

1060 Copeland School Road, West Chester, PA

On **September 24, 1750**, a man named John McCarty purchased 170 acres of land in East Bradford Township, Chester County, Pennsylvania. This land was purchased from “Thomas and Richard Penn, esquires, true and absolute proprietaries and governors-in-chief of the Province of Pennsylvania” for the price of twenty-six pounds and seven shillings {**Patent N Vol. 16 page 4**}. However, as no single person or entity had previously owned the said property, the purchase itself was carried out using what is known as a land patent deed. Essentially, this is a government-issued legal document that grants the private ownership of specific lands previously held in the public domain or by a government (which, in this case, would either be the Penns or the proprietary government of Pennsylvania) for the first time and should generally be treated like any other land deed or title. Documentation of this land purchase was acknowledged and recorded in Patent Book A, Volume 16, page 5 on **April 29, 1751**, by Lieutenant Governor James Hamilton, esquire. In addition, the deed itself actually appears to describe the specific location of this property using a combination of traditional land surveying measurements and what appears to be contemporary longitude and latitude coordinates. This is something that I have never seen previously in all my research on any land title document, even those dating to the twenty-first century. {**Cremers Research Packet**}.

Unfortunately, John McCarty lost the title to this 170-acre property in **1763** after failing to repay a series of debts. He had apparently owed a debt of 208 pounds 9 shillings and 2 pence to a man named Francis Harris as well as a second debt of 107 pounds 2 pence and a half penny to another man named Content Nicholson {**Deed Book N Vol. 13 page 412**}. According to Cremers, it is entirely possible that either one or both of these unpaid debts may have been a mortgage load taken out by McCarty in order to “purchase land and build the first dwellings,

animal shelters, a springhouse, and to clear some land”, yet she ultimately fails to provide any documentation that might back this claim {Cremers, page 1}. In either case, the entire 170-acre property was ultimately seized by John Fairlamb, High Sheriff, and sold in what is known as a sheriff’s sale. This is essentially a public auction conducted by local law enforcement that allows mortgage lenders, banks, tax collectors, and other litigants to collect money lost on a foreclosed property by substituting the price paid at auction for the unpaid debt. Such sales can only occur once the foreclosed-upon property has been seized by a sheriff under a court order, an event which would have necessarily occurred sometime prior to the sale of the property on **June 25, 1763** {Deed Book N Vol. 13 page 412}.

John McCarty’s 170-acre plantation was sold to Samuel Coope (later spelled Cope) (1) at sheriff’s sale on **June 25, 1763**, before later being recorded in Deed Book N Vol. 13 page 412 by High Sheriff John Fairlamb, esquire, on **September 16, 1764**. Admittedly, Samuel had only paid a fraction of what John McCarty had actually owed, yet as “the highest and best bidder,” he was ultimately able to snap up the entire property (which included the portion that later became 1060 Copeland School Road) for the good bargain price of 51 pounds 13 shillings 9 pence {Deed Book N Vol. 13 page 412}.

Following this, the old McCarty property shall remain in the Cope family’s possession for the next 164 years. As a result, their name has become intrinsically linked to both the house itself (presently located at 1060 Copeland School Road) as well as to the barn that later became its own separate tax parcel (now 1050 Copeland School Road) {Cremers, page 1}. Yet this was not the only land that the Cope family had owned in East Bradford Township.

Over the course of the eighteenth, nineteenth, and twentieth centuries, the Coope (later spelled Cope) family had repeatedly played a significant role in the development of East

Bradford. Throughout much of this time, their influence appears to have been the result of the family's extensive landownership across the region, a factor which went unabated for nearly two hundred years. Indeed, many of the lands that make up the central part of the township were actually owned by various members of the Cope family over much of the eighteenth and nineteenth centuries. And while these properties were not always completely contiguous, they generally spanned from the upper central portion of the township's eastern boundary to the township's western boundary on the Brandywine. {Cremers, page 1}.

In 1712, John Coope purchased a 200-acre tract of land in what was then Bradford Township. This was done "as soon as he was twenty-one years of age" and using an unspecified sum of money inherited from his father's estate {Cremers, page 2}. The tract was previously owned by a man named John Willis, but before that it was originally warranted to a man named Peter Worrell by William Penn himself in 1701 {Cremers, pages 1-2}. The property in question is located alongside Taylor's Run, sometimes called Lady Run (currently running alongside the West Chester Bypass and Route 322) and can be found just west of what is interchangeably known as the Goshen line {Futhey, page 164} and the "Old Welsh Line" (the western boundary of Whiteland and Goshen Townships) {Cremers, pages 1-2}.

John Coope eventually settled upon this land later that same year, erecting a log house within which all eight of his children were born {Futhey, page 502}. He would marry three times, yet only his second wife ever bore him any children {Futhey, page 502}. According to the *History of Chester County, Pennsylvania, with genealogical and biographical sketches* from 1881, "the name of his first wife is not preserved" to history {Futhey, page 502}. While this is especially weird considering how the text was coauthored by John Futhey Smith (1820-1888) and Gilbert Cope (1840-1928), a member of the extended Cope family, it becomes slightly more

understandable when one considers how Cremers was unable to find *any* records regarding John Coope's first marriage {Cremers, page 2}. Moreover, Cremers also theorizes that his first wife may have died in childbirth, however she ultimately fails to provide any information explaining how or why she reached this conclusion {Cremers, page 2}. If this theory does ultimately prove true, then it would imply that birth would have also been a stillborn, as "all children are credited to his second marriage" {Cremers, page 2}.

His second wife, however, is well documented to have been Charity Jefferis Evans, widow of John Evans and daughter of Robert and Jane Jefferis, prominent landowners in East Bradford {Futhey, page 502}. The two of them would be married on **November 30, 1721**, and together would have eight children named Hannah, Samuel, Mary, John, Nathan, Caleb, Joshua, and Joseph {Futhey, page 502}. It should be remarked that John Coope and all of his children spelled their name as *Coope*, however the original spelling of Cope would be resumed by all branches of the family tree by **the early half of the nineteenth century** {Futhey, page 502}.

The East Bradford Township Historical Commission has published a series of newsletter articles showcasing items either made or owned by eighteenth and nineteenth century residents of the township. In the third of these articles, which were collectively published under the title *Worldly Goods*, the wedding certificate of John Coope and Charity Jefferis Evans of Bradford Township is highlighted. According to the original document, their wedding occurred in **1721** – ten years before Bradford Township was divided into East and West Bradford {Worldly Goods article 3}. This is especially significant since several of the wedding guests, including individuals like George Strode, James Jefferis, and Abiah Taylor, would eventually sign the petition that resulted in the division of the township in **1731** {Worldly Goods article 3}.

Like many of their wedding guests, John Coope (later spelled Cope) and Charity Jefferis Evans would have likely lived in one of the several fine homes that continue to serve as residences in East Bradford today {[Worldly Goods article 3](#)}. This home would have eventually become the core of what the East Bradford Township Historical Commission refers to as the “John and Nathan Cope House,” which is presently located at 700 Dunmoore Lane {[Worldly Goods article 3](#)}. According to page twenty-four of *The Cope Family Record* by Gilbert Cope, the log house that John Coope had constructed on the Bradford acres in **1712** had still been standing at Copeland School Road and Route 322 in **1861** {[Cremers, page 2](#)}. However, it is also stated by Cremers that the present *stone* house was possibly built shortly after John’s second marriage in **1721** {[Cremers, page 2](#)}. This property is likely an updated version of the log house that John Coope had originally built shortly after purchasing the 200-acre tract in **1712**. In either case, John Coope would have most likely lived on his Bradford property for several years as an unmarried man or widower {[Cremers, page 2](#)}.

John Coope is known to have joined with the Society of Friends sometime shortly after his marriage to Charity Jefferis Evans, however it remains unclear as to whether this is in reference to John first becoming a Quaker or simply becoming more involved in his local Quaker community {[Futhey, page 502](#)}. According to Cremers, John “became a reliable member of the Bradford Meeting, filling several official positions” {[Cremers, page 2](#)}. The first appearance of John’s name in their records occurs on **November 6, 1732-3**, when both he and John Buffington were appointed to have oversight of burials at Bradford Meeting {[Futhey, page 502](#)}. This is a position he seems to have held for a number of years, as he is again listed as such at the first Bradford Monthly Meeting (following the merger of the Bradford and Caln Preparative Meetings) on **March 19, 1737** {[Futhey, page 240](#)}.

But what was the cause for John's sudden involvement in Quakerism? Considering the timing, it would not be difficult for one to argue that his marriage to Charity could have been the catalyst. And while there is no information to suggest whether or not this is true, in any case, John Coope's newfound enthusiasm for the Quaker faith seems to have been genuine. In fact, John's involvement with the Society of Friends appears to have continued well after his (second) wife's death. According to Bradford Meeting records, John Coope had failed to appear at a **1748** meeting at which he had been "expected to declare his intentions of marriage" to a woman named Elizabeth Fisher {Futhey, page 165}. John Coope would ultimately marry Elizabeth, his third wife and the widow of Thomas Fisher, on **December 23, 1748** {Futhey, page 502}. At the time, however, this absence was "thought to be occasioned by the great floods" which routinely plagued the county – bridges to cross the larger streams are cited to have been among one of the most highly requested needs of the early inhabitants, especially at a time of high water caused by rains {Futhey, page 165}.

This detail is somewhat significant because John Coope, along with his sons Samuel, Nathan, and Joseph Coope, were all known to have signed a document calling for the construction of a new bridge "upon the east branch of Brandywine Creek, on the road leading from Doerun by Joseph Martin's Tavern to Philadelphia, at the ford called Taylor's ford in East Bradford, Chester County" {Futhey, pages 165-166}. This bridge was ultimately built by means of subscription, which is essentially a fundraising method where members of the community donate either their labor, money or supplies towards achieving a mutually beneficial goal. Though the document itself was left undated, it is believed to have been written in **1767** and the location being described is to be that of what today is popularly known as Cope's Bridge {Futhey, page 166}.

By the time that John Coope had died on **February 14, 1773**, it would appear that his 200-acre property may have already been split evenly between two of his six sons (eight children in total) {[Futhey, page 502](#)}. These sons were named Samuel Coope (**1726-1817**) and Nathan Coope (**1733-1820**), and each would ultimately inherit exactly one hundred acres from their father {[Futhey, page 502](#)}. According to information that Futhey and Cope's *History of Chester County* had taken from Cope family records, Samuel Coope would settle on the eastern half of his father's farm, while his brother Nathan Coope would settle on the western portion and ultimately succeed their father in the family homestead {[Cremers, page 2](#)}.

