

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

For HCRS use only
received DEC 18 1979
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic JOHN P. CROZER II MANSION

and/or common Allcutt Property

2. Location

street & number 900, 922, 924, 926 Main Street not for publication

city, town Upland vicinity of congressional district 7

state Pennsylvania code 42 county Delaware code 045

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input checked="" type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Dr. Robert Smith

street & number 1420 Locust Street, Academy House Apartments

city, town Philadelphia vicinity of state Pennsylvania

5. Location of Legal Description

courthouse, registry of deeds, etc. Delaware County Courthouse

street & number West Front Street

city, town Media state Pennsylvania

6. Representation in Existing Surveys

title Pennsylvania Inventory of Historic Preservation has this property been determined eligible? yes no

date 9-7-79 federal state county local

depository for survey records Pennsylvania Historical & Museum Commission

city, town Harrisburg state Pennsylvania

7. Description

<u>Condition</u>		<u>Check one</u>	<u>Check one</u>
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

Mansion: Building of the main house began in October of 1879, the entire structure was completed by early June of the following year, 1880. Constructed wholly of prime imported California redwood, the mansion stands three stories (approx. 48'8" in height) and is still located at its original site.

The present roof has been covered with a type of tin metal, painted red, and there are five brick chimneys visible, one of which is in serious disrepair. Four large Victorian gables in addition to nine smaller Victorian window coves (inlaid with gingerbread) create a kind of ravine effect within the roofing structure and one brick chimney wall located on the far northwest corner of the house vertically spans the entire 3 stories.

Located on the first floor of this grandiose Victorian structure are 2 large bay windows, the one situated on the back west side of the house consists of 2 smaller windows measuring 1.66' $\frac{1}{4}$ " wide by 6.83' $\frac{1}{2}$ " high. In the center of these 2 smaller windows is one larger window measuring 4.0' wide by 6.83' $\frac{1}{2}$ " high, also, ten large redwood pillars with some minimal amount of 19th century gingerbread spindle design, support the front porch and majestically flank the main entranceway.

A 3 stories one room addition was added onto the southwest corner of the mansion in 1907 (adding an approximation of 16.41' to the back end of the structure) as a private study area for Mr. Crozer (the first floor only). However, the additions' exterior appearance has been expertly matched with the general overall appearance of the rest of the house. (The exact date of this addition was discovered penciled into the second floor wall of the building by a couple who were repainting their apartment recently).

Windows: There are a total of 61 windows visible from the exterior walls of the John P. Crozer II mansion. The majority of these windows are surrounded by a wooden border painted green, at the top of which is displayed an ornate Victorian handcrafted design, excepting the smaller white window gables located on the roof whose designs are of the Victorian spindle wood variety, and also excepting some smaller french latticed windows situated on the third floor of the structure.

The average sized green bordered windows (note: all windows have been measured with the exclusion of their borders) measure approx. 3.08' wide by 5.58' high. The larger gabled window coves measured roughly 3.16' wide by 5.41' high on the average, which included some of the white border around them (these windows were especially difficult to measure due to their location and I suspect that in actuality they are probably smaller than the average sized green bordered windows). The small three storied french latticed windows were not measured due to their height.

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On either side of the exterior red brick fireplace wall mentioned previously is one large Victorian green bordered window, each measuring 3.5' and $\frac{1}{2}$ " wide by 7.83' $\frac{1}{2}$ " high. Finally, situated on the first floor at the eastern front of the building are 4 large "floor to ceiling" windows of Victorian design measuring 3.0' $\frac{3}{4}$ " wide by 9.50' $\frac{1}{2}$ " high.

Doors; There are a total of 4 entranceways into the main house. The large front (double) door located on the east side of the mansion measures approx. 4.83' $\frac{1}{4}$ " wide by 9.66' $\frac{1}{2}$ " high.

A side door located on the south side of the building measures approx. 2.58' wide by 8.5' $\frac{1}{2}$ " high. Lastly, there are also two back doors located on the west side of the house, the one doorway giving entrance-way into the newer addition part of the structure measures approx. 3.0' wide by 8.75' $\frac{1}{2}$ " high. The other original back doorway again "approx." measures 3.08' $\frac{1}{2}$ " wide by 9.75' $\frac{1}{2}$ " high.

Exterior Architectural Features: The entire John P. Crozer mansion measures approx. 61.83'1" wide by 45.66' $\frac{3}{5}$ " lengthwise. The large white building with handcrafted green trim clearly depicts a grandiose Queen Victorian architectural style, quite popular during the time of its' construction in 1879. Many of the doors and windows are decoratively laden with ornate wooden spindle and gingerbread design, which blend together to give the structure an air of majestic royalty. At one time many gardens surrounded the estate, now only remnants of what once was still remain (i.e. an authentic stone grape arbor situated on what is now the adjoining DiMaio property outlined in green on the survey map submitted and several other remaining stone fixture pieces bearing evidence to what once was). Fortunately, many of the original and imported plants and trees are still very much in evidence on the present estate grounds, which is a minor miracle in itself.

For its extensive age, the John P. Crozer mansion is in remarkably good condition - much of the redwood that the building was originally constructed from has hardened and almost petrified itself. However, the property's present owner has not contributed to its upkeep consequently, much decay is now in progress. In addition to badly needing repainted,

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several of the boards on the porch floor are beginning to crack and warp. Also, in one top corner of the north section of the house, a strip of wood about 2 feet long has rotted away where the wall meets the roof, causing a large crack on the inside wall of one third floor apartment due to seeping rain water.

The mansion is in dire need of extensive roof and chimney repair (one brick chimney in particular has almost completely crumbled away), and several rain spouts need replacing. On the porch, some of the Victorian gingerbread designs have begun to fall from the pillars, though fortunately they are not irreparable.

On the more positive side, the John Crozer mansion has had reasonably good care and upkeep from its other previous owners as well as having a firm, solid foundation which will hopefully (with some imporved care) enable it to be with us for many more years to come.

Interior Architectural Features: Although the mansion was split up into 8 individual apartment units several years ago, (2 apartments on the first floor and 3 apartments on the second and third floors), 80% of the original interior structure of the building has remained authentically intact.

All 6 of the original ornate tiled, hand painted, and wood carved fireplaces still remain intact and in good condition (this includes the one that was added on the first floor of the addition in 1907). However, the wood carved and mirror mantel to the family room hearth was taken out and kept by a previous owner, fortunately, its present whereabouts is known.

There are four fireplaces located on the first floor of the house, - one in the former dining room, one in what used to be the formal parlor, one in the former family room, and the last one is located in the newer addition which used to serve as Mr. Crozer's study. The remaining two fireplaces are located on the second floor, one in Mr. Crozer's old bedroom and the other in what is believed to have been a former child's nursery or sitting room just off of Mrs. Crozer's private room. The third floor is completely void of any fireplaces, although it is believed that the older children's rooms were located here.

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As mentioned previously, much of the exterior frame of the mansion was constructed of imported California redwood, various interior aspects of the building were constructed of five basic wood grains - White Oak, Black Walnut, Mahogany, Cherry, and Pine. The ornate winding staircase and carved railings, banisters, etc., were created from White Oak along with the main hallways. Much of the base board trim was also done in White Oak, although the large double doors in the main entranceway on the first floor, in addition to the sliding wooden doors located in various other parts of the house, were constructed of both the White Oak and also Black Walnut. The former parlor located on the first floor of the structure is composed entirely of the same Black Walnut. In addition to these woods, both the former Crozer nursery sitting room up-stairs and family dining room situated on the main floor were derived from top quality mahogany. A Cherry wood laden vestibule just inside the back entranceway to the mansion along with an exposed beam ceiling in the adjoining former Crozer family room, does serve to bring an air of nobility to the historic residence.

Most of the floors inside the main house were made of tough Pine wood with White Oak base board trim. Internal ceilings are relatively high (I would venture somewhere in the neighborhood of 15' to 18' as a rough estimate). Also, the view out of a few of the windows located on both the north west and south west sides of the structure has been somewhat obscured by the past addition of two separate fire escapes years ago. (note: originally all of the major sized green trim windows had external green shutters latched to the sides of the building which have long since been removed, although there have been a few found in storage in and about the grounds).

In conclusion then, although the internal framework of the John P. Crozer II mansion has been modified somewhat (a number of years ago) in order to adequately house 8 separate apartment units, (i.e. - two back stairways have been blocked off and made into closets, additional bathroom and kitchen facilities have been added, and a few half walls installed), the authentic charm and home like qualities of the building has remained relatively unscathed. In short, the apartments have been well modified to the original context of the house so that many of the special historic structural characteristics have been retained.

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All of the structure's original heavy wooden doors with their intricately designed brass (?) knobs have been preserved, including the original hallways and 3 storied winding staircase. Many of the original lighting fixtures (now electrified from gas), wooden cabinets, a few furniture pieces, and ornate glass windows on the stair landing have remained relatively unaltered. All fireplaces are preserved, even the original wooden water tower under the roof has survived! A few other novel items that have been discovered in and about the property are the original copper name tags on the water pipes in the cellar of each Crozer family member (whichever pipe fed water to that particular family members bathroom, had that specific person's name on it), several pieces of old farm equipment, and the original J.P.C. gate emblem recently found in the old Spring House.

Carriage House: Is still located at its original site behind the mansion but has been modified more extensively than any of the other estate out-buildings. The structure currently houses 3 separate apartment units and has had at least three different additions, including one overhanging roof added onto it throughout the past several decades. It stands two (possibly 2½) stories in height and is constructed almost entirely of wood (green trim doors and windows against a white horizontal plank background like the main house) except for a small back cinder block and brick addition forming parts of two separate additions (most of the bricks have been painted white though much of the cinder block is bare). Fortunately, they are located at the far north west corner of the building.

Two older additions were added much earlier to the Crozer carriage house, one on the northern end and one at the opposite southern end. Each were constructed wholly of wood, the southern addition added a double swinging door to the left side (if one is directly facing the front of the structure), the northern addition added a double sliding door to the right end of the structure. On the northern additions' side a small red brick room with one door and small chimney were also added which may have possibly been used as a smoke house at one time.

The southern addition part has especially altered the exterior appearance of the carriage house in that the south side has had some green aluminum siding added to it and a flight of steps go over part of the addition to the second floor apartment where two windows and a door have been added. Also, one large picture window has been added to the western back of the building, along with 3 jealousy windows and a door. The lower half

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of the back of the structure has also been partially covered with the same kind of green aluminum paneling. The northern addition mentioned previously connects with the brick and cinder block corner of the building and has two added (newly added) green trim windows on the second floor.

The eastern front end of the carriage house also has a very small picture window which has been added to the second floor and a garage roof was added a while back for the purpose of protecting cars from the weather. The sides of this small garage port were constructed out of multi-glass paned walls from the former green houses which are sadly, no longer in existence. There are no multi-glass paned walls on the north side of this partition however.

In spite of all the alterations that have been made to the carriage house, approx. 70% of its original external authenticity remain. The top second story portion of the building consists of 3 large Victorian gables, one on the north side, south side, and front east side of the structure. Intricately decorating each one of these gables is a great deal of lacy, original Victorian gingerbread design. Also, at the top focal center of each gable peak is one original multi-paned window surrounded by green trim.

Located on the first floor of the eastern side of the carriage house (inside the overhanging garage addition) are the two original green trimmed doors, one double swinging door, and one double sliding door. The original green house multi-glass paned walls are also present, along with some antique cherry storage cabinets on the other far end side of the enclosure and the original cobblestoned entranceway, has miraculously survived!

Barn: Still located at its original site (directly behind the carriage house), the barn of the John P. Crozer estate stands 2½ stories high. The first 2 stories of the structure were created out of quarry stone (later whitewashed), whereas in contrast, the top half story of the building was constructed of overlapping shingles on both its north and south sides (the half story on loft of the barn is only visible from these 2 vantage points.)

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Located on the south wall under A-shaped eaves is one original center multi-paned window, directly under this window is an original double door with a criss-crossed farm design. To the left of this door on the first floor is another original single door with the same type of design. A flight of wooden steps added later and blocking the bottom single door does give access to the double door entranceway on the second floor. To the bottom right of these steps is yet still another double door bearing the same criss-cross farm design.

The back west side of the Crozer barn has four evenly spaced, multi-paned windows (each of the 4 windows has 16 glass panes). There is one original multi-glass paned window visible from the first floor, the rest have been covered over by a small garage like addition (constructed solely of wood) that was added on to the building many years ago though it was not part of the original barn structure. Part of this addition has been covered by more up to date gray tile shingles, the rest has been painted white. The entranceway to this addition has been covered by a large modern metal garage door.

The north side of the barn also has a large multi-paned glass window directly under its A-shaped eaves and located in the center of the half story exactly like the window on the south side of the building. Covering the remaining authentic windows and doors on this side (save for one small multi-paned window to the right on the first floor and one multi-paned window that is visible from the back of the first addition), is yet a second old wood addition that has been bricked and stuccoed over in order to house 2 small apartment units. An additional cinder block room was also added on to this part of the structure.

On the east front of the Crozer barn, the second story has four evenly spaced multi-glass windows, just like the previously mentioned west side of the structure (again, the half story is not visible from this side). Two large original multi-paned glass windows and one large double criss-cross design door, still remain on the first floor inside of a porch like overhang that is largely created from glass pane remnants of the former Crozer greenhouses. The right side of the front largely includes the stuccoed addition which extends itself far beyond the original building structure. On the left side of the barn's front is another small enclosure constructed I believe of wood which is generally used to store things in.

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In spite of the fact that several small additions have been added on to this outbuilding, which has consequently somewhat altered its original external rectangular appearance, all of the additions are of a temporary nature and therefore could easily be removed for restoration purposes, should such an occasion arise.

