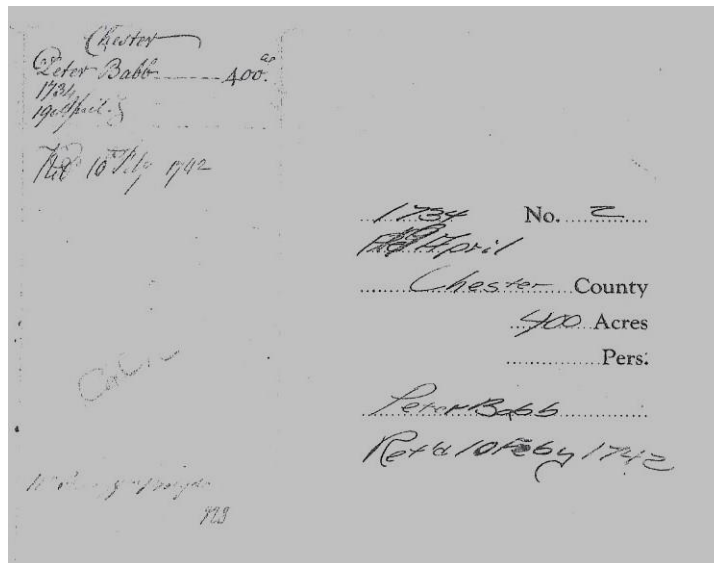
Peter Babb's (1-2-1) Original Homestead

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, ff.

By the Proprietaries.



AT the Request of *Peter Babb* of the County of *Chester* Acres of Land
that We would grant him to take up *Four hundred* in the said
West Galt Township adjoining to Joseph Darlington's James Taylors and
John Catkides Land for which *He* agrees to pay to our Use *the Sum of* Fifteen Pounds
County of *Chester* 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
leffer Seal of our Province, at *Philadelphia*, this *19th* Day of *April* — Anno Dom. 1734 —

To Benjamin Eastburn, Surveyor General.

W. Penn

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 Book C76 P. 51

51

FORM No. 1

Memorandum Feb. 10th 1742. That Peter Babb by a Writing of this day under his Hand & Seal consented that James Love should have 119 1/4^{ac} of y^e above Land as the same was Surveyed by Sam Lightfoot y^e 13th 3^d month 1741 and to Jos. Darlington & Geo. Claypools Land according to y^e print Times in y^e Draught