It is important to note that "the lands and lines mentioned above" are only meant to serve as a background on the Cope family's long history in East Bradford Township, and in no sense specifically touch on the farm presently located at 1060 Copeland School Road that serves as this paper's focal point {[Cremers, page 3](#)}. Indeed, it was not until **June 25, 1763**, that Samuel Coope (1) had purchased the 170-acre property that would ultimately made up the rough bounds for the land later found on maps as the Abiah Cope, or yet even later still, as the Morris Cope farm {[Cremers, page 3](#)}.

Samuel Coope was the oldest son (and second child) of John Coope and Charity Jefferis Evans. He was born in what later became East Bradford Township on **August 10, 1726** {[Family Search family tree](#)}. On **June 7, 1753**, Samuel Coope married Deborah Parke (**August 5, 1734 – January 13, 1744**) {[FS tree](#)}. Deborah Parke is the daughter of Jonathan and Deborah Parke (Sr.) as well as the granddaughter of Abiah Taylor, a major figure in the region at that time {[Futhey, page 502](#)}. Because the Parke family had lived on the farm adjacent to the Coope farm, Samuel and Deborah had essentially grown up as next-door neighbors {[Futhey, page 502](#)}.

Over the next seventeen years, Samuel Coope (1) and Deborah Parke would have a total of ten children. Their names were Charity, Jesse, Samuel (2), Abiah (1), Rebecca, Jonathan, Deborah, Mary, Sophia, and Deborah (again) {HoCC, page 502}. Unfortunately, only Charity, Samuel (2), Abiah (1), Jonathan, Mary, and Deborah (the second) would live to adulthood while Jesse, Rebecca, Deborah (the first), and Sophia had all died before the age of ten {Cremers, pages 3-4}.

Samuel Coope (1) and his new bride ultimately settled upon the eastern portion of his father's farmland shortly after their marriage in **1753** {Futhey, page 502}. It is on this site that a substantial stone house was built by Samuel for his new family later that same year {Cremers, page 3}. The building is still standing at what is today 591 Taylor Mill Road and in **2001** was owned by a man named Thomas Cosgrove {Cremers, page 3}. Construction of this house is believed to have occurred at or around the same time as their marriage, as Samuel Coope's name appears on a **1753** list of East Bradford Taxables next to that of his father {Futhey, page 166}.

Though still only a young man at the time, Samuel Coope (1) had already begun looking toward the eventuality of needing more land to divide amongst his growing family {Cremers, page 6}. This appears to have been a high priority for him, for whenever an opportunity presented itself, Samuel immediately jumped on the chance to purchase nearby properties at a good price {Cremers, page 1}. Ultimately, he would add two tracts of land, the first in **1755** and the second in **1763**, to the one hundred acres of his father's farmland that he already controlled {Cremers, page 5}. It should be noted, however, that while Samuel Coope (1) may have technically owned the eastern portion of his father's farmland at the time of his **1753** marriage, it was not until his father's death in **1773** that he fully gained ownership of the property (meaning the one hundred acres originally given to him by his father in **1753**).

In **1755**, Samuel Coope (1) purchased a 151-acre tract of land previously owned by Anthony Dougherty {Cremers, page 1}. This land was not directly adjacent to his father's farmland, for at the time a 200-acre tract belonging to Abiah Taylor (who was either the grandfather or a cousin of Deborah Parke) lay between the Cope homestead and the Dougherty tract {Cremers, page 5}. Combined, this purchase of 151 acres in **1755** and the 100 acres from his father's property that he already controlled would have given Samuel Coope (1) ownership over a grand total of 251 acres of land in East Bradford Township.

And yet, an uncited **1760** tax reference from Cremers' report "shows Samuel (1) being assessed for 400 acres broken down into 200 acres – 100 acres cleared, and 20 acres sowed" {Cremers, page 6}. These 100 cleared acres likely contained the homestead (presumably that stone house built by Samuel Coope for his family in **1753**) as well as an additional 20 sowed acres (meaning plowed and usable for farming) {Cremers, page 6}. Furthermore, this **1760** tax assessment also designates Samuel Coope as having "two house rents," or tenant houses, as additional sources of income {Cremers, page 6}. Cremers reasons that one of these tenant houses probably stood on the Dougherty property while the other stood on the McCarty property, however this would not make sense because Samuel Coope does not purchase the McCarty property until three years later {Cremers, page 6}.

Samuel Coope (1) purchased the 170-acre McCarty property at sheriff's sale on **June 25, 1763**, for the good bargain price of 51 pounds 13 shillings 9 pence (for more information regarding this land sale, see the second page of this paper) {Deed Book N Vol. 13 page 412}. According to this deed document, the 170-acre McCarty property had been located directly to the north of the 151-acre Dougherty property that Samuel Coope had purchased eight years earlier {Deed Book N Vol. 13 page 412}. When combined with the 100 acres he received from his

father in **1753** (and then later inherited in **1773**), these two land purchases would have given him control over a grand total of 421 acres of land along the eastern boundary line of East Bradford Township {**Deed Book N Vol. 13 page 412**}. Unfortunately, there is no record of Samuel Coope (1) having ever lived on either the McCarty property or the Dougherty property (nor what he used either property for), as his homestead is known to have resided on the 100 acres of land that he received from his father in **1753** (and later inherited in **1773**) {**Cremers, page 1**}.

And yet, these 421 acres in East Bradford Township may not have been all of the land that Samuel Coope (1) had owned. Indeed, there is evidence found in a later deed between David and Debby Cope of West Whiteland Township and his brother, Samuel Cope (2a) of East Bradford Township which suggests that Samuel Coope (1) had also owned land in Goshen and West Whiteland Townships {**Deed Book #5-107-200**}. According to this document, dated **March 7, 1846**, Samuel Coope (1) had purchased a 150-acre plantation “from one Margaret Finley (then McMechem) in **1764** in Goshen Township, and a small portion in West Whiteland Township, and Patented to Samuel Coope (1) by John Penn under Patent Book AA, vol. 6, page 127” {**Deed Book #5-107-200**}. Based on this wording, I am uncertain if this is referring to one land purchase or two separate land purchases, however in all likelihood this is probably two separate purchases because the use of the term “Patent” would imply the purchasing of land that had not previously been privately owned.

All of this is made even more perplexing when one considers how the lands that Samuel Coope (1) had allegedly owned in Goshen and West Whiteland Townships were not included in the 400+ acres said to have been under his possession at the time of Samuel’s death in **1817**, nor do they seem to appear on any of the tax references mentioned within Cremers’ report. Indeed, the tax assessment taken for Samuel Coope in **1765**, a year after making the Finley/McMechem

purchase, has him being “assessed for 130 acres of cleared land and buildings rated @ #20/acre and 225 acres of uncultivated land @ #5/acre” {Cremers, page 6}. In addition to this, he was also further assessed with owning 40 acres of rented land upon which there were two tenements {Cremers, page 6}. Based on how this is written in Cremers’ report, the total number of acreages being assessed for Samuel Coope (1) between 1760 and 1765 went largely unchanged. What *did* change, however, was an additional 30 acres of cleared land, thereby designating the further development of the overall property. Furthermore, Samuel Coope (1) was still being assessed for owning 400 acres of land in 1783, however by this time his son Abiah (1) was also paying tax on 190 of those acres, as well as on one horse, one cow, and three sheep {Cremers, page 6}.

The fact that Abiah (1) is shown paying taxes on his father’s property suggests that the Cope family followed the old practice of fathers dividing up their lands between their sons so as to keep it within the family, and indeed did so in a way where this transfer from one generation to the next happened gradually over time. In this instance, such a transfer took place by the father presenting his sons with the lands they would later inherit upon their marriage, rather than receiving them upon his death. As a result, Samuel (2), Abiah (1), and Jonathan, like their father before them, had all already been living upon the lands which they later inherited.

Samuel Coope (1) died on **September 15, 1817**, at the age of ninety-one {Futhey, page 502}. At the time of his death, Samuel Coope (1) had left what Cremers refers to as “an explicit Will” that devised “all his lands to his three surviving sons, Samuel (2), Abiah (1), and Jonathan” {Cremers, page 6}. Like his father before him, Samuel Coope’s (1) Will would have bequeathed to each son “the farm on which he now lives” (quotation marks appear in original document) {Cremers, page 6}. [See 1812 Will of Samuel Coope (1), probated 1817].

In accordance with this Will, the family homestead constructed by Samuel (1) in **1753** would have gone to his eldest surviving son, also named Samuel (2) {Cremers, page 6}. This would have been a relatively easy transfer, as Samuel (2) had already been living on the property (presently located at 591 Taylor Mill Road) with his father {Cremers, page 1}. Moreover, this document had also stipulated that “the Lot on the south end thereof granted for the use of a School to remain in the same situation and under the same circumstances with him, as it hath been with me”, indicating that a one-room schoolhouse had stood on the property prior to **1812** (when Samuel’s (1) Will was written) and was meant to continue on this site at his behest {Cremers, page 6}. This may or may not have been the one-room schoolhouse presently standing at 1060 Copeland School Road, as this structure is rumored to have been moved to this location from some other spot at an earlier point in time.

Samuel Cope (2) was born on the **first of October 1756** and died on **March 22, 1837** {FS tree}. He married Elizabeth Blackford (b. **1758**) {FS tree} of Wilmington, Delaware {Cremers, page 4} on **October 25, 1792**, in New Castle, Delaware {FS tree}. Together, Samuel (2) and Elizabeth would have a total of six children named Deborah, Mary, Deberah, Charity, Rachel, and Gerald (spelled Gerard in HoCC) {FS tree}.

Upon Samuel’s (2) death, the family farm at 591 Taylor Mill Road went to his only son and youngest child, Gerard Cope {Futhey, page 502}. Gerard had been born to Samuel (2) and Elizabeth on **September 4, 1802** {FS tree}. On **January 1, 1826**, Gerard Cope married Debby L. Garrett (born **September 13, 1800** – died **September 3, 1862**) {FS tree}. Together, the two of them would have seven children named Rebecca, Mary Ann, Elizabeth, Samuel, William, Deborah, and Emma {FS tree}. These children would ultimately sell the property at 591 Taylor Mill Road upon their father’s death on **May 19, 1871** {Futhey, page 502}.

