

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME
HISTORIC Pusey-Crozer Mill Historic District
~~Caleb Pusey Historic District~~
AND/OR COMMON
Pusey Plantation/ Landingford, Caleb Pusey House

2 LOCATION
STREET & NUMBER Race Street
CITY, TOWN Upland VICINITY OF 7
STATE Pa. CODE 42 COUNTY Delaware CODE 045

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input checked="" type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input checked="" type="checkbox"/> MUSEUM
<input type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input checked="" type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY
NAME Future: County of Delaware
Present: Friends of the Caleb Pusey House, Inc.
STREET & NUMBER Present: P.O. Box 256
CITY, TOWN Present: Swarthmore VICINITY OF STATE Pa.

5 LOCATION OF LEGAL DESCRIPTION
COURTHOUSE, REGISTRY OF DEEDS, ETC. Delaware County Courthouse
STREET & NUMBER South Avenue
CITY, TOWN Media STATE Pa.

6 REPRESENTATION IN EXISTING SURVEYS
TITLE National Register of Historic Places (Caleb Pusey House)
DATE 3/11/71 FEDERAL STATE COUNTY LOCAL
DEPOSITORY FOR SURVEY RECORDS Keeper of the Register /1100 L Street
CITY, TOWN Washington, D. C. STATE D. C.

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Early Appearance

The earliest road or trail along the west bank of the Delaware River crossed its tributaries at the lowest point where they could be forded. On the Chester Creek this point was about two miles from the river, in what is now the burough of Upland. It was at this point, accessible by boat up the Creek and on the only existing road, close to the only village in the Colony, that William Penn and Caleb Pusey decided to locate the grist mill and saw mill which was brought over from England.

The buildings on the Plantation included Caleb Pusey's house, four primitive mill-workers' houses dating from around 1845, one double frame house for workmen built around 1850, and a stone schoolhouse from the same period. Two old buildings which were about to be demolished in their original locations have been moved to the site: a log house from Springfield, Delaware County, and a small barn from Lancaster County.

1. Caleb Pusey House
See description previously submitted
2. Pennock Log House

This two story house was built around 1790 on the north side of Swarthmore Avenue just west of University Avenue in Springfield Township. The ends of the logs are cut with a ridge on top and transverse V notch below in a manner typical of the late 18th century log cabin in Pennsylvania. The plan is unusual in that the enclosed stair is at the front of the building between the two downstairs rooms, and the chimney is in the plane of the rear wall with two fireplaces, a rectangular cooking fireplace in the south room and a corner fireplace in the parlor on the north. A one story addition containing a mid-nineteenth century kitchen was in seriously deteriorated condition in its original location, and was replaced with a new one-story wing containing both kitchen and bath, since the building is used as a house for a caretaker. Although the house had a front porch at one time, detailed study indicated that the porch had been added some years after construction, and no conjectural restoration of the porch has been attempted.

3. Schoolhouse

Just west of the Pusey House stands a two story stone double house built in 1849 as a schoolhouse for the town of Upland by John Price Crozer. The building originally contained only two large rooms, one on each floor. After a new school was built in the 1870's, the earlier school was remodeled into a double house for mill hands, with two room in each end on each floor. The original entrance was in the center of the east wall, ascending to the rear (north), and were replaced later by two unusual stairs on each side of a center dividing partition. The original school room is still clearly visible under later partitions on the second floor.

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Caleb Pusey House - Delaware County

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Description:

4. Four Single Houses

At the west end of Race Street there are four single workers houses, originally containing one room on each of the two floors, but kitchen wings have been added at the rear of each house. The houses are small and primitive in conception, about 16 ft. square and with low headroom on the second floor. Although there is no record of the date of construction, it is probable they were built soon after Crozer acquired the land in 1845, and prior to the much more sophisticated workers housing he built in the 1850's. The exterior walls are frame, originally with vertical board siding, which has been stuccoed over. All of the houses have basements and porches.