Trophy House: Is believed to have been built later than the rest of the buildings, but only slightly later than the rest of the structures on the John P. Crozer estate for the purpose of storing the family's national horse competition awards along with various other trophies and paraphernalia. The one storied trophy house is constructed entirely of vertical wood boards with wood stripping (green window trim against a white background), and has a flat roof.

The front (south side) of the box-like structure consists of one bay window (added later) to the left of the center door and one small green trimmed window on the right. A small shingle porch overhang also juts out from the roof. Both the east and west sides of the building have a set of green trimmed windows and the back (north) end of trophy house has one center door, one jealousy window to the right of that door, and two green trimmed windows to the door's left. Although the structure is currently being utilized as a single apartment unit, it has been well maintained and cared for. I believe that a few windows may have been added that were not originally a part of the building however, the exterior appearance of the apartment is approx. 80% authentic.

Spring House: Still stands at its original site, slightly northeast of the main house. Building is shaped like a square block and has somewhat of a cone type roof. It is approx. one story in height and is entirely constructed of wood (green trimmed windows against a white background). The front of the structure faces west and exhibits one central double door with the familiar criss-cross design while the rest of its three sides that face the north, south, and east have one central double window with multi-glass panes (a total of 16 miniature panes on each side). The spring house has always been used for storage consequently, it is in good condition. Its exterior authenticity is very near 100% original and its interior originality is very close to 90% authentic.

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Green Houses: Are no longer in existence except for those pieces that have been added to the carriage house and barn.

Root Cellar: Is presently at its original site and although its A-shaped roof is only one story in height, a flight of steep stone steps lead to a small earthen underground room. The structure was created entirely of wood and only has one latch door facing north (there are no windows to my knowledge). Its exterior and interior original authenticity is very close to 100%. While it is still standing, the root cellar is only in fair condition and is slowly declining.

Ice House: Is still at its original site but only the firm foundation of built-up solid rock still remains.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1879

Builder/Architect

Statement of Significance (in one paragraph)

The Crozer mansion is only one of two out of the original 7 Crozer residences still remaining and is one of the few estates still within the Delaware County area in which a major portion of its outbuildings are still standing and are in reasonably good condition. It is the only Crozer residence still in existence that is primarily constructed of wood, in that Netherleigh is predominately a granite structure.

The Crozer mansion, grounds, and remaining outbuildings are extremely fine and authentic examples of a Victorian way of life that has virtually disappeared from the American scene. This particular estate (especially the main house) is also an excellent example of a type of Victorian architecture which was popular at the time of its construction and is now gradually becoming extenct. The John P. Crozer II estate, along with the still remaining mills and worker houses which can still be found at the lower end of Upland borough, clearly depict what life was like between the mill entrepreneurs and workers during the early era of our nation's industrial history. As mentioned previously, Upland is one of the few remaining boroughs in the country where a vast majority of these buildings remain relatively unaltered and as such, are an invaluable visual link with the past.

John Price Crozer II, purchased the land on which his mansion was to be built from William Maris in early October of 1879. Work on the mansion was begun later that year with the said estate having been completed early in June of 1880.

Shortly after work was begun on the mansion, young John Crozer married Elizabeth Stager Warder, the daughter of a prominent Philadelphian physician, on January 29, 1880. The couple had four daughters later born to them, all of whom were raised on the aforementioned property. They were, Margaret Warder Crozer (born June 18, 1882), Josephine Crozer (born November 27, 1887) Abigail Crozer (born January 7, 1890), and Elizabeth Warder Crozer (born (born August 11, 1893). The last duaghter, Elizabeth Warder Crozer, was so sentimentally inspired in relation to her growing up years at the mansion estate in Upland that she later wrote a book entitled HOME, which clearly depicts the life of her family, the Crozers, during those early years.

The book also gives extensive knowledge and insight into the very important and essential role the Crozer family has played in the founding and development of this town called Upland, which has historically been determined to be the oldest borough in the state of Pa., having originally been founded

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as "Cheshire" by William Penn and his friend Caleb Pusey in 1683. In actuality, the earlier name for "Cheshire", second settlement in Pa. had been "Upland", so named by the Swedes in memory of their old homeland. When William Penn arrived in the early 1680's, he changed the name to "Chester", the chief city of "Cheshire".

When John Price Crozer Senior (John Price Crozer the II's grandfather) purchased 66 acres of land for his mill industry in March of 1845, he gave the area back its original (earliest original) name, "Upland".

The land on which Upland presently sits was bought by Crozer from a man by the name of John W. Ashmead, upon which also was contained the now nationally famous Pusey House and surrounding estate. It was the Crozer family that actively recognized the unique historic nature of this site and were particularly instrumental in its preservation up until the death of the younger John P. Crozer Jr. (the II) in 1926.

In the year 1846, John P. Crozer Senior built his first No. 1 Cotton Mill in Upland along with several stone home dwellings for his employed mill workers. In April of 1847, Mr. Crozer finally moved from his former residence in Crozerville to the new mansional estate he had recently built in Upland where he was to remain. Later that year, in January of 1847, John Crozer's son Samuel A. Crozer (father of John P. Crozer II and brother of George Knowles Crozer whose Netherleigh estate has just recently been placed on the National Register and is presently undergoing historic rejuvenation), became a partner with his father and chief manager of the mill.

Anthony F. C. Wallace says of John P. Crozer Senior in his book, Rockdale: The Growth of an American Village in the Industrial Revolution: "Among the 8 mill owners and manufacturers, there were 4 men who might be called, if not lords, at least the oligarchy of the Rockdale manufacturing district: John P. Crozer, Daniel Lamot, Richard S. Smith, and Samuel Riddle. They owned much of the land, operated the major mills, had most of the money, and-perhaps more important than anything else-controlled access to the sources of money, information, and political influence outside Rockdale itself. The most prominent of these by far was John Price Crozer, who owned 2 of the mills, West Branch and Crozerville. Crozer was a man of English and Huguenot descent, in his mid-fifties, and extremely wealthy. He had recently expanded his enterprises to include a new mill at Upland, downstream on the outskirts of Chester, and now lived there in a new mansion with his family and servants. His son Samuel was in immediate charge of operations in the Rockdale district and Crozer himself took charge of the Upland development (till January of 1847 when Samuel assumed management of Mill No. 1 in Upland also).

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Crozer was proud of being a self-made and largely self-educated man, a local farmboy from the county who had by toil and inflexible determination made his fortune. Crozer was a Baptist and had recently become intensely religious; devoting much of his time to religious causes and he regarded himself as God's steward, managing his mills and mill hands and his wealth for the advancement of community." pp. 16 & 17.

Upon John P. Crozer Senior's death in 1866, Samuel A. Crozer completely assumed his father's former position in the mill industry, as well as his aspiring philanthropist duties within the Upland community. This most essential and important leadership role was later handed down to John P. Crozer II when his father, Samuel A. Crozer passed away on June 28, 1910. Mr. John P. Crozer II was also elected as President of the Upland Borough Council for the purpose of filling his fathers vacancy and is also credited with the building and donation of an elite Club House for the community mill residents, which is now know as Upland Municipal Building. The 1912 structure was a maverick in its day, fully equipped with two bowling alleys, a swimming pool, billiard tables, one kitchen, and even modern toilet facilities.

Not only did the younger John P. Crozer build and create the Upland Athletic Association and its Club House (still active at present day), but he is also remembered for his enthusiastic support and founding of Upland Ball Park and its sports teams. This important and essential role filled by Mr. Crozer is clearly depicted in an excerpt from the book, HOME, which was again, written by his daughter, Elizabeth Warder Crozer: "A well remembered picture is that of father on his horse down at the park, eagerly watching a baseball game. Oh yes, we went too; but this was one of his special interests, just as the new building was, and any good amusement that gave the people of the village pleasure was always a pleasure to him. I can see him plainly, when I think of those games. There he sits, astride his horse, easily able to see over any bystanders head, his reins dropped on the neck of his steed, his arms folded, a perfect picture of ease and grace, and his merry eyes twinkling as he watches the game. Behind him are the tall green trees, and on either side are the crowds of onlookers, while he sits there watching the game. Here is an illustration of all he did, and continually was doing for the villagers; for by him were the games made possible, by him was the interest in the games kept up. At the far end of the ball park was the club house he had built, with its wide doors, and home-like restful lines, a very picture of all that he and his works stood for. How wise he was to give the people play as well as work" pp 96 and 97.

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A generous, kind, and religiously devout man, John P. Crozer II was deeply devoted to his mill workers and took an active interest in Upland's community affairs. In addition to the mill industry, his sponsorship of the Athletic Association, and many other various civic, charitable, and community activities, John Crozer was also an avid dairy farmer (his large stock and dairy farm was at one time the original farm property of William Penn, having once been located where the Toby Farms Housing Development now stands), gardener (there were in the past, several large greenhouses and acres of flowers, vegetables, etc., which shared the same land where now only his mansion and its few outbuildings stand), and horse breeder (many of his horses were famous blue ribbon winners in national competitions).

The undaunted heritage of the Crozer family is still very much in evidence within the Upland community, as the Crozer's were an extremely philanthropic family. Some of the present day institutions that the Crozer's have founded are: (1) the now famous Crozer Chester Medical Center in Upland, which boasts of being one of the finest health centers on the east coast, (2) Upland Ball Park which in its day sponsored some of the best sports teams in the area (even Babe Ruth's team is recorded to have played one of Upland's teams and lost to them), (3) the Upland Municipal Building mentioned previously (now renamed MacQueen Hall), (4) the historical Upland Baptist Church built in April of 1851 that has served generations of borough families and is still in active use today, (5) Mill #1 and Mill #2 which were instrumental in providing financial support for the borough of Upland as well as supplying a means of livelihood for the families that made their homes in the community (many of these homes were built by the Crozer's for the purpose of comfortably housing the mill workers and their families), as firm believers in the procurement and advancement of education for all borough citizens, the Crozer family was extremely influential in the building and funding of the first Upland schools that offered free public education to all community children, irregardless of their particular class of social standing, beginning with the construction of the Race Street schoolhouse in 1849, (7) and lastly, the Crozer Theological Seminary (now relocated in Rochester New York) where the late Martin Luther King studied.

First founded as a Normal School in September 1858, the grounds and buildings (particularly Old Main) were later loaned by John P. Crozer Senior to the federal government for use as a military hospital during the Civil War beginning in June of 1862. This historic structure has also recently been placed on the National Register for its protection and preservation. Finally, in 1868, the buildings and grounds were

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redesignated as the Crozer Theological Seminary in memory of its founder, John P. Crozer Senior.

Although there were originally 7 of the Crozer mansions in the small borough of Upland, regrettably, only 2 still remain to this day, along with one manor home. They are the George Knowled Crozer Netherleigh Mansion (presently undergoing historic restoration) and the John P. Crozer II Mansion located at 900 Main Street, Upland, which is presently being operated as an apartment building by its latest owner, Dr. Robert Smith. The remaining manor home, located on 6th Street in Upland (directly across from the Netherleigh Estate) was built by George Knowles Crozer as a wedding present for his daughter, Sara Levis Crozer, and was once known as the Robert Page House (her husband's name). It was later converted to a nursing home until state regulations for such facilities forced its closing.

9. Major Bibliographical References

SEE CONTINUATION SHEET

10. Geographical Data

UTM NOT VERIFIED

Acreeage of nominated property 4.1697

ACREAGE NOT VERIFIED

Quadrangle name Marcus Hook, PA-NJ-DEL

Quadrangle scale 1:24,000

UMT References

A

1	18	4	6	7	2	9	10	4	4	1	1	9	6	0
Zone		Easting						Northing						

B

1	18	4	6	7	2	9	10	4	4	1	1	8	6	0
Zone		Easting						Northing						

C

1	18	4	6	7	1	2	10	4	4	1	1	8	8	0

D

1	18	4	6	7	1	3	10	4	4	1	1	9	8	0

E

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F

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G

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H

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Verbal boundary description and justification

See continuation sheet

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
state	code	county	code

11. Form Prepared By

name/title Karen A. Taylor, Rev. David A. MacQueen

organization Historic Upland, Inc. date

street & number 3702 Sixth Street telephone 215-TR2-3009

city or town Upland state Pennsylvania 19015

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

ED WEINTRAUB, Director
title Office of Historic Preservation

date 12-10-79

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I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

date

Chief of Registration

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Crozer, Elizabeth W. Home. Chester, Pa.: By the author, John Spencer of Chester, Pa., 1913, pp. 11-105. An admirable biography written by the late Elizabeth Warder Crozer, daughter of John P. Crozer, II which bears testimony to her growing up years at the said property.

"The construction of the John P. Crozer, II Mansion." The Chester Times, 17th and 24th October 1879, DCT, and Friday 30th January, and Friday 18th June, 1880, CDT.

Smith, Hy. V., ed. Chester and Vicinity. Chester: Pa., 1914, p. 111.

Upland, Pa. Personal library of Rev. David A. Macqueen. Personal letters of Abigail Cheyney, wife of Samuel Aldrich Crozer, mother of John P. Crozer, II, to her son, Samuel Aldrich Crozer, Jr. 18 April and 23rd May, 1880, and 9th, 14th, 16th May, 10th June, 28th February, 1880.

Upland Centennial Committee Members. History of Upland 1683-1969 on the 100th Anniversary of the Borough Incorporation. Glen Riddle, Pa.: The Country Press, 1969, pp. 32-74.

Wallace, Anthony F. C. Rockdale: The Growth of an American Village in the Early Industrial Revolution. New York, New York: Press of Alfred A. Knopf, 1978, pp. 16-17.

Property

Crozer, John P. II mansion

State

Pa - Delaware

Working Number

12-18-79 2968

TECHNICAL

Photos 7

Maps 1

CONTROL

HISTORIAN

See attached notes (2/21/80). Property appears to be eligible. Nomination needs a clear, explicit statement of significance. Not well written, throughout. Emphasis in documentation is descriptive, not analytical.