Jonathan Cope (1762-1840) was the third and youngest surviving son of Samuel Coope (1) and Charity Jefferis Evans. He married (first) Susanna Mercer and (second) Zillah Darlington, however the dates of these marriages remain unknown {Futhey, page 502}. With his second wife, he had twelve children: Phebe, Elizabeth, Susan, Jesse, John, Margaret, Caleb B., Samuel (4), Deborah, Jonathan, Chalkley, and Darlington {Cremers, page 4}. Of these, his son John is known to have taken over the family homestead {Futhey, page 502}, but would ultimately remove himself to a newer set of buildings on the property in about 1848, thereby giving us a possible date for when his father's home might have been torn down {Cremers, page 6}.

In accordance with the mandates laid out in his father's 1817 Will, Jonathan Cope would have inherited the 151-acre Dougherty property that was located just to the north of the 170-acre McCarty property inherited by his older brother Abiah (1) {Cremers, page 1}. That land would have contained "the Messuage, Tenement, and Tract of Land on which he [Jonathan] now dwells ... or all that lies on the South and East of the before mentioned division line" {Cremers, page 6}. Moreover, Jonathan would have also inherited privileges and access to a certain "one-half acre of land [that was] to be laid off [at] the corner of the tract hereinbefore devised to Abiah Coope [, his brother, and] nearest to the dwelling house of the said Jonathan" Coope {Cremers, page 6}. But why on earth would Jonathan have received lands and privileges in his father's Will that should have reasonably gone to his brother Abiah?

Brothers Jonathan and Abiah are shown as having co-owned a sawmill and a stone Turning Shop on their 1796 tax assessments {Cremers, page 6}. The exact locations of these businesses are unknown, but it seems entirely plausible that one or both could have easily been located on the one-half acre of the McCarty property devised to Jonathan. Moreover, Jonathan Cope is also known to have established a tilt-mill somewhere in East Bradford Township {Futhey, page 502}.

Along with his home, this tilt-mill would have been located somewhere to the south of 1060 Copeland School Road, with the rest of the mill buildings on the eastern side of the road that runs parallel to Broad Run just before reaching the present location of Sunset Hollow Road {Cremers, page 6}. It is here that Jonathan manufactured scythes, augers, and other such tools {Futhey, page 502} at such proficiency that he quickly “became well-known for the quality of the edge he put on tools as well as on household cutlery” {Cremers, page 3}. Indeed, many among the first generations of Cope men had been very skilled in mechanical occupations, and as a result Samuel’s concern in his Will to provide for the continuation of Jonathan’s business would have been quite typical {Cremers, page 3}.

According to certain undated tax assessments referenced in Cremers’ report, “the lands devised to Abiah and Jonathan Cope by their father, Samuel, in **1817** indicate... that there were three dwellings on the 400+ acres owned by Samuel, plus a sawmill and race on Broad Run” {Cremers, page 6}. These three dwellings consisted of the Cope homestead at 591 Taylor Mill Road (which went to his oldest son Samuel), the home constructed by Jonathan Cope on the Dougherty tract just below where it connects to the McCarty tract, and our present property located at 1060 Copeland School Road. This last dwelling is known to have existed on the portion of the McCarty tract that had been granted to Samuel Coope’s second oldest surviving son, Abiah Cope (1), in his **1817** Will.

While there is documentation confirming that Samuel Coope (1) had purchased the 170-acre McCarty property in **1763**, there is actually no record of him ever having lived there {Cremers, page 1}. Instead, the honor of being the first member of the Cope family to actually live on the property would go to his second oldest surviving son, Abiah {Cremers, page 1}. Abiah Cope (1) was born on **March 22, 1759**, to Samuel Coope (1) and Deborah (Parke) Coope {Cremers, page

4}. He was the fourth of their ten children and their second oldest surviving son. According to Ashmead & Cope's *History of Chester and Delaware Counties* (page 594), he is described as being "an upright, conscientious man [who] performed the various duties of husband, father, and citizen in a highly commendable manner" {Cremers, page 4}.

On **December 1, 1785**, Abiah Cope (1) married Jane Morris (the daughter of David and Jane Morris) of Robeson Township, Berks County, at the Bradford Friends' Monthly Meeting in Marshallton {Cremers, page 4}. Their children were named David, Samuel (3), Abiah (2), Deborah, and Morris {Cremers, page 4}. According to Cremers' report, this marriage produced four sons and one daughter {Cremers, page 4}, yet according to Futhey & Cope's *History of Chester County*, there is no record of this daughter ever having existed {Futhey, page 502}. A possible explanation for this discrepancy might be that because their daughter had only lived to the age of two, all memory of her could have been completely forgotten by the time that the *History of Chester County* was published in **1881** {Cremers, page 4}.

Since we know that Samuel Coope (1) is definitely recorded as having bequeathed to each of his three surviving sons "the farm on which he now lives" in his **1817** Will (quotation marks appear in Cremers' original report), we can thereby assume that his second oldest surviving son, Abiah Cope (1), would have already been living on the McCarty property before his father's death {Cremers, page 6}. This is confirmed in Abiah's tax records going as far back as **1780** {Cremers, page 6}. Yet while Abiah Cope is definitely shown as being the one living on the old McCarty property, many of these earlier tax documents still listed the title as being under his father's name. In fact, the tax records from **1783** still show Samuel Coope being assessed for his full 400 acres of land while at the same time also showing that his son Abiah was simultaneously

being taxed for 190 of those acres, as well as for one horse, one cow, and three sheep {Cremers, page 6}.

That Abiah Cope (1) had definitely been living on the old McCarty property can be further substantiated using the “Road Papers of **1817** and **1824** for the laying out of Copes School Road”, later known as Copeland School Road {Cremers, page 6}. The first of these documents, from **1817**, marks the earliest known request for the eventual laying out of what is today known as Copeland School Road {Cremers, page 7}. This document was signed by four different men from the Cope family and serves to definitively place Abiah Cope (1) “on the McCarty tract at exactly the place where the house of this paper is standing today” {Cremers, page 7}. At this point in time, Copeland School Road would have marked the boundary line between the old Anthony Dougherty tract owned by Jonathan Cope and another tract that was warranted to a man named George Baldwin in **1751** {Cremers, page 7}.

Furthermore, whilst still on the subject of the laying out of roads, it should probably also be mentioned that the two roads presently known as Harmony Hill Road and Happy Creek Lane are both situated north of the Abiah/Morris Cope House and end on Copeland School Road today {Cremers, page 7}. According to Cremers’ report, one of these two roads – which is shown as being either a private road or a farm lane known as “The Road from Mechem’s Mill to the old Chester Road” on an unspecified document from **1818** and then later as “Mechem’s Road” on another unspecified document from **1824** – would have divided Abiah Cope’s land into two separate pieces during his lifetime {Cremers, page 7}. Unfortunately, I am not entirely sure how true this statement really is, for despite her acknowledgment that Arthur E. James’ *A History of East Bradford Township* from **1971** makes no mention of a Mechem’s Mill, Cremers still seems to believe that this was the precursor to what is today known as Grubb’s Mill {Cremers, page 7}.

In reality, this claim is actually in contrast to the statement made in James' *A History of East Bradford Township*, which argues that it was instead McMinn's Mill, rather than Mechem's Mill, that was actually the precursor to Grubb's Mill {James, page 10}.

Based on the data provided in Cremers' report from an **1890** newspaper item, Abiah (1) and Jane (Morris) Cope appear to have lived in either a log or small stone house on the McCarty property immediately after their **1785** marriage before later moving into a newer home at 1060 Copeland School Road {Cremers, page 4}. Unfortunately, since Cremers' report fails to provide the proper citation for this article and only includes a small portion of the overall text without its larger context, I cannot presently determine which of these two separate structures they had actually resided in. Indeed, it seems that Cremers herself might have been confused, for she states on page seven that "either Abiah built the stone house for his bride (or shortly thereafter), or he lived in a log house built by John McCarty", thereby making both options equally plausible {Cremers, page 7}.

In regard to the first possible option (the log house), Cremers claims that the **1890** newspaper "article further states that Abiah and Jane [Cope had] moved into a log house [located] on his father's northernmost plantation", however no direct quotation or indication of when this might have occurred is ever provided {Cremers, page 4}. Since we know that this 'northernmost plantation' is definitely the McCarty property, it seems probable that the log house being discussed here could have easily been the one that John McCarty had originally built for himself on the property before later being leased by Abiah and Jane Cope (along with 14 acres of land) to their third oldest son, Abiah Cope, Jr., in about **1820** {Cremers, page 7}. It is also entirely possible that Abiah Cope (1) may have been living in the log house that was built by John McCarty by himself prior to marrying Jane Morris on **December 1, 1785**, however we currently

have no information that could support this in either direction {Cremers, page 4}. Tax records suggest that the log house built by John McCarty is a separate structure from the log schoolhouse and is therefore no longer standing today {Cremers, page 7}.

The same **1890** newspaper article also makes an additional statement claiming that “the future home of the newly married couple” had been “a small stone house [that was] still standing near Broad Run” at the time of its publication {Cremers, page 4}. It is the belief of Estelle Cremers that “this ‘small stone house’ was probably the stone building standing nearest [to] Copeland School Road on the east[ern] side of the road and directly beside Broad Run”, thereby making it a separate structure from the present stone house (1060 Copeland School Road) which is located further from the stream {Cremers, page 4}. Unfortunately, any connections between Abiah and Jane Cope and this ‘small stone house’ near Broad Run are pure conjecture, as none of the original article’s text provided in Cremers’ report ever explicitly state that Abiah and Jane Cope were ‘the newly married couple’. These potential connections between Abiah and Jane Cope and the ‘small stone house’ become further strained by how the **1890** newspaper article was published 64 years after Abiah Cope’s death, something which ultimately causes me to question why this newspaper article would have even been written at that point in time in the first place.

And yet, regardless of whether Abiah (1) and Jane (Morris) Cope had ever lived in a log house, a small stone house, or both during the first years of their **1785** marriage, they are still known to have eventually moved into a newer (and considerably larger) stone house further from the stream {Cremers, page 4}. This newer (and larger) stone house would ultimately serve as the primary residence for Abiah Cope (1), his son, Samuel Cope (3), Samuel’s son, Morris S. Cope, and Samuel’s grandson, Morris W. Cope {Cremers, page 1}. It would remain within the

possession of this branch of the Cope family for almost one hundred and fifty years before ultimately being sold to Ernest W. Sipple in **1928** {**Deed Book G17-404-453**}. As a result, I shall therefore be referring to this structure as the Abiah/Morris Cope House moving forward.