5. Large Double House

East of the Pusey House near the east end of Race Street stands a large double frame house, one of a series of similar houses built by Crozer as workmen's housing in the 1850's. It follows a design which was generally adopted as a standard for the town, and similar houses with variations in brick, stucco, and as single units are scattered through Upland Borough. Italianate in origin, with a low pitch hip roof, tapering corner pilasters to the third floor line which projects slightly and forms a heavy frieze or attic, the design is stylistic and is doubtless from a contemporary published cottage design, although an exact prototype has not been identified. One story wings project on either side of the house, which originally had a porch with tapered columns and pilasters. The existing siding and cornices are largely original. Removal of the center dividing wall and one of the stairs will provide two large rooms for visitor orientation and display, with space for an office and public toilets, and the building will be remodeled for use as a visitor center as soon as funds are available.

6. Barn

In order to provide necessary storage for maintenance equipment, a small mid-19th century barn was moved to the site and re-erected in 1964. The barn was originally on the site of Muddy Run Pumped Water Storage Basin near Holtwood on the Susquehanna River west of Lancaster. Demolished by the Utility, it was reduced in height to one story and attic, and located behind the Pennock Log House. The barn is one bay wide and three bays long, with an earth floor, and stairs and a trap door to a floored attic. The exterior siding is painted vertical boarding

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Caleb Pusey House - Delaware County

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Description:

and it has a wood shingle roof. The scale and location of the barn ensure that no confusion with the Pusey House, or with the other original buildings on the site will be created in the mind of the visitor.

7. Site

The site of the Pusey Plantation is of extraordinary interest. In addition to the history of the road and bridge, the site has been in continuous industrial use since Pusey built the first mill in ~~1863~~¹⁶⁸³. The mill site, headrace, and tail race can still be seen. The district boundaries include the entire course of the mill race. Crozer's textile mills still are in use lower down the creek. The site lies on the inside flood plain of a bend in the Chester Creek, and the steep outside bank is park land under public ownership. All the buildings are set well back from the creek, northeast of the mill race, which provides a natural meadow running to the stream. The site is bordered on three sides with old trees and woods, and although the site is within a mile of the west end of the Chester-Bridgeport Bridge over the Delaware, and Interstate 95 runs just over the ridge on the other side of the park land, no traffic runs through or past the site, and its present appearance is very similar to that of the 18th century.

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 checked="" type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input checked="" type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The Caleb Pusey Historic District is a site which contains one building significant for its association with William Penn, and others which record a long history of industry in the area.

Caleb Pusey (1651-1726) was sent from England to Pennsylvania in 1682 to be the keeper of the first grist and sawmill erected by the English Quakers. Prefabricated parts for the mill had been put on board the ship in which he crossed, possibly the Welcome. The site of the water corn mill, soon called Chester Mills, was two miles up Chester Creek from the Delaware River, and on the 100 acres which Caleb Pusey had purchased of Pennsylvania. A sawmill was soon added.

Charles Ashcom, surveyor, made a map in 1683 drawing Pusey's tract, with the indication of a house. Immediately to the east were 50 acres belonging to Richard Townsend, with a house. As a miller and builder he was to erect the mill. A deed tells of the partners Penn, Townsend, and Pusey, meeting in 1683 to select the site for the mill, 40 rods above Pusey's house. Penn often visited "Landing Ford" to check on the mills' progress and report back to stock-brokers in London. The Pusey House is the only building left in Pennsylvania in which Penn was clearly associated.

Caleb Pusey was an important citizen in the early life of the colony. His wife, Ann Stone (Worley) Pusey, had been the widow of a Quaker who died in the persecutions of the Quakers, in the 1670's. Pusey was active in the Assembly and as first justice of the peace and first sheriff of Chester County. Numerous other civic duties occupied him. A journal written by Pusey in 1724 has recently been published.