ARCHITECTURAL HISTORIAN

*Retep
L. Bayle
4/3/80*

ARCHEOLOGIST

OTHER

HAER

Inventory _____

Review _____

REVIEW UNIT CHIEF

BRANCH CHIEF

KEEPER

National Register Write-up _____

Send-back _____

Entered _____

Federal Register Entry *[Signature]*

Re-submit 5.8.80

NAME OF PROPERTY John P. Crozier II Mansion STATE Pennsylvania

The attached National Register Inventory-Nomination form is being returned to your office for clarification of the information indicated below. PLEASE RETURN THIS FORM WHEN THE NOMINATION IS RESUBMITTED.

7 Description: _____

8 Statement of Significance: The property appears to meet the criteria, but the nomination does not articulate how the property meets the criteria. Part B needs an explicit, analytical statement of significance. The statement provided is so descriptive and so rambling that it never defines the resource's significance. (see review notes 2/21/80.) (over)

9 Bibliography: _____

10 Geographical Data -- Acreage: _____

UTM Reference(s): _____

Verbal Boundary Description: _____

12 Certification: _____

Photographic Coverage: _____

Map Coverage: _____

Other: The nomination has a considerable number of grammatical and typographical errors which need correction. We suggest that the nomination be rewritten in a succinct form. Please call if you have questions.

Questions concerning this nomination may be directed to Lynn A. Beebe on the National Register staff, telephone 202-343-6401.

Thank you for your attention to the above items.

Sally Goldberger
Chief, Branch of Registration

Date: 4/17/80

Architecture is the only area checked. The narrative in part B implies that the property is also important for its association with the Croziers. Both areas of significance need analysis. Why is the main house architecturally significant? (The "Victorian" label is vague and uninformative. What characteristics make the bldg. typical of its period? What stylistic influences are apparent?)

Part 8 - architecture is only area of significance checked

Establishes —

- 1 of few estates in Delaware County area in which major portion of outbuildings extant — i.e. complex is largely intact
- Example of "Victorian Architecture", typical of period but now rare — ["Vict." label is vague & uninformative, & the rarity generalization is questionable]
- Complex is good example of "a Victorian way of life" — millowners' lifestyle (late 19th - early 20th c.)

Poorly written. From photos + data provided estate appears to be eligible.

Needs statement of significance that is articulate, explicit, analytical, + professional (at least to an acceptable degree).

The emphasis in this statement is descriptive.

There is no explicit, articulate statement of significance — although the raw material provided suggests that such a statement could be written for this property.

VAD —

can't verify

Form is very poorly written — (major grammatical errors + awkwardness) — + should have been proofread. Also, form is excessively long and rambling.

Part 9- is excessively long + detailed.

Dwells too often on unnecessary information such as the number of windows, + the exact measurements of windows.

It basically does deal with integrity although the grammar is so poor + the writing so awkward that it is difficult to extract the information from this description.

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

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See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic JOHN P. CROZER II MANSION

and/or common Allcutt Property

2. Location

street & number 900, 922, 924, 926 Main Street not for publication

city, town Upland vicinity of congressional district 7

state Pennsylvania code 42 county Delaware code 045

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input checked="" type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Dr. Robert Smith

street & number 1420 Locust Street, Academy House Apartments

city, town Philadelphia vicinity of state Pennsylvania

5. Location of Legal Description

courthouse, registry of deeds, etc. Delaware County Courthouse

street & number West Front Street

city, town Media state Pennsylvania

6. Representation in Existing Surveys

title Pennsylvania Inventory of
Historic Preservation

has this property been determined eligible? yes no

date 9-7-79 federal state county local

depository for survey records Pennsylvania Historical & Museum Commission

city, town Harrisburg state Pennsylvania

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

Mansion: Building of the main house began in October of 1879 the entire structure was completed by early June of the following year, 1880. Constructed wholly of prime imported California redwood, the mansion stands three stories (approx. 48'8" in height) and is still located at its original site.

The present roof has been covered with a type of tin metal, painted red, and there are five brick chimneys visible, one of which is in serious disrepair. Four large Victorian gables in addition to nine smaller Victorian window coves (inlaid with gingerbread) create a kind of ravine effect within the roofing structure and one brick chimney wall located on the far northwest corner of the house vertically spans the entire 3 stories.

Located on the first floor of this grandiose Victorian structure are 2 large bay windows, the one situated on the back west side of the house consists of 2 smaller windows measuring 1.66'¹/₄" wide by 6.83'¹/₂" high. In the center of these 2 smaller windows is one larger window measuring 4.0' wide by 6.83'¹/₂" high, also, ten large redwood pillars with some minimal amount of 19th century gingerbread spindle design, support the front porch and majestically flank the main entranceway.

A 3 story one room addition was added onto the southwest corner of the mansion in 1907 (adding an approximation of 16.41' to the back end of the structure) as a private study area for Mr. Crozer (the first floor only). However, the additions' exterior appearance has been expertly matched with the general overall appearance of the rest of the house. (The exact date of this addition was discovered penciled into the second floor wall of the building by a couple who were repainting their apartment recently).

Windows: There are a total of 61 windows visible from the exterior walls of the John P. Crozer II mansion. The majority of these windows are surrounded by a wooden border painted green, at the top of which is displayed an ornate Victorian hand crafted design, excepting the smaller white window gables located on the roof whose designs are of the Victorian spindle wood variety, and also excepting some smaller french latticed windows situated on the third floor of the structure.

The average sized green bordered windows (note: all windows have been measured with the exclusion of their borders) measure approx. 3.08' wide by 5.58' high. The larger gabled window coves measured roughly 3.16' wide by 5.41' high on the average, which included some of the white border around them (these windows were especially difficult to measure due to their location and I suspect that in actuality they are probably smaller than the average sized green bordered windows). The small three storied french latticed windows were not measured due to their height.

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On either side of the exterior red brick fireplace wall mentioned previously is one large Victorian green bordered window, each measuring 3.5' and $\frac{1}{2}$ " wide by 7.83' $\frac{1}{2}$ " high. Finally, situated on the first floor at the eastern front of the building are 4 large "floor to ceiling" windows of Victorian design measuring 3.0' $\frac{3}{4}$ " wide by 9.50' $\frac{1}{2}$ " high.

Doors: There are a total of 4 entranceways into the main house. The large front (double) door located on the east side of the mansion measures approx. 4.83' $\frac{1}{4}$ " wide by 9.66' $\frac{1}{2}$ " high.

A side door located on the south side of the building measures approx. 2.58' wide by 8.5' $\frac{1}{2}$ " high. Lastly, there are also two back doors located on the west side of the house, the one doorway giving entranceway into the newer addition part of the structure measures approx. 3.0' wide by 8.75' $\frac{1}{2}$ " high. The other original back doorway again "approx." measures 3.08' $\frac{1}{2}$ " wide by 9.75' $\frac{1}{2}$ " high.

Exterior Architectural Features: The entire John P. Crozer mansion measures approx. 61.83'1" wide by 45.66' $\frac{3}{5}$ " lengthwise. The large white building with hand crafted green trim clearly depicts a grandiose Queen Victorian architectural style, quite popular during the time of its construction in 1879. Many of the doors and windows are decoratively laden with ornate wooden spindle and gingerbread design, which blend together to give the structure an air of majestic royalty. At one time many gardens surrounded the estate now only remnants of what once was still remain (i.e. an authentic stone grape arbor situated on what is now the adjoining DiMaio property outlined in green on the survey map submitted and several other remaining stone fixture pieces bearing evidence to what once was). Fortunately, many of the original and imported plants and trees are still very much in evidence on the present estate grounds, which is a minor miracle in itself.

For its extensive age, the John P. Crozer mansion is in remarkably good condition - much of the redwood that the building was originally constructed from has hardened and almost petrified itself. However, the property's present owner has not contributed to its upkeep consequently much decay is now in progress. In addition to badly needing repainted,

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several of the boards on the porch floor are beginning to crack and warp. Also, in one top corner of the north section of the house, a strip of wood about 2 feet long has rotted away where the wall meets the roof, causing a large crack on the inside wall of one third floor apartment due to seeping rain water.

The mansion is in dire need of extensive roof and chimney repair (one brick chimney in particular has almost completely crumbled away), and several rain spouts need replacing. On the porch, some of the Victorian gingerbread designs have begun to fall from the pillars, though fortunately they are not irreparable.

On the more positive side, the John Crozer mansion has had reasonably good care and upkeep from its other previous owners as well as having a firm, solid foundation which will hopefully (with some improved care) enable it to be with us for many more years to come.

Interior Architectural Features: Although the mansion was split up into 8 individual apartment units several years ago, (2 apartments on the first floor and 3 apartments on the second and third floors), 80% of the original interior structure of the building has remained authentically intact.

All 6 of the original ornate tiled, hand painted, and wood carved fireplaces still remain intact and in good condition (this includes the one that was added on the first floor of the addition in 1907). However, the wood carved and mirror mantel to the family room hearth was taken out and kept by a previous owner fortunately, its present whereabouts is known.

There are four fireplaces located on the first floor of the house, - one in the former dining room, one in what used to be the formal parlor, one in the former family room, and the last one is located in the newer addition which used to serve as Mr. Crozer's study. The remaining two fireplaces are located on the second floor, one in Mr. Crozer's old bedroom and the other in what is believed to have been a former child's nursery or sitting room just off of Mrs. Crozer's private room. The third floor is completely void of any fireplaces, although it is believed that the older children's rooms were located here.

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As mentioned previously, much of the exterior frame of the mansion was constructed of imported California redwood. Various interior aspects of the building were constructed of five basic wood grains - White Oak, Black Walnut, Mahogany, Cherry, and Pine. The ornate winding staircase and carved railings, banisters, etc., were created from White Oak along with the main hallways. Much of the base board trim was also done in White Oak, although the large double doors in the main entranceway on the first floor, in addition to the sliding wooden doors located in various other parts of the house, were constructed of both the White Oak and also Black Walnut. The former parlor located on the first floor of the structure is composed entirely of the same Black Walnut. In addition to these woods, both the former Crozer nursery sitting room upstairs and family dining room situated on the main floor were derived from top quality mahogany. A Cherry wood laden vestibule just inside the back entranceway to the mansion along with an exposed beam ceiling in the adjoining former Crozer family room, does serve to bring an air of nobility to the historic residence.

Most of the floors inside the main house were made of tough Pine wood with White Oak base board trim. Internal ceilings are relatively high (I would venture somewhere in the neighborhood of 15' to 18' as a rough estimate). Also, the view out of a few of the windows located on both the north west and south west sides of the structure has been somewhat obscured by the past addition of two separate fire escapes years ago. (note: originally all of the major sized green trim windows had external green shutters latched to the sides of the building which have long since been removed, although there have been a few found in storage in and about the grounds).

In conclusion then, although the internal framework of the John P. Crozer II mansion has been modified somewhat (a number of years ago) in order to adequately house 8 separate apartment units, (i.e. - two back stairways have been blocked off and made into closets, additional bathroom and kitchen facilities have been added, and a few half walls installed), the authentic charm and home like qualities of the building has remained relatively unscathed. In short, the apartments have been well modified to the original context of the house so that many of the special historic structural characteristics have been retained.

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All of the structure's original heavy wooden doors with their intricately designed brass (?) knobs have been preserved, including the original hallways and 3 storied winding staircase. Many of the original lighting fixtures (now electrified from gas), wooden cabinets, a few furniture pieces, and ornate glass windows on the stair landing have remained relatively unaltered. All fireplaces are preserved, even the original wooden water tower under the roof has survived! A few other novel items that have been discovered in and about the property are the original copper name tags on the water pipes in the cellar of each Crozer family member (whichever pipe fed water to that particular family members bathroom, had that specific person's name on it), several pieces of old farm equipment, and the original J.P.C. gate emblem recently found in the old Spring House.

Carriage House: Is still located at its original site behind the mansion but has been modified more extensively than any of the other estate out-buildings. The structure currently houses 3 separate apartment units and has had at least three different additions, including one overhanging roof added onto it throughout the past several decades. It stands two (possibly $2\frac{1}{2}$) stories in height and is constructed almost entirely of wood (green trim doors and windows against a white horizontal plank background like the main house) except for a small back cinder block and brick addition forming parts of two separate additions (most of the bricks have been painted white though much of the cinder block is bare). Fortunately, they are located at the far north west corner of the building.

Two older additions were added much earlier to the Crozer carriage house, one on the northern end and one at the opposite southern end. Each were constructed wholly of wood, the southern addition added a double swinging door to the left side (if one is directly facing the front of the structure), the northern addition added a double sliding door to the right end of the structure. On the northern additions' side a small red brick room with one door and small chimney were also added which may have possibly been used as a smoke house at one time.

The southern addition part has especially altered the exterior appearance of the carriage house in that the south side has had some green aluminum siding added to it and a flight of steps go over part of the addition to the second floor apartment where two windows and a door have been added. Also, one large picture window has been added to the western back of the building, along with 3 windows and a door. The lower half

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of the back of the structure has also been partially covered with the same kind of green aluminum paneling. The northern addition mentioned previously connects with the brick and cinder block corner of the building and has two added (newly added) green trim windows on the second floor.

The eastern front end of the carriage house also has a very small picture window which has been added to the second floor and a garage roof was added a while back for the purpose of protecting cars from the weather. The sides of this small garage port were constructed out of multi-glass paned walls from the former green houses which are sadly, no longer in existence. There are no multi-glass paned walls on the north side of this partition however.

In spite of all the alterations that have been made to the carriage house, approx. 70% of its original external authenticity remain. The top second story portion of the building consists of 3 large Victorian gables, one on the north side, south side, and front east side of the structure. Intricately decorating each one of these gables is a great deal of lacy, original Victorian gingerbread design. Also, at the top focal center of each gable peak is one original multi-paned window surrounded by green trim.