The current Abiah/Morris Cope House is a four-part, multi-additive stone structure that is made up of a two-part main block and two rear stone additions {**Pennsylvania Historical Resource Survey Form – Narrative Sheet 89C (Morris Cope House & School)**}. It sits on a 3.58-acre lot in the northern part of East Bradford Township along the west-hand side of Copeland School Road just south of where the road intersects with Happy Creek Lane {**PHRSF – Narrative Sheet 89C (MCH&S)**}. According to the individuals who filled out the Pennsylvania Historical Resource Survey Form for the property in **2005**, it stands as an exceptional example of Colonial-era farmhouse architecture in Chester County {**PHRSF – Narrative Sheet 89C (MCH&S)**}.

According to Cremers’ report, the two-part main block of the Abiah/Morris Cope House “shows two building times, both [of which had occurred] during Abiah’s lifetime” {**Cremers, page 8**}. The first of these sections to have been built was the south gable end, however it is unclear as to when exactly this occurred since several potential construction dates have been proposed by various sources {**Cremers, page 8**}. Some, like Zillow (**1764**) and Realtor.com (**1772**), can be quickly written off for their lack of evidence. While others, like the Pennsylvania Historical Resource Survey Form that was filled out for the property in **2005**, are much more difficult to verify. Based on this source, which claims to have based its proposed construction dates on physical and documented evidence like tax records, historical commission information, and architectural details – including Futhey & Cope’s *History of Chester County* and the Chester County Historic Site Survey conducted for the property in **1982** (#047) – the Abiah/Morris Cope House had been built sometime around **1720**, with additions occurring in **1730, 1740, and 1920**

{PHRSF – Narrative Sheet, (MCH&S)}. And yet, despite the alleged use of documented evidence, none of the construction dates proposed by the **2005** Pennsylvania Historical Resource Survey Form seem to match up with the ones proposed by Estelle Cremers' **2001** Historic Land Research report on the same property.

Based on the information found in the above **1890** newspaper item that Cremers cites in her report, “the youngest of [the children], and perhaps one or two others, were born in a newer house, further from the stream, and now the residence of Morris S. Cope” {Cremers, page 4}. This would imply that their sons David and Samuel (3) (and possibly Abiah (2) as well) would have been born in either the log house built by John McCarty or the small stone house near Broad Run rather than the residence at 1060 Copeland School Road, which is definitively known to have belonged to Morris S. Cope at the time that the **1890** newspaper article was written. However, Cremers later states that “most, if not all, of Abiah and Jane’s children were born on the homestead at present 1060 Copeland School Road, as were the six children of [their] son, Samuel” {Cremers, page 5}. While this second statement does not necessarily discount the claim made in the first, it does leave some potentially questionable spacing in regard to the date of construction. Nevertheless, “since all of the children were born by **1800**, this coincides with the assumption that the present stone house (1060 Copeland School Road) was built in the **late 1780s**” {Cremers, page 4}.

The original, or south gable end, of the Abiah/Morris Cope House’s two-part main block measures 32.5 feet by 28.7 feet, or four bays wide, two bays deep, and two stories tall plus attic {Cremers, page 8}. It is said to have been constructed using Brandywine Schist stone that was quarried from somewhere on the property. Furthermore, it is also entirely possible that this original portion of the home may have been built by Abiah’s great-uncle, a man named Joseph

Cope (1), as he is known to have been a stone mason and responsible for building a number of neighborhood houses and barns during his lifetime {Cremers, page 3}. He was the youngest child born to John and Charity Coope on **August first, 1740**, and died on **December 11, 1820**, at eighty years of age {Cremers, page 2}. Considering how the northern (or second) portion of the Abiah/Morris Cope House was constructed sometime around **1818** or **1819**, it is also possible (though not as likely) that Joseph may have also had a hand in building this portion as well.

The interior layout of the original Abiah/Morris Cope House follows a general pattern in which the north and south ends of the home are each divided into two rooms per floor with a partition wall between the two rooms {Cremers, page 8}. Since Cremers' report clearly states that each of the four rooms (two floors with two rooms per floor) on "the north end of this first stone house" contained "a corner fireplace in each room [that was] vented through one north gable chimney", there is good reason to assume that the fireplaces on the other side of the home would have also followed the same pattern {Cremers, page 8}. It is this north-facing chimney that would later become the central chimney following the construction of the lateral stone addition in **1818/1819** {Cremers, page 7}.

On the first floor of the original stone home, the south-facing interior wall features "an 11'8" cooking fireplace with an 8' x 4.8' x 32" firebox that is 32" deep and which provides a place on the west side [of the fireplace] probably for a bake oven" {Cremers, page 8}. In all likelihood, this cooking fireplace would have been connected to the brick chimney on the south-facing wall of the home. Furthermore, there was also once a stone sink that stood on the east-hand side of this cooking fireplace; however, it has since been removed and was ultimately replaced with a south-facing window during the **1955** renovations of the home {Cremers, page 8}.

A stone sink is basically a stone table that has been built from four to six heavy cut stones that each measure eight to ten inches thick and have been mortared together {Cremers, page 8}. The center point of where this stone table met with the house wall would have likely had a channel chiseled out of it which would have in turn led into either a pipe or an opening running through the wall and ultimately allowing excess or unwanted water to easily drain from the basin to the outside of the home {Cremers, page 8}. Next, there would have probably been a pole that ran the length of the sink and had a wooden ‘cork’ on the end; this would have then been fitted to the channel so as to provide easy opening and closing as needed, and thereby preventing a constant flow of water from spewing out into the basin {Cremers, page 8}.

When set beside a fireplace, this stone sink would have provided the cook with easy access to hot water (heated by the fireplace), a level ledge on which to set his/her dishpan, and a quick means for disposing of water without worrying about splash or carry {Cremers, page 8}. In fact, from a basic design standpoint, the general flow and function of this stone sink would have actually been quite similar to that of present-day models. And while we may not know exactly when this stone sink was removed from the home, its similarity with contemporary descendants causes me to suspect that this event might have occurred sometime after the installation of indoor plumbing, as it would have no longer been necessary to keep it within the home.

Even though this stone sink is no longer present in the home, we still know for a fact that it had definitely once been there. A lot of this knowledge comes from the pieces of physical evidence that have been left behind over the years, including (A) the drip stone that still protrudes from the outside of the south house wall, and (B) the heavy stone support arch that still remains in the basement {Cremers, page 8}. This arch was from a pair of individual yet interconnected heavy stone support structures that were originally built to hold up the stone sink

and the cooking fireplace on the floor above (with one support arch per object) and can still be seen standing side-by-side against the basement's south house wall today {Cremers, page 8}.

To the right of these support arches can be found an exterior doorway that connects the basement level of the home to the outside world {Cremers, page 8}. This doorway is able to exit the basement at ground level because the two-part main block of the Abiah/Morris Cope House was originally built into the side of a hill {Cremers, page 8}. It appears on the outside of the house beneath a small stone archway that sits in the lower left-hand corner of the south house wall {PHRSF – Narrative Sheet 89C (MCH&S)}.

Another feature found in the basement is a thick stone support wall which, instead of aligning with its accompanying partition wall on the first floor, is actually situated nearly one foot north of this first-floor partition {Cremers, page 8}. The reason for this (if any) remains unclear, however it is my suspicion that this was likely done by accident since there had been no agreed-upon system of standardized measurements at that time. This is a curious and, honestly, somewhat concerning feature of the original Abiah/Morris Cope House, and while I have no idea if anything has ever been done to try and repair this issue over the years, it certainly sounds to me like it could be a potential source of future problems.

The first-floor kitchen room in the original part of the Abiah/Morris Cope House measures 14'10" wide and has a large fireplace that juts into the room about four feet {Cremers, page 8}. Based on the wording used in Cremers' report, I suspect that this large fireplace is the same one as the 11'8" cooking fireplace mentioned above, thereby placing the first-floor kitchen room on the south-facing side of the original home next to the south hearth room {Cremers, page 8}. Furthermore, since we also know that the heavy stone support arches holding up the cooking fireplace and the stone sink are on the left-hand side of the basement's south house wall, we can

thereby determine that the first-floor kitchen room is also probably located on the front half of the original home's south-facing section as well {Cremers, page 8}. This would ultimately place the south hearth room in the back, or western portion of the original home's south-facing section by a process of elimination. It is unclear what the two first-floor rooms on the north-facing end of the original home were used for.

According to page eight of Cremers' report, "there is a box stairway, with original wooden latches and wooden hand pulls, that fills the southwest corner of the [south hearth] room" {Cremers, page 8}. This box stairway serves as a major design feature within the original portion of the Abiah/Morris Cope House because it runs the entire height of the structure all the way from the basement to the attic. Admittedly, it is never explicitly stated in Cremers' report that this box stairway is located in the south hearth room; however, we can still figure this out thanks to its overall placement in the original home's floorplan.

From top to bottom, the two-part main block portion of the Abiah/Morris Cope House possesses a somewhat unified appearance despite having two separate building times {Cremers, page 8}. For one thing, the four-bay south section and the three-bay north section are both connected to each other by a continuous roofline {PHRSF – Narrative Sheet 89C (MCH&S)}. This has been constructed in the appearance of an end-gabled roof clad in slate shingles and contains a single shed-roofed dormer with three eight-light windows in each section {PHRSF – Narrative Sheet 89C (MCH&S)}. There is also a single brick chimney at each gable end of the two-part main block, as well as a third brick chimney at the seam between the two sections {PHRSF – Narrative Sheet 89C (MCH&S)}.

The two-part main block of the Abiah/Morris Cope House has an exterior made from rubble stone walls with ridge pointing (and which are semi-coursed only on its front façade) for both its

south and north sections, and ultimately giving the entire block a much more unified appearance {PHRSF – Narrative Sheet 89C (MCH&S)}. Moreover, the front façade, or main elevation, of the Abiah/Morris Cope House’s two-part main block also utilizes a symmetrical arrangement of doors and windows on both the first and second stories of its south and north sections {PHRSF – Narrative Sheet 89C (MCH&S)}. However, since the south section of the main block measures four bays wide while the north section only measures three, the two portions of the structure ultimately have to practice this equidistant fenestration spacing on their front façades in a slightly different manner.

The front façade on the south section of the Abiah/Morris Cope House’s two-part main block measures four bays wide and is two stories tall. On its second story, it contains four, equidistant 6x6 glass windows (six glass squares on top and six glass squares on bottom) with one window in each of the main elevation’s four bays {PHRSF – Narrative Sheet 89C (MCH&S)}. This is then followed by a pent roof clad in slate shingles which serves as a dividing line between the first and second stories of the two-part main block’s front façade {PHRSF – Narrative Sheet 89C (MCH&S)}. A pent roof is self-supporting, and does not require the use of any columns, posts, or brackets; therefore, it is not the same thing as a small porch roof (even though it is sometimes described as such).