Pusey sold his partnership in the mills in 1709. Subsequent partners included James Logan (secretary to William Penn), and Philadelphia merchants Jonathan Dickinson and Isaac Morris. Under the latter the mills became a lucrative and productive business. Subsequently, however, the mill was operated only intermittently until 1752, when Thomas Shaw again operated the mills at a high capacity. During the American Revolution, the millstones were hidden in order to prevent the British from using the mills. The next person to own the mill for any length of time was Richard Flower. Under his supervision (1793-1843); the mills ground up to 30,000 bushels of wheat per year, and processed large amounts of lumber as well. A flood in 1843 destroyed a large part of the mill operation. The mill destroyed in the flood had been the

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1

Significance:

third to occupy the original site, earlier ones having been re-built.

In 1845, J. P. Crozer bought the mills. Crozer founded an industrial community of 3,000 there with his cotton mills as its nucleus. He became a leader in such educational and philanthropic concerns as the Crozer Theological Seminary and the Home for Friendless Children. Crozer also attempted to preserve the Pusey House for posterity.

The industrial history of this area is manifested in the structures of the district. The grist mill foundations and the remnants of the mill race are reminders of the initial industrial character of the site. The four small frame workers' houses and the double houses are illustrative of the style in which workers of the early industrial U. S. (c. 1845) lived, with the corporation (a relatively recent phenomenon) in a protective and supportive role. In its original function, the schoolhouse built by Crozer in 1849 was another aspect of the nearly self-contained industrial community. The school was used as a hospital during the Battle of Gettysburg, and later converted into a double dwelling.

Bibliographical References: Item Number 9

Ashmead, Henry G., History of Delaware County, 1884.

Pearson, Benjamin, Report of Manufactories in Delaware County, 1826 (Tyler Arboretum Library).

Smith, George, History of Delaware County, 1861.

Albrecht, Josephine F., Bulletins of Archaeological Society of Delaware, 1970-1972.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Balderston, Marion. Pennsylvania Genealogical Magazine, Vol. XXIII, William Penn's Twenty-Three Ships.
 Ashcom Map, original in the Manuscript Room, Historical Society of Pa.
 Tunis, Edwin, Colonial Living, 1957.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____
 UTM REFERENCES

A	1,8	46510,90	441,11,50	B	1,8	46508,0	441,11,50
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
c	1,8	46510,90	441,11,50	D	1,8	46618,50	441,110,00
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING

VERBAL BOUNDARY DESCRIPTION

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: John M. Dickey, Architect / Sally McMurry
 ORGANIZATION: Historical Museum Commission
 STREET & NUMBER: 207 W. Baker St. / Box 1026
 CITY OR TOWN: Media, Pa. / Harrisburg Pa.
 DATE: 4/21/73, 5/25/75
 TELEPHONE: (717) 787-4363
 STATE: Pa.

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:
 NATIONAL ___ STATE X 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 National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE: *William J. Weaver*
 TITLE: Executive Director, Pa. Historical Museum Commission
 DATE: 8/25/75