Located on the first floor of the eastern side of the carriage house (inside the overhanging garage addition) are the two original green trimmed doors, one double swinging door, and one double sliding door. The original green house multi-glass paned walls are also present, along with some antique cherry storage cabinets on the other far end side of the enclosure and the original cobblestoned entranceway, has miraculously survived!

Barn: Still located at its original site (directly behind the carriage house), the barn of the John P. Crozer estate stands $2\frac{1}{2}$ stories high. The first 2 stories of the structure were created out of quarry stone (later whitewashed), whereas in contrast, the top half story of the building was constructed of overlapping shingles on both its north and south sides (the half story on loft of the barn is only visible from these 2 vantage points.)

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Located on the south wall under A-shaped eaves is one original center multi-paned window, directly under this window is an original double door with a criss-crossed farm design. To the left of this door on the first floor is another original single door with the same type of design. A flight of wooden steps added later and blocking the bottom single door does give access to the double door entranceway on the second floor. To the bottom right of these steps is yet still another double door bearing the same criss-cross farm design.

The back west side of the Crozer barn has four evenly spaced, multi-paned windows (each of the 4 windows has 16 glass panes). There is one original multi-glass paned window visible from the first floor, the rest have been covered over by a small garage like addition (constructed solely of wood) that was added on to the building many years ago though it was not part of the original barn structure. Part of this addition has been covered by more up to date gray tile shingles, the rest has been painted white. The entranceway to this addition has been covered by a large modern metal garage door.

The north side of the barn also has a large multi-paned glass window directly under its A-shaped eaves and located in the center of the half story exactly like the window on the south side of the building. Covering the remaining authentic windows and doors on this side (save for one small multi-paned window to the right on the first floor and one multi-paned window that is visible from the back of the first addition), is yet a second old wood addition that has been bricked and stuccoed over in order to house 2 small apartment units. An additional cinder block room was also added on to this part of the structure.

On the east front of the Crozer barn, the second story has four evenly spaced multi-glass windows, just like the previously mentioned west side of the structure (again, the half story is not visible from this side). Two large original multi-paned glass windows and one large double criss-cross design door, still remain on the first floor inside of a porch like overhang that is largely created from glass pane remnants of the former Crozer greenhouses. The right side of the front largely includes the stuccoed addition which extends itself far beyond the original building structure. On the left side of the barn's front is another small enclosure constructed I believe of wood which is generally used to store things in.

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In spite of the fact that several small additions have been added on to this outbuilding, which has consequently somewhat altered its original external rectangular appearance, all of the additions are of a temporary nature and therefore could easily be removed for restoration purposes, should such an occasion arise.

Trophy House: Is believed to have been built later than the rest of the buildings, but only slightly later than the rest of the structures on the John P. Crozer estate for the purpose of storing the family's national horse competition awards along with various other trophies and paraphernalia. The one storied trophy house is constructed entirely of vertical wood boards with wood stripping (green window trim against a white background), and has a flat roof.

The front (south side) of the box-like structure consists of one bay window (added later) to the left of the center door and one small green trimmed window on the right. A small shingle porch overhang also juts out from the roof. Both the east and west sides of the building have a set of green trimmed windows and the back (north) end of trophy house has one center door, one jealousy window to the right of that door, and two green trimmed windows to the door's left. Although the structure is currently being utilized as a single apartment unit, it has been well maintained and cared for. I believe that a few windows may have been added that were not originally a part of the building however, the exterior appearance of the apartment is approx. 80% authentic.

Spring House: Still stands at its original site, slightly northeast of the main house. Building is shaped like a square block and has somewhat of a cone type roof. It is approx. one story in height and is entirely constructed of wood (green trimmed windows against a white background). The front of the structure faces west and exhibits one central double door with the familiar criss-cross design while the rest of its three sides that face the north, south, and east have one central double window with multi-glass panes (a total of 16 miniature panes on each side). The spring house has always been used for storage consequently. It is in good condition. Its exterior authenticity is very near 100% original and its interior originality is very close to 90% authentic.

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CONTINUATION SHEET

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Green Houses: Are no longer in existence except for those pieces that have been added to the carriage house and barn.

Root Cellar: Is presently at its original site and although its A-shaped roof is only one story in height, a flight of steep stone steps lead to a small earthen underground room. The structure was created entirely of wood and only has one latch door facing north (there are no windows to my knowledge). Its exterior and interior original authenticity is very close to 100%. While it is still standing, the root cellar is only in fair condition and is slowly declining.

Ice House: Is still at its original site but only the firm foundation of built-up solid rock still remains.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1879

Builder/Architect

Statement of Significance (in one paragraph)

The Crozer mansion is only one of two out of the original 7 Crozer residences still remaining and is one of the few estates still within the Delaware County area in which a major portion of its outbuildings are still standing and are in reasonably good condition. It is the only Crozer residence still in existence that is primarily constructed of wood, in that Netherleigh is predominately a granite structure.

The Crozer mansion, grounds, and remaining outbuildings are extremely fine and authentic examples of a Victorian way of life that has virtually disappeared from the American scene. This particular estate (especially the main house) is also an excellent example of a type of Victorian architecture which was popular at the time of its construction and is now gradually becoming extinct. The John P. Crozer II estate, along with the still remaining mills and worker houses which can still be found at the lower end of Upland borough, clearly depict what life was like between the mill entrepreneurs and workers during the early era of our nation's industrial history. As mentioned previously, Upland is one of the few remaining boroughs in the country where a vast majority of these buildings remain relatively unaltered and as such, are an invaluable visual link with the past.

John Price Crozer II, purchased the land on which his mansion was to be built from William Maris in early October of 1879. Work on the mansion was begun later that year with the said estate completed early in June of 1880.

Shortly after work was begun on the mansion, young John Crozer married Elizabeth Stager Warder, the daughter of a prominent Philadelphian physician, on January 29, 1880. The couple had four daughters later born to them, all of whom were raised on the aforementioned property. They were, Margaret Warder Crozer (born June 18, 1882), Josephine Crozer (born November 27, 1887), Abigail Crozer (born January 7, 1890), and Elizabeth Warder Crozer (born August 11, 1893). The last daughter, Elizabeth Warder Crozer, was so sentimentally inspired by her years at the mansion estate in Upland that she later wrote a book entitled HOME, which clearly depicts the life of her family, the Crozers, during those early years.

The book also gives extensive knowledge and insight into the very important and essential role the Crozer family has played in the founding and development of this town called Upland, which has historically been determined to be the oldest borough in the state of Pa., having originally been founded

9. Major Bibliographical References

SEE CONTINUATION SHEET

10. Geographical Data

UTM NOT VERIFIED
ACREAGE NOT VERIFIED

Acreage of nominated property 4.1697
Quadrangle name Marcus Hook, PA-NJ-DEL

Quadrangle scale 1:24,000

UMT References

A

1	18	4	6	7	2	9	0	4	4	1	1	9	1	6	0
Zone	Easting				Northing										

B

1	18	4	6	7	2	9	0	4	4	1	1	8	6	0	0
Zone	Easting				Northing										

C

1	18	4	6	7	1	2	0	4	4	1	1	8	8	0	0
Zone	Easting				Northing										

D

1	18	4	6	7	1	3	0	4	4	1	1	9	8	0	0
Zone	Easting				Northing										

E

Zone	Easting				Northing										

F

Zone	Easting				Northing										

G

Zone	Easting				Northing										

H

Zone	Easting				Northing										

Verbal boundary description and justification

See continuation sheet

List all states and counties for properties overlapping state or county boundaries

state code county code

state code county code

11. Form Prepared By

name/title Karen A. Taylor, Rev. David A. MacQueen

organization Historic Upland, Inc. date

street & number 3702 Sixth Street telephone 215-TR2-3009

city or town Upland state Pennsylvania 19015

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

ED WEINTRAUB, Director
title Office of Historic Preservation

date 12-10-79

For HCRS use only

I hereby certify that this property is included in the National Register

date 7/23/80

Keeper of the National Register

Attest: Carol Duke

date 7/22/80

Chief of Registration

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CONTINUATION SHEET

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as "Cheshire" by William Penn and his friend Caleb Pusey in 1683. In actuality, the earlier name for "Cheshire", second settlement in Pa. had been "Upland", so named by the Swedes in memory of their old homeland. When William Penn arrived in the early 1680's, he changed the name to "Chester", the chief city of "Cheshire".

When John Price Crozer Senior (John Price Crozer the II's grandfather) purchased 66 acres of land for his mill industry in March of 1845, he gave the area back its original (earliest original) name, "Upland".

The land on which Upland presently sits were bought by Crozer from a man by the name of John W. Ashmead, upon which also was contained the now nationally famous Pusey House and surrounding estate. It was the Crozer family that actively recognized the unique historic nature of this site and particularly instrumental in its preservation up until the death of the younger John P. Crozer Jr. (the II) in 1926.

In the year 1846, John P. Crozer Senior built his No. 1 Cotton Mill in Upland along with several stone home dwellings for his employed mill workers. In April of 1847, Mr. Crozer finally moved from his former residence in Crozerville to the new estate he had recently built in Upland where he was to remain. Later that year, in January of 1847, John Crozer's son Samuel A. Crozer (father of John P. Crozer II and brother of George Knowles Crozer whose Netherleigh estate has just recently been placed on the National Register and is presently undergoing historic rejuvenation), became a partner with his father and chief manager of the mill.

Anthony F. C. Wallace says of John P. Crozer Senior in his book, Rockdale: The Growth of an American Village in the Industrial Revolution: "Among the 8 mill owners and manufacturers, there were 4 men who might be called, if not lords, at least the oligarchy of the Rockdale manufacturing district: John P. Crozer, Daniel Lammot, Richard S. Smith, and Samuel Riddle. They owned much of the land, operated the major mills, had most of the money, and-perhaps more important than anything else-controlled access to the sources of money, information, and political influence outside Rockdale itself. The most prominent of these by far was John Price Crozer, who owned 2 of the mills, West Branch and Crozerville. Crozer was a man of English and Huguenot descent, in his mid-fifties, and extremely wealthy. He had recently expanded his enterprises to include a new mill at Upland, downstream on the outskirts of Chester, and now lived there in a new mansion with his family and servants. His son Samuel was in immediate charge of operations in the Rockdale district and Crozer himself took charge of the Upland development (till January of 1847 when Samuel assumed management of Mill No. 1 in Upland also).

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Crozer was proud of being a self-made and largely self-educated man, a local farmboy from the county who had by toil and inflexible determination made his fortune. Crozer was a Baptist and had recently become intensely religious; devoting much of his time to religious causes and he regarded himself as God's steward, managing his mills and mill hands and his wealth for the advancement of community." pp. 16 & 17.

Upon John P. Crozer Senior's death in 1866, Samuel A. Crozer completely assumed his father's former position in the mill industry, as well as his aspiring philanthropist duties within the Upland community. This most essential and important leadership role was later handed down to John P. Crozer II when his father, Samuel A. Crozer passed away on June 28, 1910. Mr. John P. Crozer II was also elected as President of the Upland Borough Council for the purpose of filling his fathers vacancy and is also credited with the building and donation of an elite Club House for the community mill residents, which is now known as Upland Municipal Building. The 1912 structure was a maverick in its day, fully equipped with two bowling alleys, a swimming pool, billiard tables, one kitchen, and even modern toilet facilities.

Not only did the younger John P. Crozer build and create the Upland Athletic Association and its Club House (still active at present day), but he is also remembered for his enthusiastic support and founding of Upland Ball Park and its sports teams. This important and essential role filled by Mr. Crozer is clearly depicted in an excerpt from the book, HOME, which was written by his daughter, Elizabeth Warder Crozer: "A well remembered picture is that of father on his horse down at the park, eagerly watching a baseball game. Oh yes, we went too; but this was one of his special interests, just as the new building was, and any good amusement that gave the people of the village pleasure was always a pleasure to him. I can see him plainly, when I think of those games. There he sits, astride his horse, easily able to see over any bystanders head, his reins dropped on the neck of his steed, his arms folded, a perfect picture of ease and grace, and his merry eyes twinkling as he watches the game. Behind him are the tall green trees, and on either side are the crowds of onlookers, while he sits there watching the game. Here is an illustration of all he did, and continually was doing for the villagers; for by him were the games made possible, by him was the interest in the games kept up. At the far end of the ball park was the club house he had built, with its wide doors, and home-like restful lines, a very picture of all that he and his works stood for. How wise he was to give the people play as well as work" pp 96 and 97.

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John Crozer Mansion, Delaware County

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A generous, kind, and religiously devout man, John P. Crozer II was deeply devoted to his mill workers and took an active interest in Upland's community affairs. In addition to the mill industry, his sponsorship of the Athletic Association, and many other various civic, charitable, and community activities, John Crozer was also an avid dairy farmer (his large stock and dairy farm was at one time the original farm property of William Penn, having once been located where the Toby Farms Housing Development now stands), gardener (there were in the past, several large greenhouses and acres of flowers, vegetables, etc., which shared the same land where now only his mansion and its few outbuildings stand), and horse breeder (many of his horses were famous blue ribbon winners in national competitions).

The undauntable heritage of the Crozer family is still very much in evidence within the Upland community, as the Crozer's were an extremely philanthropic family. Some of the present day institutions that the Crozer's have founded are: (1) the now famous Crozer Chester Medical Center in Upland, which boasts of being one of the finest health centers on the east coast, (2) Upland Ball Park which in its day sponsored some of the best sports teams in the area (even Babe Ruth's team is recorded to have played one of Upland's teams and lost to them), (3) the Upland Municipal Building mentioned previously (now renamed MacQueen Hall), (4) the historical Upland Baptist Church built in April of 1851 that has served generations of borough families and is still in active use today, (5) Mill #1 and Mill #2 which were instrumental in providing financial support for the borough of Upland as well as supplying a means of livelihood for the families that made their homes in the community (many of these homes were built by the Crozer's for the purpose of comfortably housing the mill workers and their families). As firm believers in the procurement and advancement of education for all borough citizens, the Crozer family was extremely influential in the building and funding of the first Upland schools that offered free public education to all community children, regardless of their particular class of social standing, beginning with the construction of the Race Street schoolhouse in 1849, (7) and lastly, the Crozer Theological Seminary (now relocated in Rochester New York) where the late Martin Luther King studied.