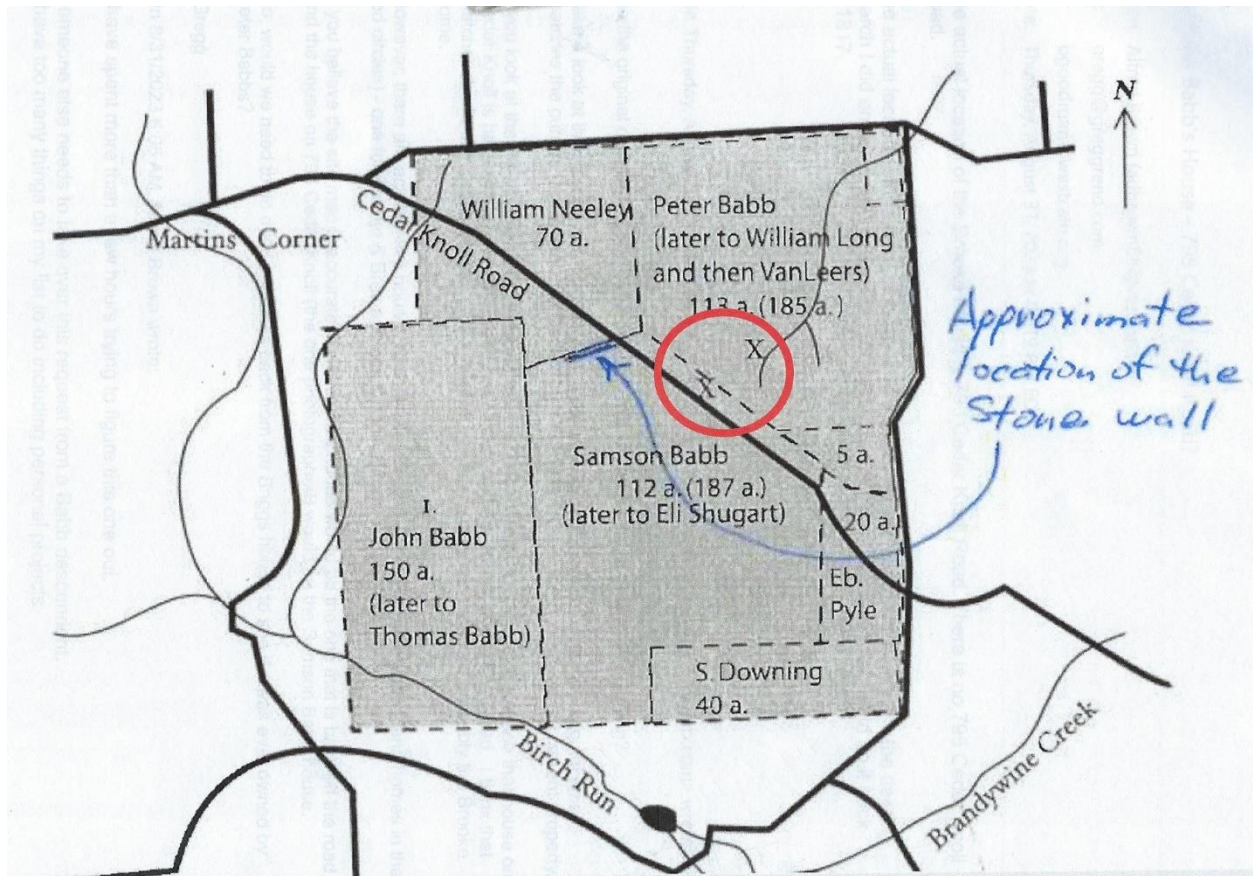
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IN TESTIMONY that the above is a copy of the original remaining on file in the Department of Internal Affairs of Pennsylvania, made conformably to an Act of Assembly approved the 16th day of February, 1833, I have hereunto set my Hand and caused the Seal of said Department to be affixed at Harrisburg this Seventh day of January 1902

James W. Lucas
Secretary of Internal Affairs

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.

W. H. G. Graham - 1773

Peter Babb }
Will
May 13th 1773 I Peter Babb of ye Township of West Caln
County of Chester & Province of Pennsylvania being weak & frail
of Body but of perfect mind & memory praise be god for
all his mercies & Calling to mind ye mortality of my Body do
make this my last Will and Testament viz principally & first
of all I recommend my soul to God that gaze it & my
Body I Bequeath to ye Earth to be buried in a Christian like
& decent manner at ye discretion of my Executors & as touching
such worldly Estate wherewith it hath pleased god to bless me
with in this life. I give & devise & dispose of ye same in ye
following manner & Form - I give & Bequeath to my well
beloved wife Mary Babb all my whole Estate Real & personal
during her Widowhood - Item I give to my Son Thomas
Babb ten Shillings she being already advanced - I give
& Bequeath to my Daughter Bessetab Leg. five Shillings
she being already advanced - Item I give to my daughter
Mary Willson one Hundred Pounds to be paid after my Wifes
decease - Item I give to my Son Peter Babb all that
part of my Plantation wheron I now Live
containing by Estimation one Hundred & fifty Acres more
less to be Subject to my wife as above for or his heirs
Executors adms or either of them paying to my Daughter
Elizabeth Bishop one Hundred Pound to her or her heirs
after my wifes decease. - Item I give to my grand
son Joseph now living with me fifty pounds to be
paid out of my son Peters part as above - Item I
give to my Daughter Ann Russell five Shillings she
being already advanced - Item I give to my daughter

Interlined

Peter Babb, Sr's Will dated 1773.