The first floor on the original home’s four-bay front façade uses a combination of doors and windows while still following the same spacing pattern as the second floor. This means that there is only one door or window in each of the main façade’s four bays. Bays one and four each contain a single, 6x9 glass window (nine glass squares on top and six glass squares on bottom) with paneled shutters {PHRSF – Narrative Sheet 89C (MCH&S)}. These two windows serve as bookends for the pair of two, side-by-side front doors in the center of the original home’s four-

bay front façade {Cremers, page 8}. Admittedly, I have no idea why someone would have built a home with two front doors right next to each other, but they must have had their reasons. What we do know, however, is that the front door on the right-hand side opens onto what had once been the original home's north-facing front room while the front door on the left-hand side opens onto what is still the home's south-facing front room, also known as the first-floor kitchen room.

Another thing that we know is that this front door on the left-hand side also comes with a parallel and matching back door {Cremers, page 8}. This pair of identical doors can still be seen sitting directly across from each other on the south-facing half of the original Abiah/Morris Cope House today. Moreover, since we already know that this left front door opens onto the original home's first-floor kitchen room, then we can thus conclude that its respective and opposing back door opens onto the south hearth room as a result {Cremers, page 8}. According to Cremers' report, arranging the exterior doors of a home in this parallel pattern is said to have typically been done "so that a horse could pull a heavy log into the room, the log [be] released and rolled into the fireplace, and [then] the horse led out" through the door on the other side {Cremers, page 8}. However, while Cremers may state that "this is a much-told practice", she also puts forth that, in this instance, we "cannot vouch for its verity" {Cremers, page 8}. In fact, there is no documentation that can either confirm or deny that these parallel doors on the original Abiah/Morris Cope House were ever even used for this specific purpose. Moreover, Cremers also questions the validity of this statement because, if it were true, then "there would have been a need to accommodate the eastern door elevation by porch or mounded earth to return, or admit, the horse to or from ground level" {Cremers, page 8}.

An original, two-part Dutch door stands on the west-facing wall of the original home {Cremers, page 8}. According to tradition, this door once had a string latch that allowed Native

Americans to admit themselves and partake of soup from the hearth at will {Cremers, page 8}. This exterior door on the west elevation of the two-part main block is centered on its southern portion underneath a gabled hood {PHRSF – Narrative Sheet 89C (MCH&S)}. There is also a paired 9x9 glass window situated north of the door and a single 6x6 glass window situated south of the door {PHRSF – Narrative Sheet 89C (MCH&S)}. All windows on this elevation of the home have louvered shutters {PHRSF – Narrative Sheet 89C (MCH&S)}.

By 1796, Abiah Cope (1) was consistently being assessed with owning 150 acres of land on his tax references {Cremers, page 6}. Along with buildings, this land assessment would have come to a grand total of 555 pounds in 1796 {Cremers, page 6}. Furthermore, he was also credited in that same year with owning “a pretty good stone house, a log barn, two horses, four horned cattle, and one half of a Sawmill and one half of a stone Turning Shop” (with the other halves of the Sawmill and the stone Turning Shop being owned by his younger brother, Jonathan) {Cremers, page 6}.

The 1798 Pennsylvania Direct Tax on Glass ultimately confuses this entire tax issue “by crediting Abiah with a 32’ x 28’ LOG house with three fifteen-light windows (9/6 or 6/9), twelve twelve-light windows (6/6), and three four-light windows” {Cremers, page 6}. We can tell that this “log” house designation is a recording mistake because the provided building measurements match “the south and central four-bay stone house standing today [and] to which a three-bay stone addition was added in the early nineteenth century” {Cremers, pages 6-7}. The comment in Abiah’s 1796 tax assessment about him owning a “pretty good stone house” confirms that the original (stone) portion of the Abiah/Morris Cope House was already standing on the property at this time {Cremers, page 7}. Furthermore, it would be illogical for anyone to replace a preexisting stone house with a log house of the same size, and it is also just as equally

improbable that a log house – even one with two stories – could possibly contain three fifteen-light windows and twelve twelve-light windows, as having so many windows would have compromised its structural integrity {Cremers, page 7}.

By **1809**, the combined tax assessment for all buildings on Abiah Cope’s property had rose from \$550 to \$800 {Cremers, page 7}. This total amount included (but was not limited to) a rise in the assessment on his barn (which went from \$50 to \$120), the assessment of another structure Cremers calls a “Wagon house” (valued at \$180), and the assessment for the original portion of the Abiah/Morris Cope House {Cremers, page 7}. Unfortunately, while I do not know the standalone assessment for the Abiah/Morris Cope House in **1809**, the overall worth of this stone building did see a raise “from \$450 in **1811** to \$700 in **1820**” {Cremers, page 7}.

Such a massive increase in the assessment value for the Abiah/Morris Cope House from **1811** (for \$450) to **1820** (for \$700) ultimately provides us with an approximate construction date for the home’s north three-bay addition, something which we know to have occurred in about **1818** or **1819** {Cremers, page 7}. [Admittedly, pages seven and nine of Cremers’ report both say that this north three-bay addition was built in either **1818** or **1819**, while page eight of the same report states that it was actually built between **1818** and **1820** {Cremers, pages 7-9}.] In his **1821** Will, Abiah Cope refers to this north three-bay lateral stone addition as “the new house” and the original, or southern portion of the Abiah/Morris Cope House as “the old house” {Cremers, page 8}. The fact that Abiah Cope speaks of “the Old House” and “the New House” in his Will this way suggests that the north three-bay addition would have likely been added to the home shortly before **1821** {Cremers, page 9}. Such a construction timeframe of **1818** or **1819** also makes sense because Abiah would have likely received some sort of inheritance from his father’s estate

around that time (his father died in **1817**), thus correlating with the aforementioned **1820** rise in Abiah's tax assessment {Cremers, page 9}.

The lateral stone addition that was added onto the north-facing end of the original Abiah/Morris Cope House in **1818/1819** measures three bays wide and two bays deep, thereby matching the original depth of the initial house {Cremers, page 8}. Furthermore, this north three-bay addition also shares many of the same architectural and design features that were used on the original home, thereby giving the entire two-part main block a more or less continuous appearance. In general, efforts at achieving this homogeneous look have occurred in three main ways: (A) the symmetrical fenestration of the main block's front façade, (B) the use of a continuous roofline across the entire structure, and (C) the addition of a third exterior brick chimney on the north three-bay addition {PHRSF – Narrative Sheet 89C (MCH&S)}.

Out of all the ways that the architectural and design features from the original four-bay home were carried over onto its north three-bay addition, probably the most noticeable is the symmetrical arrangement of doors and windows on its front façade. By moving in a downward motion, we can see that the second-floor level now contains a set of seven (previously it had been four) identical 6x6 glass windows with one window in each of the full façade's seven bays {PHRSF – Narrative Sheet 89C (MCH&S)}. This is then followed by a pent roof with slate shingles which runs the entire width of the home's main elevation and ultimately separates the first and second floors on the façade {PHRSF – Narrative Sheet 89C (MCH&S)}. Next, we come to the first floor of the two-part main block's front elevation; it is on this level that both halves contain a pair of two 6x9 glass windows with paneled shutters on their main façade {PHRSF – Narrative Sheet 89C (MCH&S)}. However, unlike the first-floor façade on the original home (which contains two side-by-side front doors in center bays), the first-floor façade on the

addition only contains a single front door located in its southernmost bay (all the way on the left-hand side) {PHRSF – Narrative Sheet 89C (MCH&S)}. This is the only instance where the symmetrical pattern on the two-part main block’s front façade has been significantly disrupted.

In addition to this, the two halves of the Abiah/Morris Cope House’s main block have also achieved a seamless appearance thanks to their shared continuous roofline {PHRSF – Narrative Sheet 89C (MCH&S)}. This has essentially occurred in the form of an end-gabled roof clad in slate shingles that covers both halves of the two-part main block simultaneously {PHRSF – Narrative Sheet 89C (MCH&S)}. Moreover, each of these halves also contain a single, shed-roofed dormer with three eight-light windows, something which ultimately serves to create an additional degree of balance in the main elevation’s overall design {PHRSF – Narrative Sheet 89C (MCH&S)}.

Lastly, the third and final way in which builders had attempted to achieve this homogeneous look across the entire two-part main block was the addition of a third exterior brick chimney onto the new north-facing wall of the home’s three-bay addition. As we have previously discussed, the original portion of the Abiah/Morris Cope House (i.e., the southern half of the structure’s two-part main block) would have initially contained two exterior brick chimneys, one at each gable end {Cremers, page 8}. However, these original two were later joined by a third brick chimney when the three-bay addition was constructed on the original home’s north-facing wall, thereby relegating the brick chimney which had previously been on the home’s original north-facing wall to the seam between the two sections {PHRSF – Narrative Sheet 89C (MCH&S)}.

The lateral stone addition that was added onto the north-facing side of the original Abiah/Morris Cope House in **1818/1819** measures three bays wide and two bays deep, thereby matching the depth of the original home {Cremers, page 8}. Furthermore, this addition would

also add another exterior masonry chimney to the overall structure, one which would service all four of the fireplaces that can still be found in this three-bay extension today {Cremers, page 8}. Originally, this three-bay lateral stone addition had been designed to contain two rooms per floor {Cremers, page 8}. However, at some later unknown date, the wall that separated the two rooms on the first floor would be removed, thus transforming it into one larger room {Cremers, page 8}. This has ultimately produced a very large space with a rather unique appearance, as both of the original fireplaces still remain in the room today.

The three-bay lateral stone addition to the Abiah/Morris Cope House contains a simple yet well-designed open stairway that rises against the north-facing wall of the original stone house almost to the second-floor level before turning and then continuing on another two steps {Cremers, page 8}. It is at this point in the ascent where the stairway creates a hallway able to access all the second-floor rooms in both the addition as well as the original home {Cremers, page 8}. This stairway remains open to the attic level of the addition right at the point where the original outside wall of the first house can still be clearly seen today, including evidence of what had once been a pent eave roof on the former exterior wall of the home {Cremers, page 8}.

At some later unknown point in time, a third stone section of the Abiah/Morris Cope House is constructed. This will come to appear on the back side of the original stone home's north three-bay addition; however, no one seems to be exactly sure when it was built. Indeed, Cremers states in her report that this third section "was probably built at the time of the three-bay addition (1818/1820)", however I have come across no documentation that can definitively say for sure {Cremers, page 8}.