First founded as a Normal School in September 1858, the grounds and buildings (particularly Old Main) were later loaned by John P. Crozer Senior to the federal government for use as a military hospital during the Civil War beginning in June of 1862. This historic structure has also recently been placed on the National Register for its protection and preservation. Finally, in 1868, the buildings and grounds were

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John Crozer Mansion, Delaware County

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redesignated as the Crozer Theological Seminary in memory of its founder, John P. Crozer Senior.

Although there were originally 7 of the Crozer mansions in the small borough of Upland, regrettably, only 2 still remain to this day, along with one manor home. They are the George Knowles Crozer Netherleigh Mansion (presently undergoing historic restoration) and the John P. Crozer II Mansion located at 900 Main Street, Upland, which is presently being operated as an apartment building by its latest owner, Dr. Robert Smith. The remaining manor home, located on 6th Street in Upland (directly across from the Netherleigh Estate) was built by George Knowles Crozer as a wedding present for his daughter, Sara Levis Crozer, and was once known as the Robert Page House (her husband's name). It was later converted to a nursing home until state regulations for such facilities forced its closing.

UNITED STATES DEPARTMENT OF THE INTERIOR
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John P. Crozer II Mansion
Delaware County

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The John P. Crozer II Mansion is a well preserved example of a large 19th century mansion house. The structure, built in 1879, combines architectural features of Victorian gothic and Queen Anne styles, in its varied shingle types and bracketed and decorated eaves and porch. It contains fine workmanship in its style and decorative features. The structure is typical of the period, when most of the larger mansion houses were adaptations of gothic and Queen Anne styles. Its ^{scale and} large irregular massing, use of various types of wooden shingles, articulated chimneys and decorative brackets make the Crozer Mansion a fine example of the period.

Its association with the Crozer family makes this structure important locally. The Crozer family helped to found the community of Upland and were instrumental in the development of the area and community through the construction and operation of their mills. The house today still portrays the association and feeling of the late 19th century mansion and industrialist.

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John Crozer Mansion, Delaware County

CONTINUATION SHEET

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Crozer, Elizabeth W. Home. Chester, Pa.: By the author, John Spencer of Chester, Pa., 1913, pp. 11-105. An admirable biography written by the late Elizabeth Warder Crozer, daughter of John P. Crozer, II which bears testimony to her growing up years at the said property.

"The construction of the John P. Crozer, II Mansion." The Chester Times, 17th and 24th October 1879, DCT, and Friday 30th January, and Friday 18th June, 1880, CDT.

Smith, Hy. V., ed. Chester and Vicinity. Chester: Pa., 1914, p. 111.

Upland, Pa. Personal library of Rev. David A. Macqueen. Personal letters of Abigail Cheyney, wife of Samuel Aldrich Crozer, mother of John P. Crozer, II, to her son, Samuel Aldrich Crozer, Jr. 18 April and 23rd May, 1880, and 9th, 14th, 16th May, 10th June, 28th February, 1880.

Upland Centennial Committee Members. History of Upland 1683-1969 on the 100th Anniversary of the Borough Incorporation. Glen Riddle, Pa.: The Country Press, 1969, pp. 32-74.

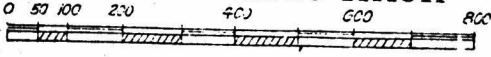
Wallace, Anthony F. C. Rockdale: The Growth of an American Village in the Early Industrial Revolution. New York, New York: Press of Alfred A. Knopf, 1978, pp. 16-17.

DEC 18 1979

JUL 23 1980

BOROUGH OF UPLAND

Scale: 200 feet = 1 inch



T O W N S H I P

John P. Crozer Est.

POND

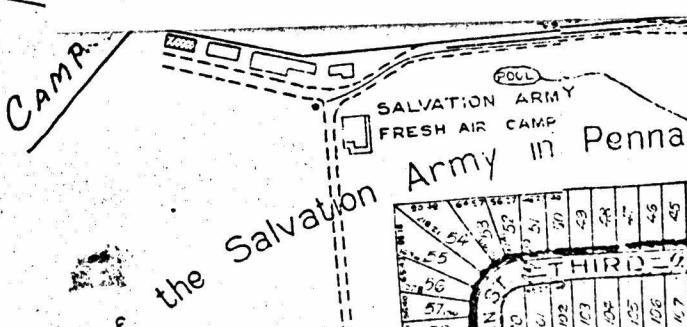
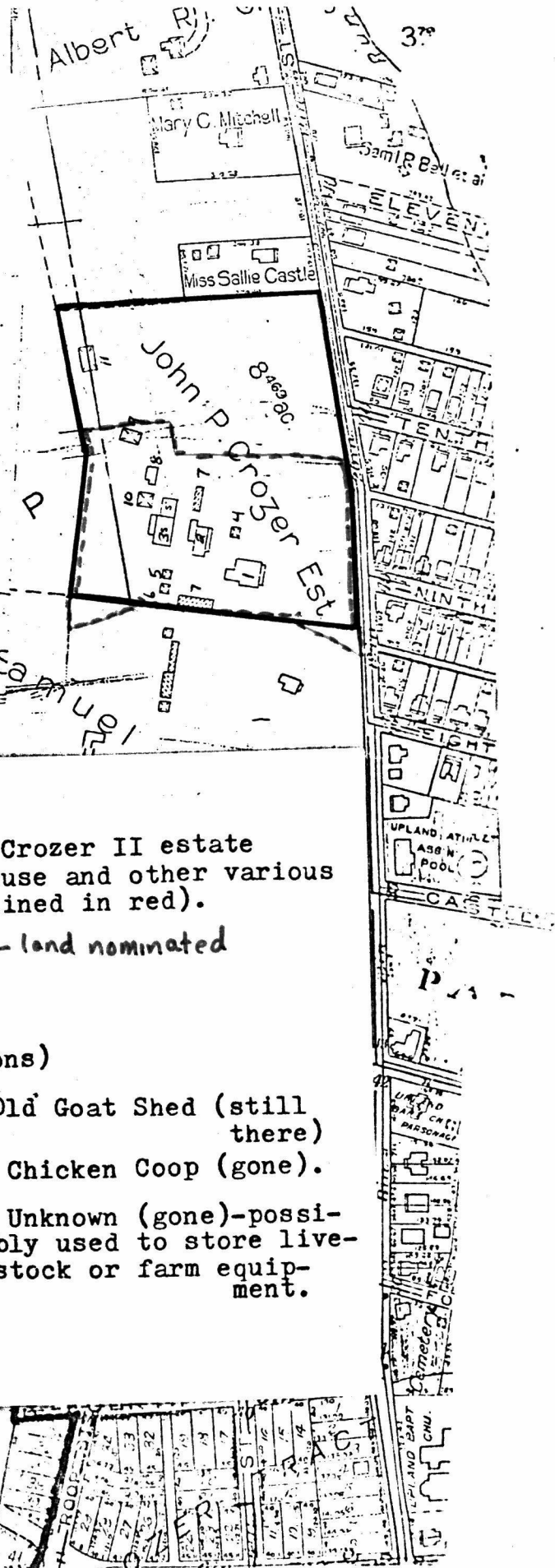
Early 1934 map of John P. Crozer II estate showing location of the main house and other various outbuildings. (Property is outlined in red).

Key:

ORIGINAL

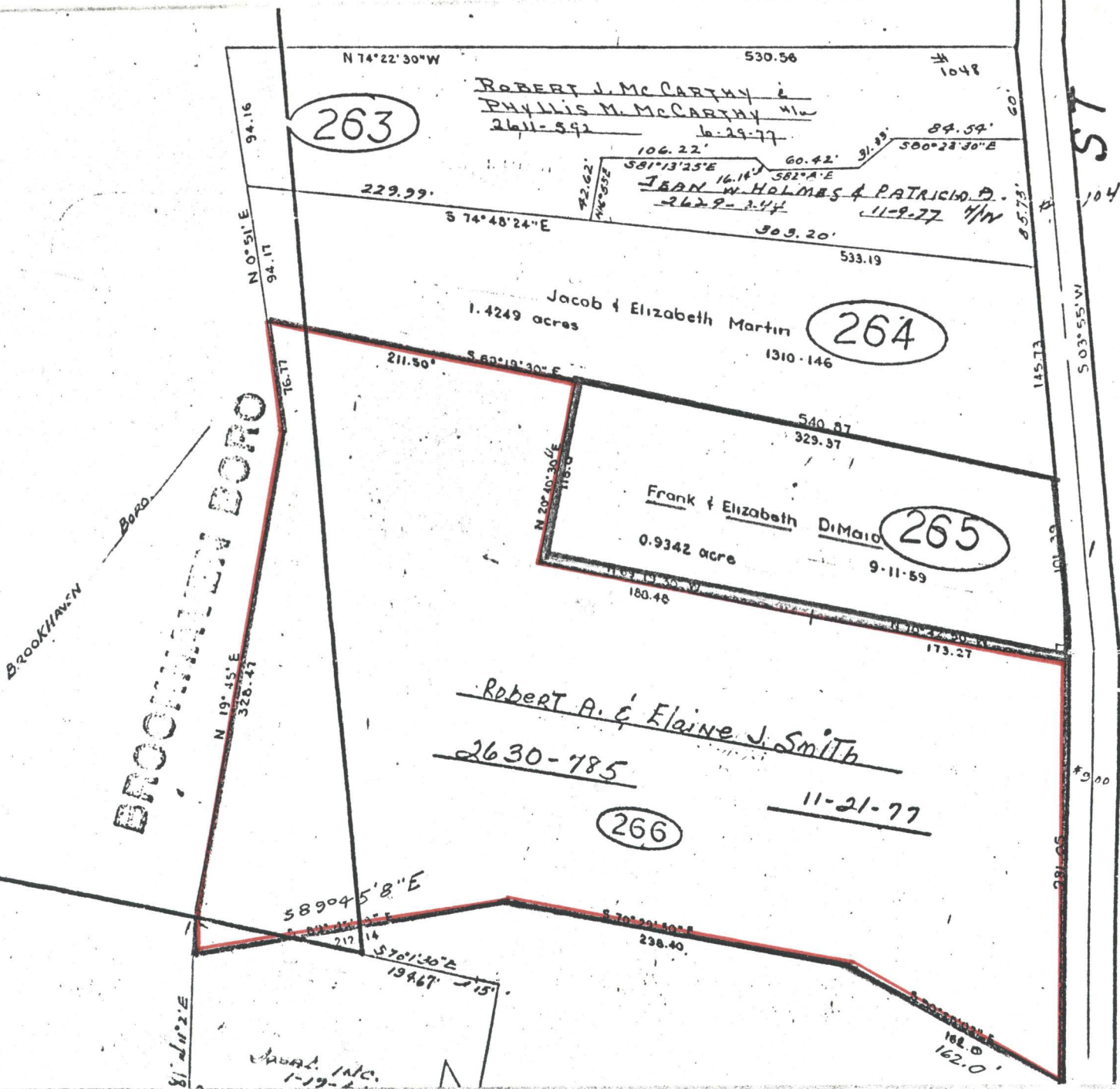
--- land nominated

- 1- Main House (Mansion)
- 2- Carriage House
- 3- Barn (w/ some of its additions)
- 4- Spring House
- 5- Root House
- 6- Ice House
- 7- Greenhouses (gone).
- 8- Trophy House
- 9- Old Goat Shed (still there)
- 10- Chicken Coop (gone).
- 11- Unknown (gone)-possibly used to store live-stock or farm equipment.