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

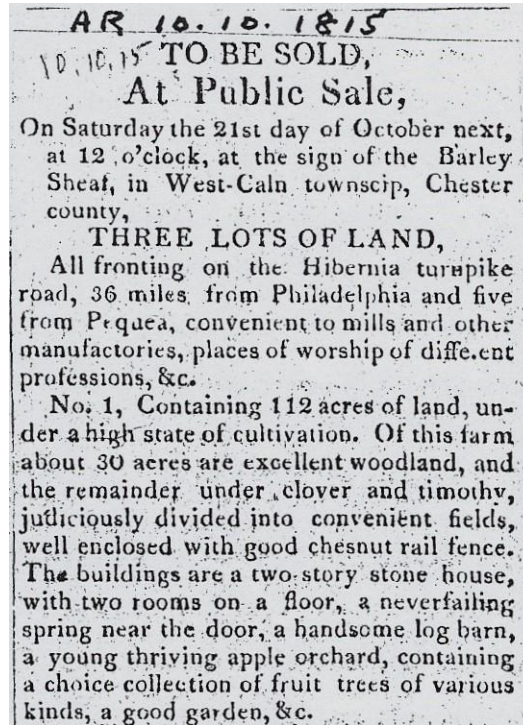
The 1798 Glass Tax showed William Long was the owner and John Long as the occupant for the following buildings on this property:

- 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
10.10.15 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 Perquea, convenient to mills and other
manufactories, places of worship of different
professions, &c.
No. 1, Containing 112 acres of land, un-
der 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 chesnut 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 11-1-1864

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 Cain township, Chester Co., about four miles North of the Pennsylvania R. R., at Coatesville, on the Hibernia pike, and $\frac{1}{2}$ 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 Cain 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 for themselves. It will be sold cheap, and on accommodating terms. Further information by the subscriber residing thereon.

 OCT 17-4W 65

JOSEPH BRIGGS.

Source: Village Record, October 17, 1865



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



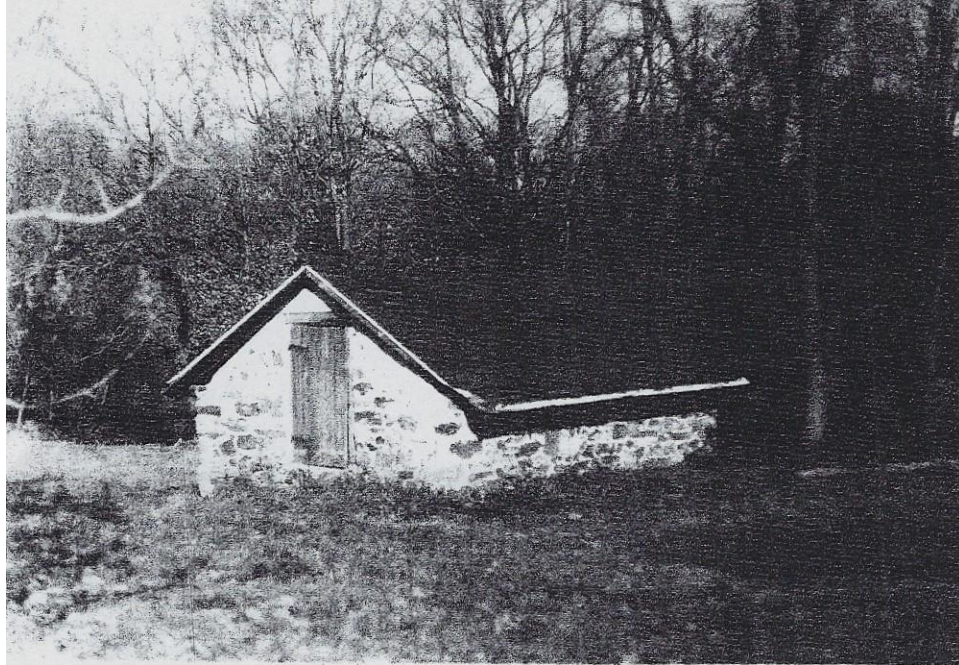


Photo Above of Spring House
By Ray Kelso - 1996



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.

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 meadow, 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 never failing 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 Wolf, on the old Lancaster road, 3 miles
above Waggon-Town.
Eli Shugart.
October 22. 1801

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