In Estelle Cremers' 2001 Historic Land Research report, she states that this third section of the Abiah/Morris Cope House is comprised of an almost perfectly square (20'6" x 19'2") stack

house “that is attached behind the extended stone building in a “T”[-shaped] fashion” {Cremers, page 8}. However, this wording ultimately creates for us a rather inaccurate image of how the third portion of the Abiah/Morris Cope House connects onto the rest of the structure. Thankfully, though, we are also able to get a far more accurate description of this placement from the 2005 Pennsylvania Historical Resource Survey Form, which states that this “two-story, two-bay ell section [is actually] aligned with [the] north end wall of [the two-part] main block” rather than being located somewhere in its center {PHRSF 047, MCH&S – Physical Description, page 2}. Furthermore, this claim about the third portion of the Abiah/Morris Cope House being connected onto the two-part main block in an “L”-shaped rather than in a “T”-shaped fashion can also be visually supported using the copy of the home’s site plan provided by the same document {PHRSF 047, MCH&S – Site Plan}.

There are several differences and similarities between the exterior on this third section of the Abiah/Morris Cope House and that of the two-part main block. For one thing, all three of these already constructed portions are capped by an end-gabled roof clad in slate shingles {PHRSF 047, MCH&S – Physical Description, page 2}. However, at the west end of the ridge on the third section (i.e., the furthest wall from the two-part main block), there is actually a stuccoed chimney instead of the usual brick one {PHRSF 047, MCH&S – Physical Description, page 2}. For another, the rubble stone walls on the exterior of this third portion of the home also happen to use a smaller size of stone than that of the structure’s earlier two sections {PHRSF 047, MCH&S – Physical Description, page 2}. In addition to this, the third portion of the Abiah/Morris Cope House also comes with a pair of two exterior doors: one on the structure’s north-facing wall, and another on the structure's south-facing wall {Cremers, pages 8-9}. It is unclear at this time

whether these two doors are exactly parallel to each other like the pair of matching front and back doors on the original stone home.

The south-facing exterior wall on the Abiah/Morris Cope House's third section utilizes an asymmetrical arrangement of doors and windows on both its first and second floors {PHRSF 047, MCH&S – Physical Description, page 2}. On its second-story level, there is only a single, eight-light glass window abutting the edge of the two-part main block in this wall's uppermost right-hand corner {PHRSF 047, MCH&S – Physical Description, page 2}. In addition, the first-floor doorway on this south-facing exterior wall can be found sitting underneath a gabled portico on the east-hand side of a large window unit that is made from three six-light glass sashes {PHRSF 047, MCH&S – Physical Description, page 2}.

The interior of the Abiah/Morris Cope House's two-story third section is comprised of two rooms: one on its first floor and one on its second floor {PHRSF 047, MCH&S – Physical Description, page 2}. This second-story room is situated about “two or three steps lower than the second-floor hallway of the [home's north three-bay] addition” {Cremers, page 8}. It can only be accessed from this hallway since no stairways were ever constructed in this third portion of the home. Furthermore, if the floor level in this second-story room is lower in the third section than it is in the rest of the house, then the same would also prove true for the ceiling height of the ground level room beneath it as well.

The room on the ground floor of the Abiah/Morris Cope House's third section is identified as “the north kitchen” room on the 1871 Inventory of Samuel Cope (3) {Cremers, page 8}. It possesses its own cooking fireplace and is currently used as a breakfast room today {Cremers, page 8}. Moreover, the full chimney breast of this fireplace has been “finely paneled with

antique paneling said to have been brought in by Frank Battan from New England in the **1950s**” {Cremers, page 8}.

In her **2001** Historic Land Research report, Estelle Cremers states that the third section of the Abiah/Morris Cope House “was probably built at the time of the [north] three-bay addition” in **1818/1820** {Cremers, page 8}. Unfortunately, a lot of the evidence she uses on this matter feels largely circumstantial. For one thing, the second-story room in this third section is situated (as we have already discussed) about “two or three steps lower than the second-floor hallway of the [home’s north three-bay] addition” {Cremers, page 8}. But then, why would someone choose to build a house this way if both its second and third sections were constructed around the same time (and assuming that this design had been intentional)? Yet despite this, Cremers still ultimately makes a very strong case in her favor.

According to Cremers’ report, the **1821** Will of Abiah Cope (1) “is a very explicitly written document of great interest” because “it states exactly what [his wife] Jane is to have the use of in a way that gives insight into their style of living and the arrangement of rooms in the house” {Cremers, page 9}. It is through her analysis of this document that Cremers provides a plausible explanation for why she dates the construction of the third section of the Abiah/Morris Cope House to this time period. In doing so, she draws a direct connection between the various life events that were happening for the Abiah Cope family around the time of his **1821** Will-writing and this eventual construction which not only explains when, but also why, this section of the home had been built in the first place.

In **1821**, Samuel Cope (3), the second son of Abiah (1) and Jane Cope, married his first wife, Mary Ann Pusey of London Grove Township {Cremers, page 4}. There are several records from that era indicating that the newlyweds were living in the Abiah/Morris Cope House with the

groom's parents and two of his brothers following their **1821** marriage {Cremers, page 9}. It is from this point that Cremers makes the speculation that "Abiah and Jane [Cope] may have been conscious of a need to divide the living spaces [within the home] to accommodate two families, and to this end, the 'back' or 'north' kitchen may have been part of the 'new' addition for it provided a second kitchen to the one in the 'old' house" {Cremers, page 9}. And yet, in an ironic twist of fate, the untimely death of Mary Ann Pusey Cope in **1822** would have left only one family unit to occupy this now extended house {Cremers, page 9}. It should be noted at this point that since the **1821** Will of Abiah Cope (1) "speaks only of one kitchen", we can thereby assume two things: one, that there was no kitchen in the home's north three-bay addition, and two, that construction of the Abiah/Morris Cope House's third section likely occurred during, or (briefly) after, both Samuel's wedding and the writing of Abiah Cope's Will (both in **1821**) {Cremers, page 9}.

According to Cremers, the **1821** Will of Abiah Cope (1) "is a very explicitly written document of great interest" {Cremers, page 9}. I agree with this statement for two reasons. For one thing, "it states exactly what [his wife] Jane is to have the use of [from his estate] in a way that gives insight into their style of living [as well as] the arrangement of rooms [within] the house" {Cremers, page 9}. For another, Cremers also mentions that "Abiah does not speak [in his Will] of 'being weake in body but sound in mind' as is so often expressed in [other] Wills", but rather, "he simply states being 'aware of the uncertainty of human life' (single quotation marks appear in Cremers' original report)" {Cremers, page 9}. Indeed, "if he [had in any way] anticipated [his] death in five years, it is [clearly] not evident in his wording" of this document {Cremers, page 9}.

On **October 5th, 1826**, Abiah Cope (1) died at seventy years of age {Cremers, page 4}. According to Cremers' report, there are no surviving records which might indicate Abiah's cause of death, so whether he died from a stroke, heart failure, an accident, or ailment must ultimately remain unknown {Cremers, page 9}. He would leave behind a widow, Jane (who outlived him by a number of years before dying herself in **1834**), and their four sons: David, Samuel (3), Abiah (2), and Morris {Cremers, page 9}.

For the immediate members of the Abiah Cope family, the **1820s** and the **1830s** had been an eventful period that saw not only the deaths of Abiah (1) and Jane (Morris) Cope (as well as the death of their son Samuel's first wife, Mary Ann Pusey Cope), but also the five marriages of their four sons. These marriages would all occur between **1821** and **1836**. From oldest to youngest, they were David, who married Deborah Phillips of East Whiteland Township in **1826**; Samuel (3), who married (first) Mary Ann Pusey of London Grove Township in **1821** and then (second) Ann Williams of Robeson Township, Berks County, in **1835**; Abiah (2), who married Mary Hannum of West Marlborough Township in **1836**; and Morris, who married Ann Swayne of West Marlborough Township in **1829** {Cremers, page 4}. Unfortunately, Abiah Cope would only live to see the **1821** marriage of son Samuel (and the death of his wife a year later) and possibly also that of son David in **1826**, the same year as Abiah's death {Cremers, page 9}. His widow, Jane, outlived him for another eight years before dying in **1834** {Cremers, page 9}. This was just long enough for her to witness the **1829** wedding of their youngest son, Morris, yet not long enough to also witness those of Abiah, Jr., in **1836**, Samuel's second marriage in **1835**, or the births of Samuel's six children {Cremers, page 9}. Furthermore, if the dates from Cremer's report can be relied upon (they were taken from the Cope Genealogy compiled by Gilbert Cope in **1861**), then it would also appear that the third generation of Cope men had all married

relatively late in life (or rather, what was considered relatively late in life for that time period) {Cremers, page 5}. This would suggest that, at the age of marriage, David would have been 39 years old; Samuel would have been (first) 32 years old and (second) 46 years old; Abiah would have been 45 years old; and Morris would have been 29 years old {Cremers, page 5}.

Furthermore, family records also indicate that after their respective marriages (see above for dates), sons Abiah (2) and Morris Cope had each settled upon properties in West Marlborough Township while their eldest brother, David, settled upon a property in West Whiteland Township {Cremers, page 5}. As a result, it fell naturally that the second oldest brother, Samuel Cope (3), would occupy the family homestead following their parents' deaths {Cremers, page 5}. Yet before Samuel (3) could become the sole owner and master of the Abiah/Morris Cope House and farm, he first had to share it with his older brother, David {Cremers, page 5}.

According to the information found in the Appendix section of Estelle Cremers' report, when Abiah Cope (1) died in **October of 1826**, he apparently "divided all of his property in equal and undivided interests between his two eldest sons, David and Samuel" {Cremers Historic Land Research report}. At the time, this would have come to 170 acres of land situated in East Bradford, West Goshen, and West Whiteland Townships {Cremers Historic Land Research report}. Though uncited, this information can ultimately be supported by the deed for 1060 Copeland School Road between Susanna T. Cope and Ernest Sipple from **April 7th, 1928**, located in Deed Book G17-404-453 {Deed Book G17-404-453}.

For the next twenty years, the plantation that had once belonged to Abiah Cope (1) would be co-owned by his two eldest sons. Then, in **1846**, his oldest son, David, along with his wife, Deborah, sold their half interest in his father's plantation to David's younger brother, Samuel Cope (3), thereby making him the sole owner and master of the Abiah/Morris Cope House and

farm. The deed transferring these shares of their father's land from David and Deborah Cope to his younger brother Samuel was recorded in the Chester County Recorder of Deeds Office (located in West Chester, Pennsylvania) on **March 7th, 1846**. Unfortunately, we currently have two possible locations within their records where this document might exist. The first of these potential locations appears within the text of the **1928** deed which transfers ownership of 1060 Copeland School Road from Susanna T. Cope to Ernest Sipple {**Deed Book G17-404-453**}.