John P. Crozer II Mansion
Delaware County
Property Map
(area in red nominated here)

MAY 8 1980

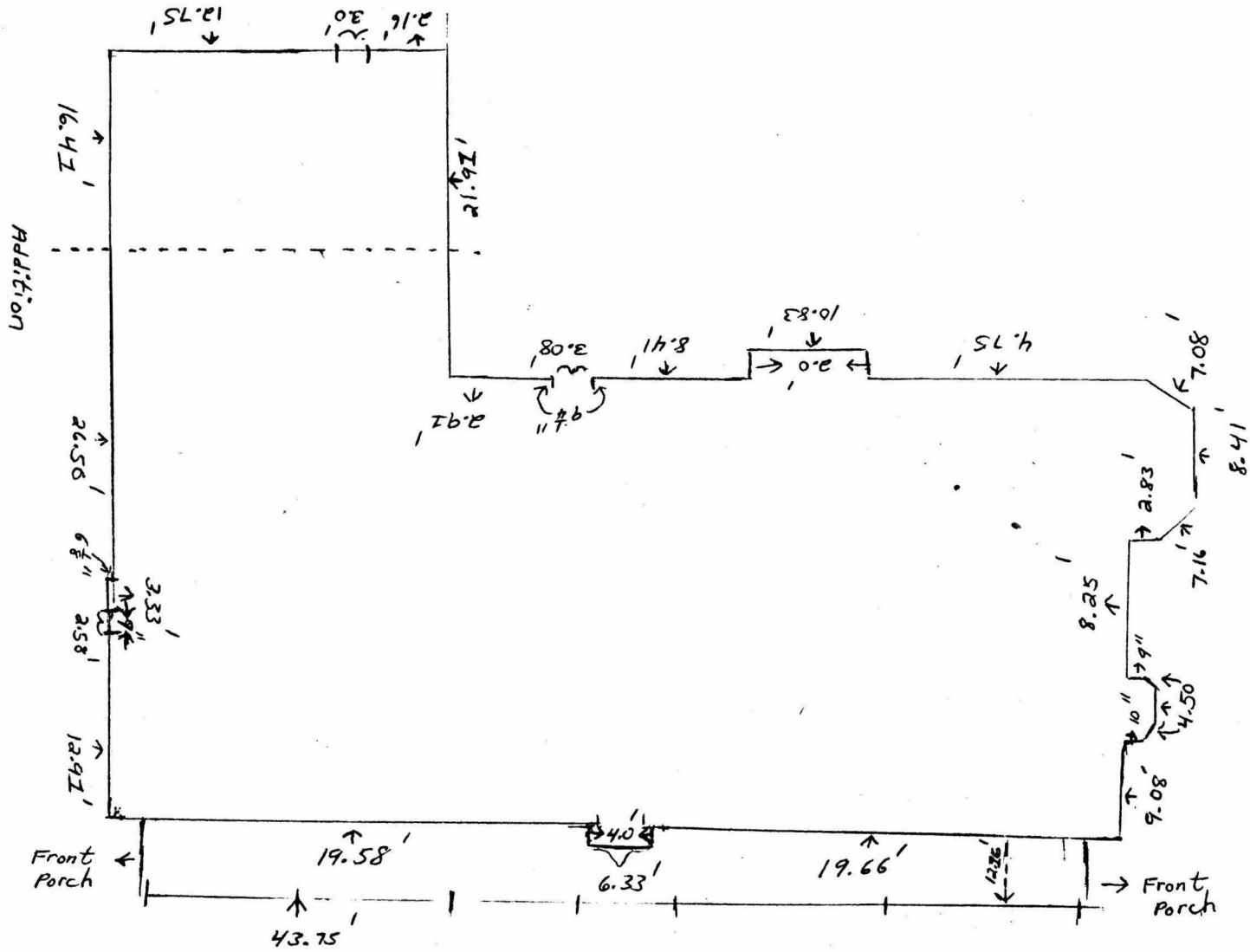


Smith Prop

John P. Crozer II Mansion
 Delaware County
 Floor Plans

MAY 8 1980

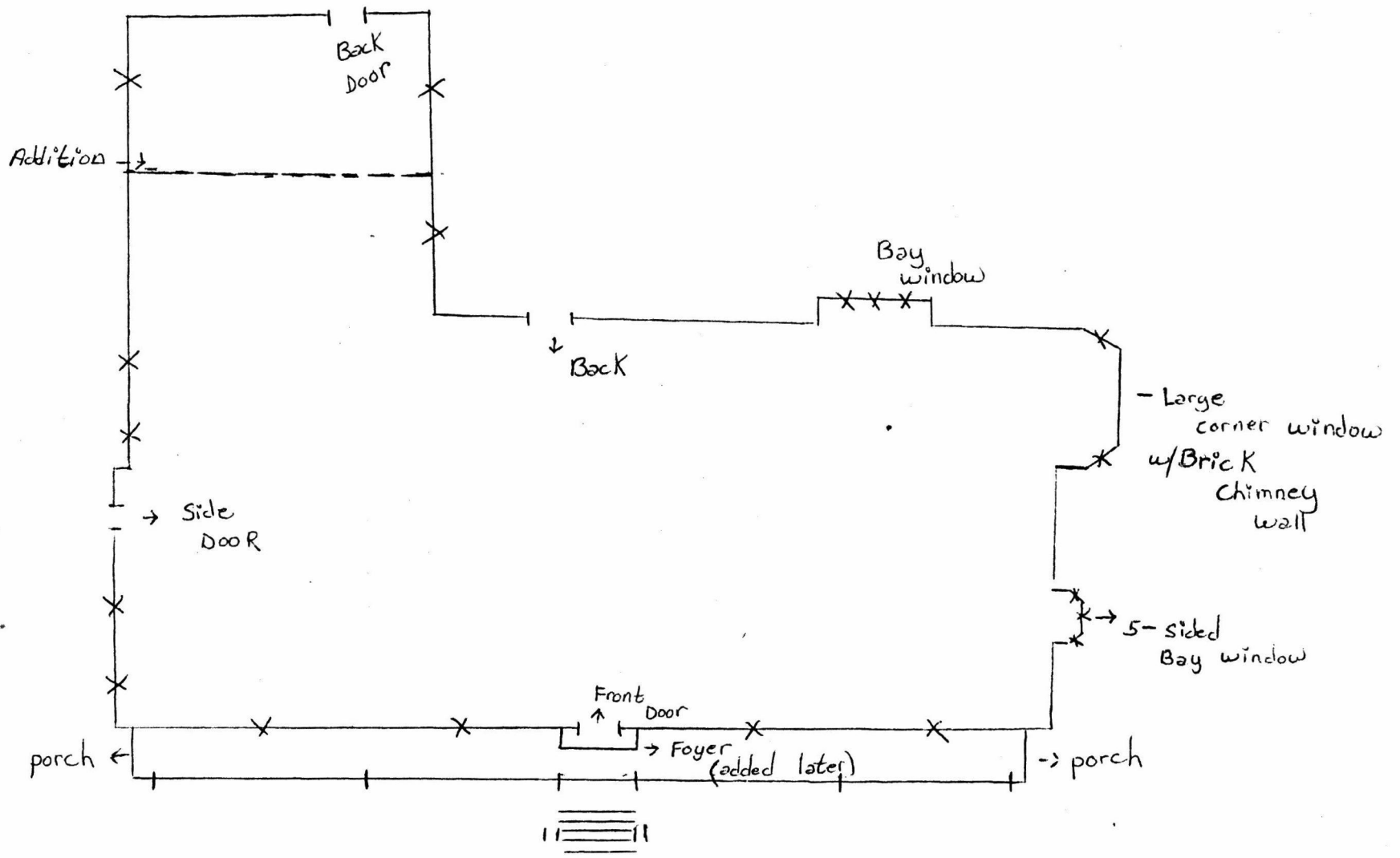
JUL 23 1980



highest point
 of building - 48'8"

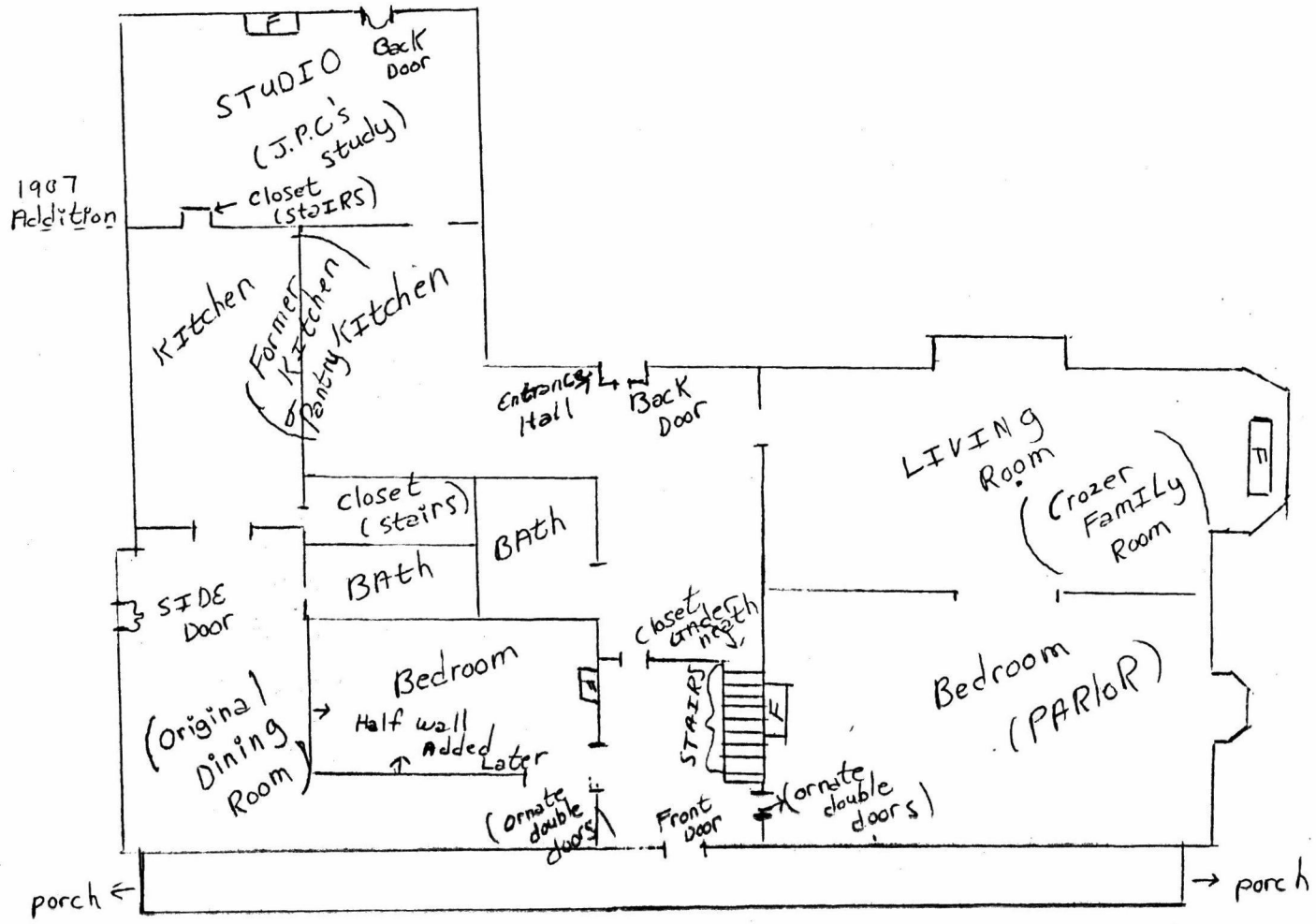
There are
 5 chimneys
 on roof

External
 Building
 measurements
 1 - feet
 11 - inches



1st
Floor
Exterior

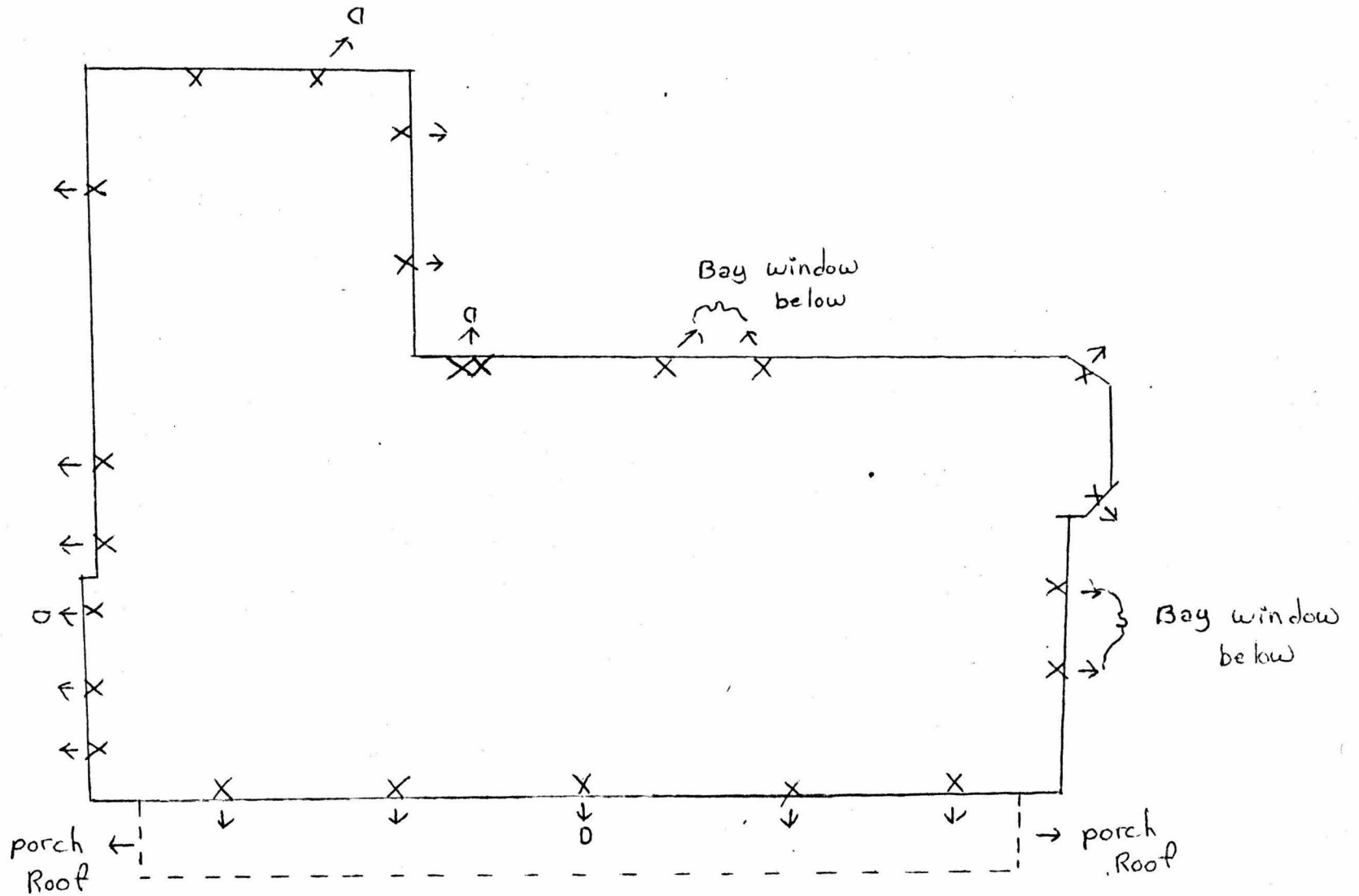
-|- - columns
on front
porch
X - windows
-|- - doors



[F] - Fireplace

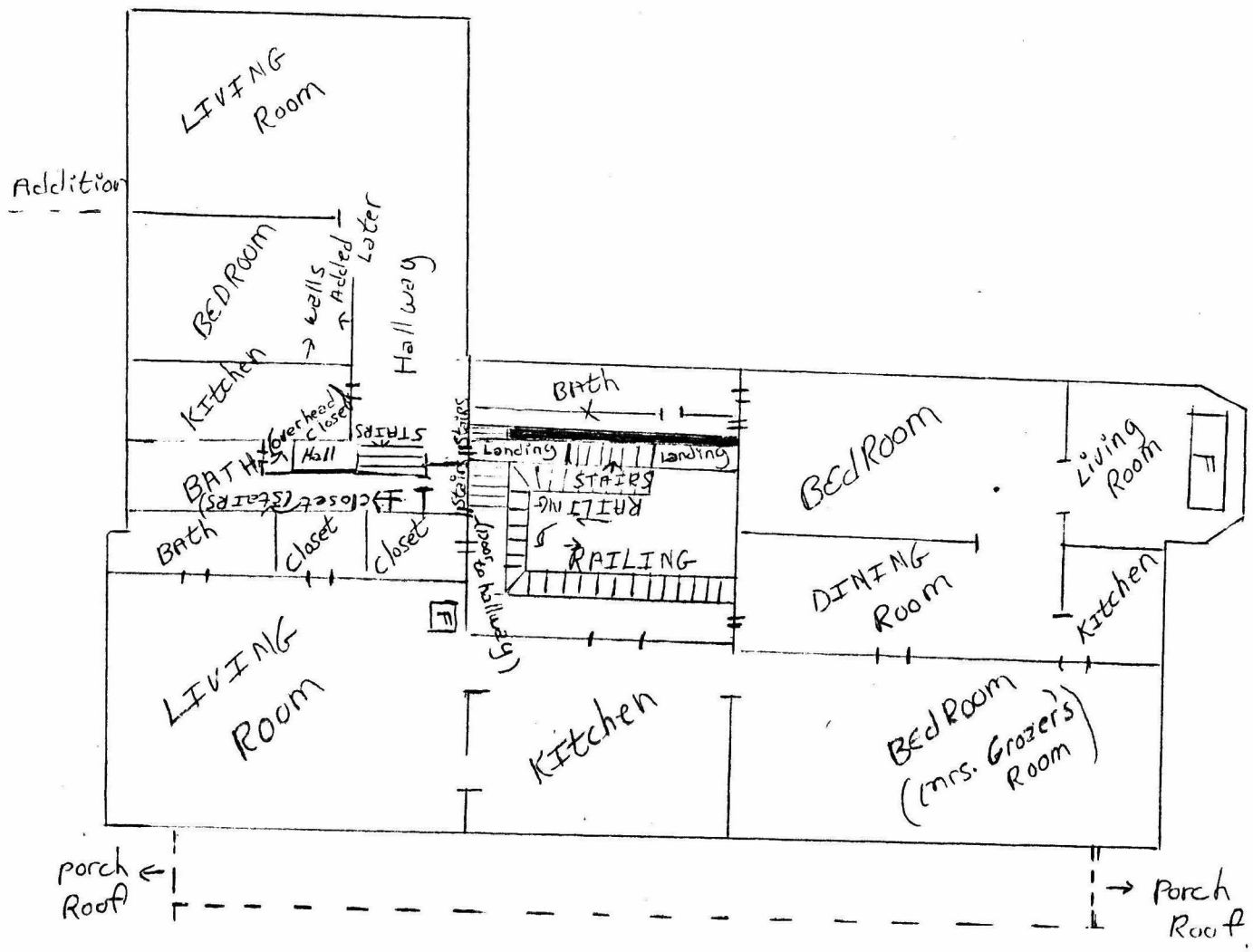
() - What Room was originally used for.

1st Floor Interior



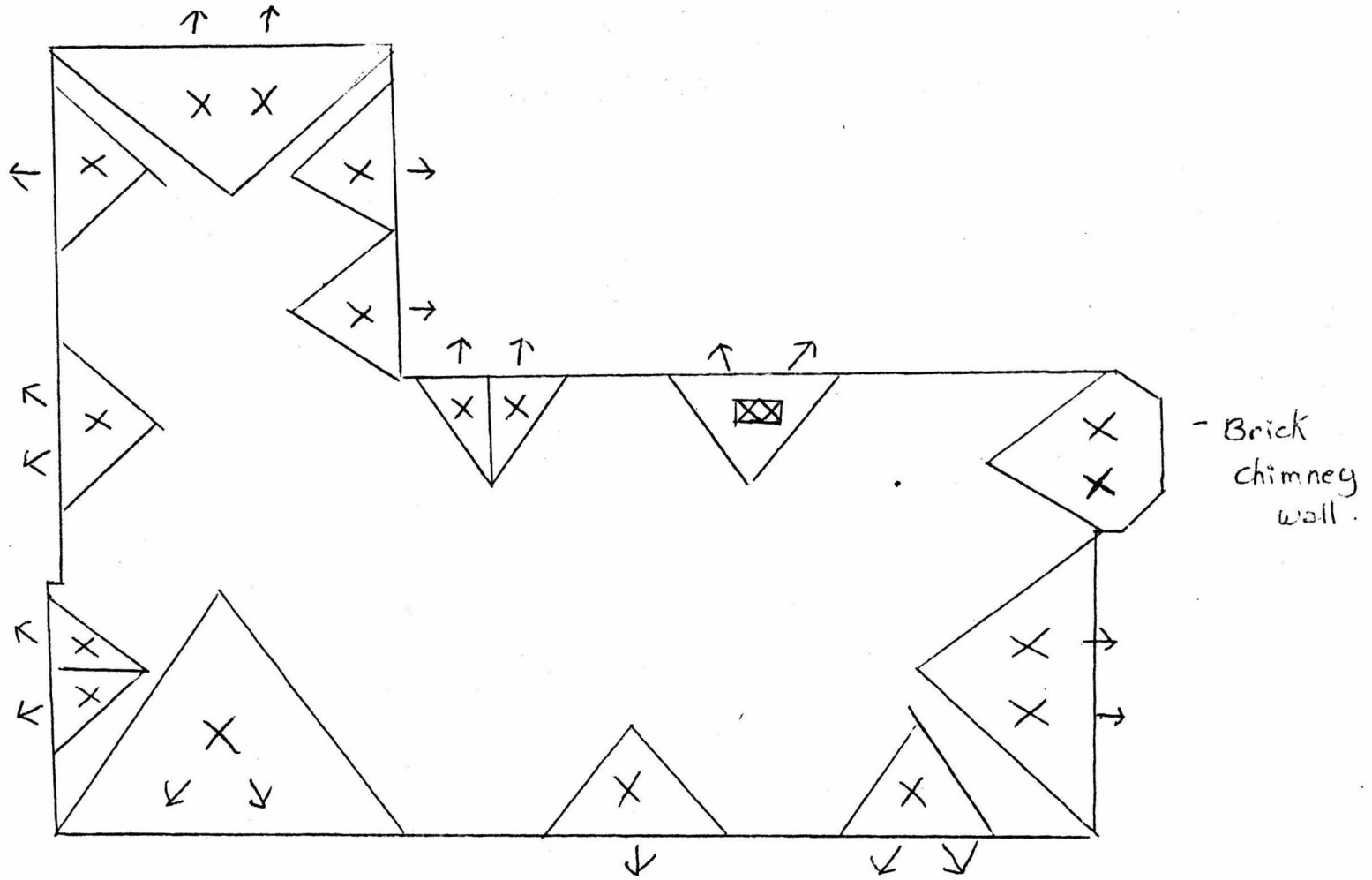
2nd
Floor
Exterior

- X - window
- X - window directly below on 1st Floor
- ↓ - window diagonally below on 1st Floor
- ↙ X - window diagonally below on 1st Floor
- X
↓
D - door directly below on 1st floor.



2nd
Floor
Interior

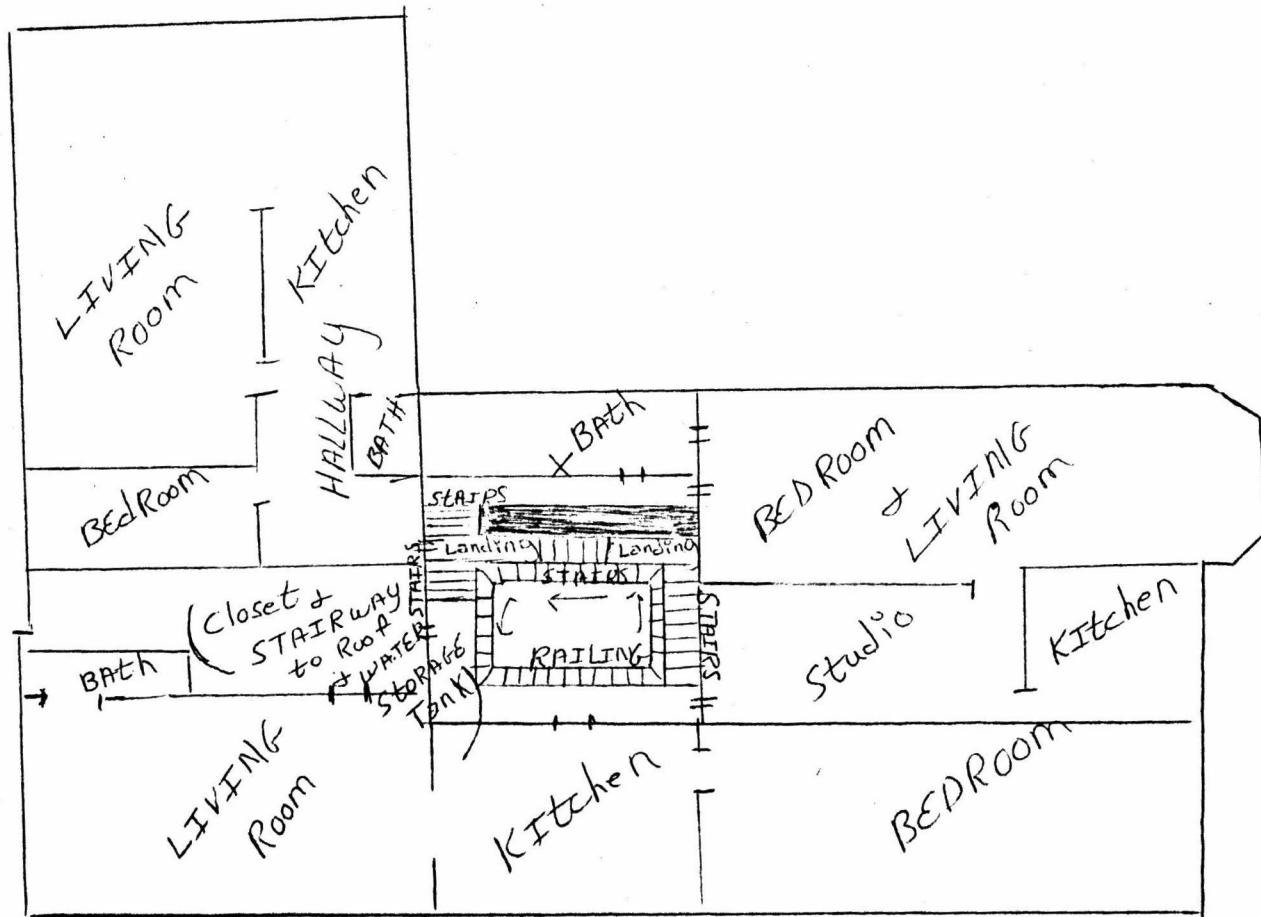
- |- Doorways
- X - window
- [F] - Fireplace
- () - what Room was originally used for



- Brick chimney wall.

3rd Floor Exterior

- x - window
- X - window directly below on and floor
- v - windows diagonally below on and floor
- ^ - Gable



3rd
floor
Interior

(3rd floor
was believed
to have been
used as bedroom
space for Crozer
children)

X - window
+ - DOOR

() - what Room
was originally
used for

Property Crozier, John P., II, Marsden

2nd Control

State PA - Delaware

Working Number 12.18.79.2968

REF.# 80003486

TECHNICAL

CONTROL

Photos 7
Maps 3

Two paragraph addendum to Statement of significance HISTORIAN does better job of conveying significance than the previous 5 pages. Architectural styles - Gothic + Queen Anne - are identified, as are the significant features; association of Crozier family w/ history of this particular community is identified. ARCHITECTURAL HISTORIAN

ACCEPT
DUBIE
7/21/80

ARCHEOLOGIST

OTHER

HAER

Inventory _____
Review _____

REVIEW UNIT CHIEF

BRANCH CHIEF

KEEPER

accept
Grisvold
7/23/80

National Register Write-up _____
Federal Register Entry 2.3.81

Send-back _____
Re-submit _____

Entered JUL 23 1980



2.
Northeast side of mansion as it exists
today in 1979.

OCT 10 1980

Starr Taylor &
Frank Williams
Photographers

DEC 18 1979

JUL 23 1980

↙
John P. Crozer II Mansion
Delaware County
PD: 1979
PC: S. Taylor, F. Williams
PV: Northeast side of mansion

1/7



John P. Crozer II Mansion
Delaware County
PD: 1979
PC: S. Taylor, F. Williams
PV: front porch of Mansion (east)

2/7

4.

Front porch of Crozer mansion (east
side) 1979.

OCT 10 1980

Starr Taylor
&
Frank Williams
Photographers

DEC 18 1979

JUL 23 1980



2
John P. Crozer II Mansion
Delaware County 3/7

29. A

Picture of the old Root Cellar on the left
and the old Ice House foundation remains
on the right, 1979. These two structures
are located across from the barn.