According to this document, the **1846** deed that transferred David's shares of the plantation to his brother, Samuel (3), was recorded in Deed Book D-6, Volume 101, on Page 200 {**Deed Book G17-404-453**}. At the same time, however, the Appendix section of Cremers' report also simultaneously states that this same deed was actually recorded in Deed Book #5-107-200; so, in reality, it could really be in either location {**Cremers Historical Land Research report**}.

Moreover, according to Cremers' synopsis of this **1846** deed, Samuel Cope (3) had paid David and Deborah Cope a total of what was then \$4500.00 for 177 acres of land {**Cremers Historical Land Research report**}. These 177 acres had apparently consisted of two separate tracts of land, the majority of which had been the 170-acre McCarty property that their grandfather, Samuel Cope (1), had purchased in **1763** {**Cremers Historical Land Research report**}. In contrast, the second tract in this deed had only consisted of about seven acres from a 150-acre plantation that Samuel (1) had purchased from a Margaret Finley (then McMechem) in **1764** and which appears to be located in Goshen and West Whiteland Townships {**Cremers Historical Land Research report**}.

Samuel Cope (3) was born the second of Abiah (1) and Jane (Morris) Cope's five children on **February 28, 1789** {**Cremers, page 5**}. He would be married twice: first to Mary Ann Pusey of London Grove Township in **1821** (she would die a year later), and then second to Ann Williams

of Robeson Township, Berks County in **1835** {Cremers, page 4}. It is to Ann Williams whom all six of Samuel's children were born {Cremers, page 4}. All six of these births took place in the Abiah/Morris Cope House that is presently standing at 1060 Copeland School Road today {Cremers, page 5}.

The six children of Samuel (3) and Ann (Williams) Cope were named Daniel (**1837-1856**), Mary Ann (b. **1839**), Abiah (3) (b. **1842**), Morris S. (**1845-1916**), David J. (**1848-1849**), and Samuel M. (**1848-1849**) {Cremers, page 9}. Of these, only three would live to adulthood. Their eldest son, Daniel, would die from unknown causes at the age of nineteen, while the twins, David J., and Samuel M., died four days apart from each other during their first year of life {Cremers, page 9}. Cremers believes that this may have been caused by diphtheria or pneumonia, as both would have taken a massive toll on children at the time {Cremers, page 9}. Furthermore, of the three children who survived to adulthood – Mary Ann (Cope) Scattergood, wife of Joseph Scattergood, Abiah Cope (3), and Morris S. Cope – it would be the youngest, Morris S. Cope, who eventually takes over the family homestead {Cremers, page 9}.

Following his father's **1826** death, Samuel Cope (3) became the primary support of the family's farming operation {Cremers, page 9}. This may have initially been carried out in conjunction with his older brother David until **1846** (see above for more information); however, since we only know that they had co-owned the property and not what David's contribution was, we cannot say for sure {Cremers, page 9}. From then on forward, Samuel Cope (3) was the sole owner and master of the Abiah/Morris Cope House and farm, something which would continue until about **1871**, as he would remain on the property his entire life {Cremers, page 9}.

In addition to being a father, farmer, and husband, Samuel Cope (3) had also been a well-known Minister within the Society of Friends {Futhey, page 502}. This devotion to the Quaker

teachings was instilled in him by his parents from an early age, as they “were careful to rear their children in the nurture and admonition of the Lord” {Cremers, page 5}. Samuel Cope (3) became an Elder in Bradford Monthly Meeting at the age of 39 and was duly acknowledged as a Quaker Minister seven years later, a position he would hold for the next 36 years {Cremers, page 5}. During this time, “he traveled extensively to Yearly Meetings as far away as Ohio,” with the last of such trips occurring shortly before his death {Cremers, page 5}. This is especially astounding considering how, “about ten years before his death, he became almost blind “so as to go about with an attendant” (quotation marks appear in Cremers’ report and indicate that this line had originally come from the Memorial printed for Samuel Cope in 1871) {Cremers, page 5}. This Memorial, which was printed for Samuel Cope (3) by Bradford Monthly Meeting, is referred to by Cremers as being “warm and personal beyond the usual account of a minister’s life” {Cremers, page 5}.

On **November 11, 1871**, Samuel Cope (3) died at nearly 83 years of age {Cremers, page 5}. He is currently buried in Bradford Meeting Cemetery beside his widow, Ann, who died on **January 3, 1884** {Cremers, page 10}. The Last Will and Testament of Samuel Cope (3) was duly probated in the Office of the Register of Wills for Chester County on **December 19, 1871**, in West Chester, Pennsylvania, where it currently remains on record in Will Book No. 23, on page 385 {Will Book No. 23, page 385}. Essentially, Samuel Cope’s **1871** Will gave and devised all his real estate to his widow, Ann, for her lifetime, and then equally thereafter to their three surviving children: Mary Ann Cope Scattergood, Abiah Cope (3), and Morris S. Cope.

In addition to this **1871** Will for Samuel Cope (3), there had also been an **1871** Inventory which may or may not be related. According to this Inventory document, at the time of Samuel’s death, much of the farm equipment is only inventoried as being half owned by Samuel Cope (3)

{Cremers, page 9}. Unfortunately, this document does not contain any indication as to whom the other half of this farm equipment might have belonged to {Cremers, page 9}. This could be a hang-over from the undivided ownership of land that once existed between Samuel (3) and his brother David prior to **1846**, or it could be some sort of understanding that may have existed between the two brothers {Cremers, page 9}. However, another possibility is that, at the time of Samuel's **1871** death, he may have been working the farm on shares with one of his then grown sons: Abiah (3) and Morris S. Cope, who would have then been 29 and 26 years old, respectively {Cremers, page 9}. This possibility seems entirely plausible since one or both of the sons would have presumably needed to operate the farm following their father's death {Cremers, page 10}. Indeed, it would not be until **1885** that the youngest son, Morris S. Cope, would become the property's sole owner {Cremers, page 10}.

On **August 14th, 1883**, an unusual story about the Cope family property appeared in the Daily Local Newspaper. A copy of this notice appears on page 10 of Cremers' report:

“About 3:30 p.m. on Monday afternoon a gentleman of this borough drove [in]to the residence of Morris Cope, East Bradford, for the purpose of seeking shelter from an approaching thunderstorm. The gentleman was invited into the house and his team given in charge of the hired man to take to the barn. Mr. Cope also went to the barn to attend to some matters that required his attention. While there a flash of lightning struck the peak of the gable, which knocked the plastering loose and tore out stones as large as watermelons. It then passed down through the hay, grain in the sheaf, etc., which were packed in to within six inches of the cone of the roof, descended into the stable floor and knocked down and stunned four horses and the one just being put away, as well as Mr. Cope and his hired man. Fortunately, both men and horses soon recovered from the shock. That the barn was not set on fire by the electricity passing through the grain and straw in the barn is remarkable. The greater part of the gable end struck by lightning will have to be taken down and rebuilt.”

It should be noted that the Abiah/Morris Cope House and farm is designated in this article as being the residence of who we can assume to be Morris S. Cope. This detail is telling for two reasons. One, it informs us which of Samuel (3) and Ann's children would remain on the family

homestead, and two, that it explicitly refers to Morris as the resident and not the property owner. At the time that this **1883** newspaper piece was written, the Abiah/Morris Cope House and farm was still technically under the joint ownership of all three surviving Cope siblings, and, in fact, it would not be until two years later that Morris S. Cope becomes its sole owner and master.

In **1885**, Mary Ann Cope Scattergood, her husband, Joseph Scattergood, and Abiah Cope (3) each “granted and conveyed all their right, title, estate and interest” in the aforementioned real estate of their father, Samuel Cope (3), unto their younger brother, Morris S. Cope {[Deed Book G17-404-453](#)}. This document, which would make Morris S. Cope the sole owner of the Abiah/Morris Cope House, was recorded in the Chester County Recorder’s Office on **March 30, 1885**, in Deed Book Z-9, Vol. 222, on page 343 {[Deed Book G17-404-453](#)}. Apparently, the 140 acres being legally transferred in this **1885** document for an unknown price had then been part of an unspecified and much larger tract of land {[Deed Book Z9-222-343](#)}.

At the time that Morris S. Cope became the sole owner of the Abiah/Morris Cope House and farm in **1885**, he had apparently already been married to his wife, Susanna Taylor, also known as Susanna T. Cope {[Cremers, page 10](#)}. Currently, we do not know the exact date of this marriage; however, it is likely that this occurred sometime before the birth of their first child. The five children of Morris S. Cope and Susanna T(aylor) Cope are Harriet (**1872-1968**), Charles E. (**1874-1960**), Samuel (**1876-1938**), Morris W. (**1881-1969**), and Alfred (**1884-1948**) {[Cremers, page 10](#)}.

Morris S. Cope was the sole owner and master of the family homestead for 31 years until he died at the age of 71 {[Cremers, page 10](#)}. This occurred on **November 17th, 1916** {[Deed Book G17-404-453](#)}. At the time, Morris S. Cope had possessed a last will and testament that was originally written on **December 31st, 1895** {[Deed Book G17-404-453](#)}. This document would

later be duly probated in the Office of the register of Wills for Chester County, Pennsylvania, in West Chester on **November 26th, 1916**, and can currently be found in the said record office in Will Book No. 41 on page 575 {**Deed Book G17-404-453**}.

An excerpt of this Will can be found in the **1928** deed to the Abiah/Morris Cope House {**Deed Book G17-404-453**}. It essentially grants Morris S. Cope's widow and children the entirety of his personal estate to do with as they see fit once all remaining debts and expenses have been paid {**Deed Book G17-404-453**}. In addition, this Will also grants them the use, improvement, and management of all his real estate as well as the ability to sell his said real estate if such action ever became deemed necessary {**Deed Book G17-404-453**}.

This summarization would ultimately leave his widow, Susanna T. Cope, along with their five adult children, to collectively determine the fate of the old family farm {**Cremers, page 10**}. In the end, Susanna T. Cope would continue to manage the family farm for another twelve years before she and the children decide to sell the property in **1928** {**Cremers, page 10**}. During this time (from **1916** to **1928**), Susanna had apparently been holding the farm with assistance from her two youngest sons, Morris W. Cope and (possibly) Alfred Cope {**Cremers, page 11**}.