OCT 10 1980

John Parent &
Frank Williams
Photographers

DEC 18 1979

JUL 23 1980



←
John P. Crozer II Mansion
Delaware County

4/7

28.

Front (west) side of the former Spring House
located near the north side of the estate's
Main House, 1979.

John Parent & Frank Williams

Photographers

OCT 10 1980

DEC 18 1979

JUL 23 1980



←
John P. Crozer II Mansion
Delaware County

5/7

25.

Southeast (front) side of the former Crozer barn located directly behind the Carriage House, 1979. The building remains pretty much as it did in the last century. Note the small garage-like enclosure in the front of the structure.

Frank Williams & John Parent
Photographers.

OCT 10 1980

DEC 18 1979

JUL 23 1980



←
John P. Crozer II Mansion
Delaware County 6/7

26.

Back (west) side of stone barn, 1979. Windows
on the second floor are original although
the older wooden addition was added a while
ago. (On 1st Floor).

John Parent and Frank Williams
Photographers

OCT 10 1980

DEC 18 1979

JUL 23 1980



John P. Crozer II Mansion
Delaware County

7/4

21.

Front east side of the Crozer estate's
old Carriage House with gingerbread
gable, 1979. Note exterior garage addi-
tion -authentic doors and windows are in-
side.

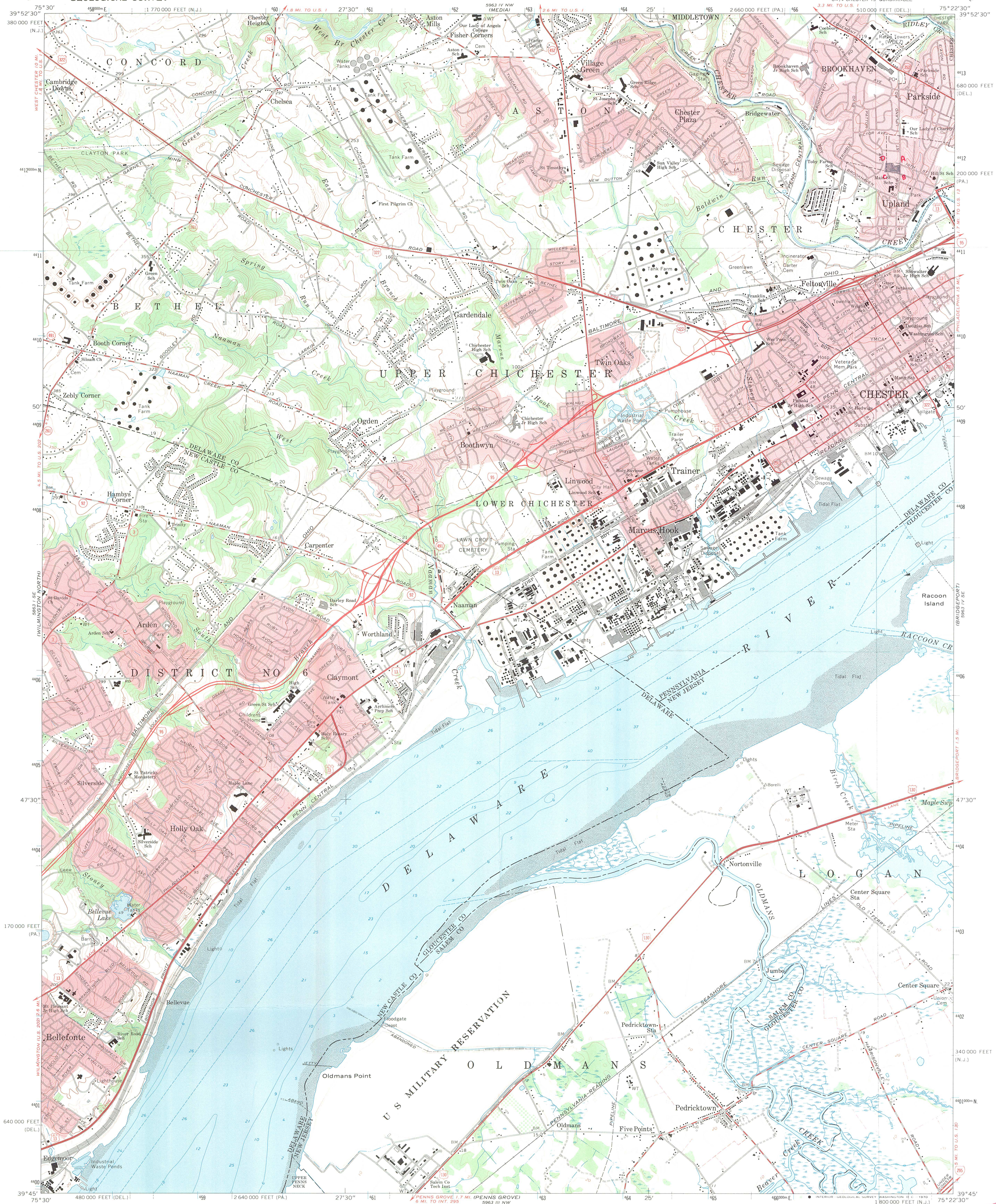
OCT 10 1980

John Parent and Frank Williams
Photographers

DEC 18 1979
JUL 25 1980

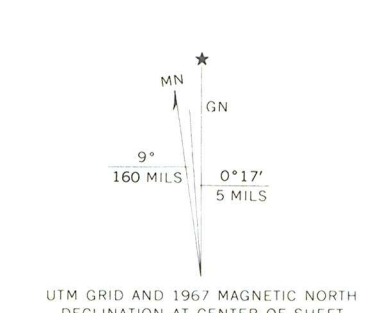
UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

MARCUS HOOK QUADRANGLE
PENNSYLVANIA-NEW JERSEY-DELAWARE
7.5 MINUTE SERIES (TOPOGRAPHIC)



John P. Crozer II Mansion
Delaware County
Zone 18
A 8467290 N4411860
B 8467290 N4411860
C 8467120 N4411880
D 8467130 N4411980

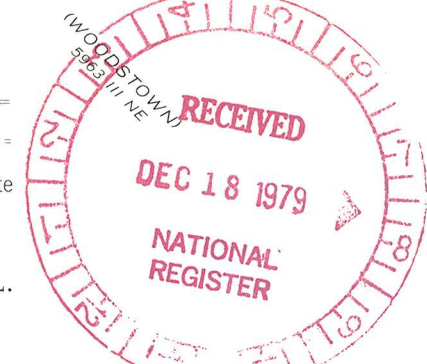
Mapped, edited, and published by the Geological Survey
Control by USGS, USCGS, USCE, and New Jersey Geodetic Survey
Topography by planetable surveys 1939. Revised from aerial photographs taken 1965. Field checked 1967.
Selected hydrographic data compiled from USC&GS Chart 295 (1967). This information is not intended for navigational purposes.
Polyconic projection. 1927 North American datum
10,000-foot grids based on Pennsylvania coordinate system, south zone, New Jersey coordinate system, and Delaware coordinate system
1000-meter Universal Transverse Mercator grid ticks, zone 18, shown in blue
Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs. This information is unchecked
Red tint indicate areas in which only landmark buildings are shown



SCALE 1:24,000
CONTOUR INTERVAL 10 FEET
DATUM IS MEAN SEA LEVEL
DEPTH CURVES AND SOUNDINGS IN FEET-DATUM IS MEAN LOW WATER
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
THE MEAN RANGE OF TIDE IS APPROXIMATELY 5.6 FEET

ROAD CLASSIFICATION
Heavy-duty ——— Light-duty ———
Medium-duty ——— Unimproved dirt ———
Interstate Route U.S. Route State Route

MARCUS HOOK, PA. - N. J. - DEL.
SW/4 CHESTER 15' QUADRANGLE
N3945-W7522.5/7.5
1967
AMS 5963 IV SW-SERIES V831



J. L. SMITH CO. 1979
2104 WALNUT ST., PHILA., PA. 19103

JOHN P. CROZER II MANSION
DELAWARE COUNTY

JUL 23 1980



COMMONWEALTH OF PENNSYLVANIA
PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION

WILLIAM PENN MEMORIAL MUSEUM AND ARCHIVES BUILDING
BOX 1026
HARRISBURG, PENNSYLVANIA 17120

May 5, 1980

Lynn Beebe
National Register
Dept. of the Interior, HCRS
440 G Street NW
Washington, DC 20243

Dear Lynn:

Enclosed are two nominations which we are resubmitting for your review. We have tried to answer your questions concerning their significance. I hope this meets your approval and will shortly be placed on the National Register. Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Susan".

Susan M. Zacher
National Register Coordinator

ENTRIES IN THE NATIONAL REGISTER

STATE PENNSYLVANIA

Date Entered JUL 23 1980

<u>Name</u>	<u>Location</u>
Butler House	West Chester Chester County
Twentieth Century Club of Lansdowne	Lansdowne Delaware County
Crozer, John P. II, Mansion	Upland Delaware County
Kelly, Amos, House	Cambridge Springs Crawford County
Swigart's Mill	Hanover vicinity York County
Nutting Hall	Pine Grover Schuylkill County

Also Notified

Honorable Richard S. Schweiker	State Historic Preservation Officer
Honorable Henry J. Heinz, III	Mr. Ed Weintraub
Honorable Richard T. Schulze	Pennsylvania Historical and Museum
Honorable Robert W. Edgar	Commission
Honorable Marc L. Marks	P.O. Box 1026
Honorable William F. Goodling	Harrisburg, Pennsylvania 17120
Honorable Gus Yatron	

NR Byers/mjd 8/6/80

For further information, please call the National Register at (202)343-6401.

MAY 8 1980

JUL 23 1980

For Record Use

This Indenture Made the 11th day of 1980 in the year of our Lord one thousand nine hundred and (19)

Between JOSEPH BODNIK AND JOSEPHINE BODNIK, his wife and JOSEPH BODNIK, JR AND PATRICIA E. BODNIK, his wife

(hereinafter called the Grantors), of the one part, and

ROBERT A. SMITH AND ELAINE J. SMITH, his wife

(hereinafter called the Grantees), of the other part,

Witnesseth That the said Grantors

for and in consideration of the sum of

ONE HUNDRED SIXTY THOUSAND (\$160,000.00) DOLLARS lawful money of the United States of America, unto them well and truly paid by the said Grantee s, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, hath granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and

sell, release and confirm unto the said Grantee s, their heirs and assigns, as tenants by the entireties.

ALL THAT CERTAIN tract of land with the mansion house, garage, stable, green houses and other out-buildings thereon erected, SITUATE in the Borough of Upland, Township of Chester, County of Delaware, Commonwealth of Pennsylvania, bounded and described according to a survey and plan thereof made by Chester F. Baker, Registered Surveyor, of Chester, Pennsylvania, on May 29, 1944, as follows, to wit:-

BEGINNING at a cut marking an angle point on the Westerly side of Main Street between 9th Street and 10th Street in the said Borough of Upland; thence by the Westerly side of the said Main Street (of the width of 33 feet) South 10 degrees, 11 minutes West the distance of 298.05 feet to a corner of other lands now or late of the Estate of John P. Crozer, deceased, and formerly of the Estate of Samuel A. Crozer, deceased; thence by the last mentioned lands, North 70 degrees, 29 minutes, 30 seconds West the distance of 398.47 feet to an iron pipe at an angle in said line; thence still by the last mentioned lands, partly along the line dividing the said Borough of Upland from the said Township of Chester, North 70 degrees, 1 minute, 30 seconds West the distance of 194.67 feet to an iron pipe, a corner of other lands now or late of the Estate of John P. Crozer, deceased; and extending thence by the last mentioned lands and in the Township of Chester, aforesaid; North 19 degrees, 45 minutes East the distance of 328.47 feet to a point at an angle in said line; and extending thence still by the last mentioned lands, North 0 degrees, 51 minutes East the distance of 76.77 feet to a pin at a corner; and extending thence still by the last mentioned lands and recrossing the line dividing the said Borough of Upland from the Township of Chester, South 69 degrees, 19 minutes, 30 seconds East 540.87 feet to a point on the Westerly side of the said Main Street; and extending thence by the Westerly side of the said Main Street, South 3 degrees, 55 minutes West the distance of 101.39 feet to the first mentioned point and place of beginning.

EXCEPTING THEREFROM AND THEREOUT ALL THAT CERTAIN lot or piece of ground with any and all buildings and improvements thereon erected, SITUATE in the said Borough of Upland, and bounded and described as follows, to wit:

Together with all and singular the BUILDINGS improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest property, claim and demand whatsoever of them

the said Grantor(s), as well at law as in equity, of, in, and to the same.

To have and to hold the said lot or piece of ground above described with the buildings and improvements thereon erected and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantor(s) their heirs and assigns, to and for the only proper use and behoof of the said Grantor(s), their heirs and assigns forever.

And the said Grantors, for themselves and their

executors and administrators do covenant, promise and agree, to and with the said Grantor(s) their heirs and assigns, by these presents, that they, the said Grantors and their heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantor(s) their heirs and assigns, against them the said Grantors and their

heirs, and against all and every person and persons whatsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, them, or any of them, shall and will WARRANT and forever DEFEND.

In Witness Whereof, the parties of the first part have hereunto set their hand(s) and seal(s) dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:

Carol J. Griffin

Joseph Bodnik (SEAL)
JOSEPH BODNIK

Josephine Bodnik
JOSEPHINE BODNIK

Joseph Bodnik, Jr. (SEAL)
JOSEPH BODNIK, JR.

Patricia E. Bodnik (SEAL)
PATRICIA E. BODNIK

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
HEALTH TRANSFER TAX
700.00

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
HEALTH TRANSFER TAX
900.00

Date - 11/21/77
Transfer Tax in the amount of
1600- has been paid on account
of 11 place

BOOK 2630 PAGE 787