Morris W. Cope married Fannie Keim Byers of Rocky Hill on **November 16th, 1904** {**Cremers, page 10**}. Together, they had two children: a son, Edward Cope, and a daughter, Ann Cope Brinton {**Cremers, page 10**}. These children were from the last generation of the Cope family to live any part of their lives on the Abiah/Morris Cope Farm {**Cremers, page 11**}. For a time after their marriage, Morris W., and Fannie (Keim Byers) Cope "went to housekeeping in Philadelphia, where Morris "held a lucrative position with a large wholesale house" (quotation marks appear in Cremers' report, but the original source is unknown) {**Cremers, page 10**}. However, they must have eventually returned to East Bradford, as Morris is listed as being "of

East Bradford” at the time of his father’s death {Cremers, page 10}. Cremers suspects that they had probably been living on the farm with his mother during this time, yet that Morris might not have wanted to continue farming (no explanation for this is given) {Cremers, page 10}.

One of Cremers’ primary sources for early twentieth century information on the Cope family are the recollections of a Mr. Jimmy Guthrie. He was born on the Guthrie farm (north of the Cope farm) in **1911** and worked for the Morris W. Cope family in various capacities as a young man {Cremers, page 11}. According to Guthrie, Morris W. Cope had been a road supervisor for East Bradford Township and the Cope family had worked the farm using yoked oxen until the first World War, and at which point they began harnessing horses to machinery {Cremers, page 11}. Cremers believes that this changeover may have occurred in about **1916** when Morris W. Cope took over the farm after his father’s death {Cremers, page 11}.

Mr. Guthrie also recalls how the Cope family had the only telephone in the area for a number of years, and how the neighbors were often allowed to make use of it {Cremers, page 12}. His recollections place these events in about the **1920s** or early **1930s** and describe a pair of two wires on fifteen-to-twenty-foot poles coming out of West Chester and running north along Copeland School Road {Cremers, page 12}. Additional recollections also include a woodshed and a long, one-floor carriage house which once stood above the stone wall to the west of the house (and which are evident in nineteenth century photographs) {Cremers, page 11}. This carriage house was in bad repair when Frank Battan, Sr., purchased the property in **1955** and is no longer standing {Cremers, page 12}. According to Cremers, this building is apparent in the circa **1924** photograph found on page 182 of Wallace Nutting’s *Pennsylvania Beautiful* {Cremers, page 12}.

In **1928**, Susanna T(aylor) Cope, along with her five adult children, sold the Abiah/Morris Cope House and the 93 and ½ acre farm to Ernest W. Sipple in a private sale {Cremers, page 12}. This particular deed is located in the Chester County Recorder of Deeds Office in West Chester, Pennsylvania, where it was recorded on **April 7th, 1928**, in Deed Book G17-404-453. Ernest Sipple and his wife, Persis, are both listed on this deed as being “of Montgomery County” {Deed Book G17-404-453}.

Unfortunately, any additional information regarding them has been rather sparse. According to Cremers, Sipple “appears to have been riding the crest of the **1927-28** stock market high before the **1929** Crash” {Cremers, page 12}. Moreover, “he may have been operating under an official position with a group named The Pool Mortgage Participation of Chester County Trust Company of West Chester” {Cremers, page 12}. When Cremers made inquiries about this group to several older bankers, “they believed it to be a company loosely put together to buy and sell properties under the aegis of giving mortgages” {Cremers, page 12}. Ultimately, it is doubtful that Ernest and Persis Sipple had ever even occupied the house, and indeed whatever his involvement in the property might have been, it was most certainly short-lived and relatively unimportant {Cremers, page 12}.

And yet, despite the Abiah/Morris Cope farm being “one of the larger tracts that Sipple acquired,” he quickly transferred ownership of the 93 and ½ acre lot to Dalton Hayes in **1930**, during some of the darkest days of the Great Depression {Cremers, page 12}. Like Sipple before him, Dalton Hayes was also an interim owner of the 93 and ½ acre property {Cremers, page 13}. This would last for a total of seven years {Cremers, page 13}. Moreover, there is no evidence to suggest that Hayes ever lived on this property; in fact, he, too, may have only been an investor {Cremers, page 13}.

And yet, in the end, this all begs the question: who was living in the Abiah/Morris Cope House from **1928** until **1937**? At the moment, this matter is entirely unclear, yet there is a vague possibility that Morris W. Cope may have *potentially* still been living on the property, as Mr. Guthrie recalls working for him until **1931** {Cremers, page 13}. Contradicting evidence in the **1928** deed also show that Morris W. Cope had still owned land in the area following this sale {Deed Book G17-404-453}.

Between **1937** and **1949**, much of the old Cope farm that had been broken up by Sipple would be reassembled {Cremers, page 13}. This was accomplished by Albert and Helen Bailey, who, by **1949**, had amassed about 135 acres along and across from Copeland School Road {Cremers, page 13}. It is not clear when the Baileys first began living on the property.

During their time living at the old Abiah/Morris Cope House, Albert Bailey had taught Botany and Bible at the Westtown Friends School {Cremers, page 13}. It is believed that the Baileys may have also boarded summer camp children on the farm during this time, as ten metal bunk beds were found left in the attic when the house was sold in **1955-56** {Cremers, page 13}. In addition, Mr. Bailey also authored a book entitled *Dramatizations from the Life of Jesus*, which interpreted the ministry of Jesus Christ {Cremers, page 13}. Albert Bailey would ultimately retire from teaching in **1956** after selling the farm to Frank Battan and moving to 2042 Parkersville Road near Kennet {Cremers, page 13}.

Prior to his retirement from teaching, however, Albert and Helen Bailey had become deeply interested in the welfare of the American Indian {Cremers, page 13}. As a result, they not only escorted students from Westtown in seminars on the Navajo Reservation in Arizona and New Mexico, but they also became active in the “organized promotion for Indian welfare” {Cremers, page 13}. They are said to have “nourished deep friendships” with numerous tribes on

reservations across the United States, including the Navajo, Hopi, and Pueblo Indians near Florence, Arizona, the Seminoles of Florida, as well as the Penobscot and Passamaquoddy Indians of Maine {Cremers, page 13}. Ultimately, the Baileys' interest "in helping the Indian to better his existence by merchandising in a larger market those items he made for himself" would lead them to set up an "American Indians Craft Shop" in the basement of their Parkersville Road home {Cremers, page 13}. It should be noted that this was probably all taking place in the early **1950s**, so the American Indian Movement – which grew out of the much larger Civil Rights Movement – was still a few decades away (a factor which can clearly be seen in how the Baileys chose to shape the nature of their efforts).

Knowing full well that he would retire in **1956**, Albert and Helen Bailey sold the Abiah/Morris Cope House at 1060 Copeland School Road to Frank L. Battan of East Marlborough Township in **1955** {Cremers, page 13}. This sale occurred on **March 1st, 1955**, for a total of 115.62 acres and a price of (what was then) \$65,000.00 {Deed Book C26-625-228}. It can be found in the Chester County Recorder of Deeds Office in West Chester, Pennsylvania.

At the time of purchasing the Abiah/Morris Cope House, Frank L. Battan had just become the Assistant Director of Longwood Library {Cremers, page 13}. He would continue to hold this position until **1961**, when the library merged with the Eleutherian Mills-Hagley Foundation {Cremers, page 13}. Following this, Battan would hold the same position within the new foundation before rising to become its business manager and then ultimately retiring in **1964** {Cremers, page 13}.

Frank L. Battan would serve as a pilot in the United States Naval Air Force during World War II before later retiring as a Lieutenant Commander {Cremers, page 13}. Following this, he served as the personal secretary of Pierre S. du Pont, a man whom he had allegedly known since

about **1922** {Cremers, page 13}. Frank Battan would work for du Pont until the man's death in **1954** {Cremers, page 13}. On top of this, Frank L. Battan had also been a longtime aviation enthusiast and became associated with numerous aeronautical and scientific groups during his lifetime {Cremers, page 13}. As a result, he would come to possess a commercial pilot's license, a Bachelor of Science in aeronautical engineering, and a degree in Business {Cremers, page 13}.

Thanks to his commercial pilot's license, Frank Battan frequently piloted the du Pont family around in their private plane {Cremers, page 13}. In this capacity, he often accompanied Mr. du Pont on antiquarian searches across Pennsylvania and the eastern seaboard, a task which had ultimately led him to become more appreciative and knowledgeable about the different styles of craftsmanship from earlier historical periods {Cremers, page 13}. Evidence of this can be seen in the various renovations completed on the Abiah/Morris Cope House between **1955** and **1956**. One of these renovations was the construction of a new, one-floor modern kitchen between **1955** and **1956** on the west-end wall of the structure's third section {Cremers, page 9}. In addition to this, it is also believed that the antique paneling surrounding the large fireplace in the home's "north kitchen" might have been installed for Battan after possibly being located by du Pont in New England {Cremers, page 13}. The Battans would ultimately move into the property in **1957** {Cremers, page 13}.

When Frank L. Battan purchased the property in **1955**, the farm had included the Abiah/Morris Cope House, but also the barn, several outbuildings, and the mill house in the valley on the other side of the road {Cremers, page 13}. At one time, Frank had been planning to put in a landing strip for his plane at the top of the west hill {Cremers, page 13}. He would ultimately build a hangar, but the township refused permission for the landing strip, so the hangar never ended up housing a plane {Cremers, pages 13-14}. It would later be converted into

a dwelling for Frank and his son, Frank “Skip” Battan, Jr., in **1980** before eventually being razed by a different owner in **1998** {Cremers, page 14}.

In **1926**, Frank Battan married Janette King of Longwood {Cremers, page 13}. The two of them would later get divorced in **1935** before Frank went on to marry Gertrude Thornbury of Wayne {Cremers, page 13}. Ultimately, this first marriage would produce one son, while five children would be born from the second {Cremers, page 13}. Gertrude Battan died in **1971** and Frank ultimately put the farm up for sale {Cremers, page 14}.

Frank Battan and his son would sell the Abiah/Morris Cope House to Wendell E. and Edna C. Talbot on **September 18, 1980** {Cremers, page 14}. It is at this point that the property is ultimately divided into two separate lots, one for the house and one for the barn {Cremers, page 14}. According to Cremers, Talbot would have liked to purchase the entire property, but did not have enough funds {Cremers, page 14}. However, the Battans, having liked the Talbots, agreed to parcel off the property into two separate lots as a compromise {Cremers, page 14}. It is at this point that the hangar on the north hill was reworked into a dwelling {Cremers, page 14}. This deed can be found in the Chester County Recorder of Deeds Office in West Chester, Pennsylvania in Record Book I-57 on page 168.