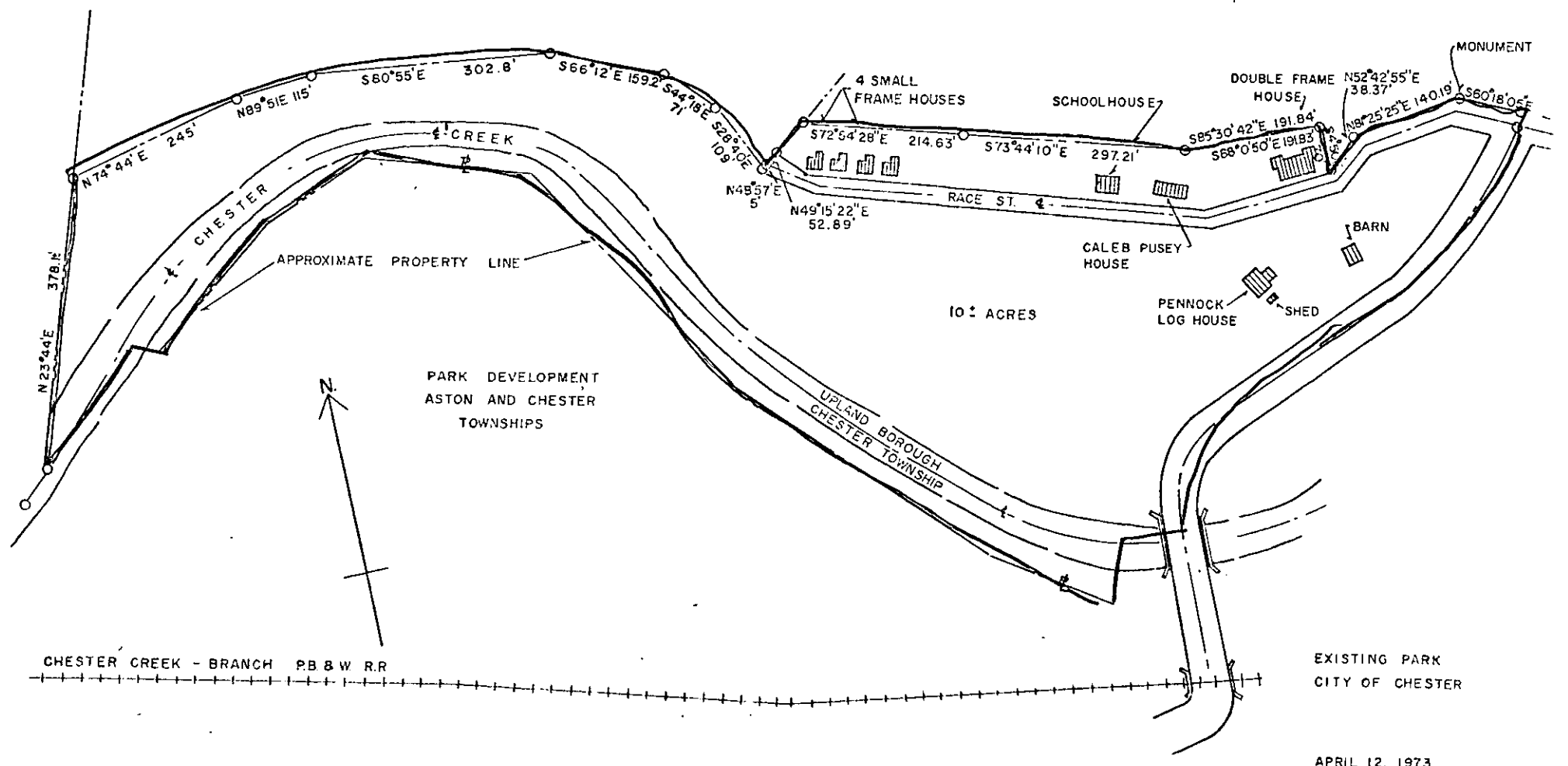
FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER.
 DATE: _____
 DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION
 ATTEST: _____ DATE: _____
 KEEPER OF THE NATIONAL REGISTER

A	44 11 160	4 66 500
B	44 11 120	4 67 050
C	44 10 940	4 66 920
D	44 11 060	4 66 470

PUSEY PLANTATION
 LANDINGFORD
 UPLAND, DELAWARE CO.
 PENNSYLVANIA
 HISTORIC DISTRICT

CAMP UPLAND
 PARK DEVELOPMENT



PARK DEVELOPMENT
 ASTON AND CHESTER
 TOWNSHIPS

EXISTING PARK
 CITY OF CHESTER

APRIL 12, 1973
 SCALE: 1" = 200'

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PUSEY-CROZER MILL HISTORIC DISTRICT

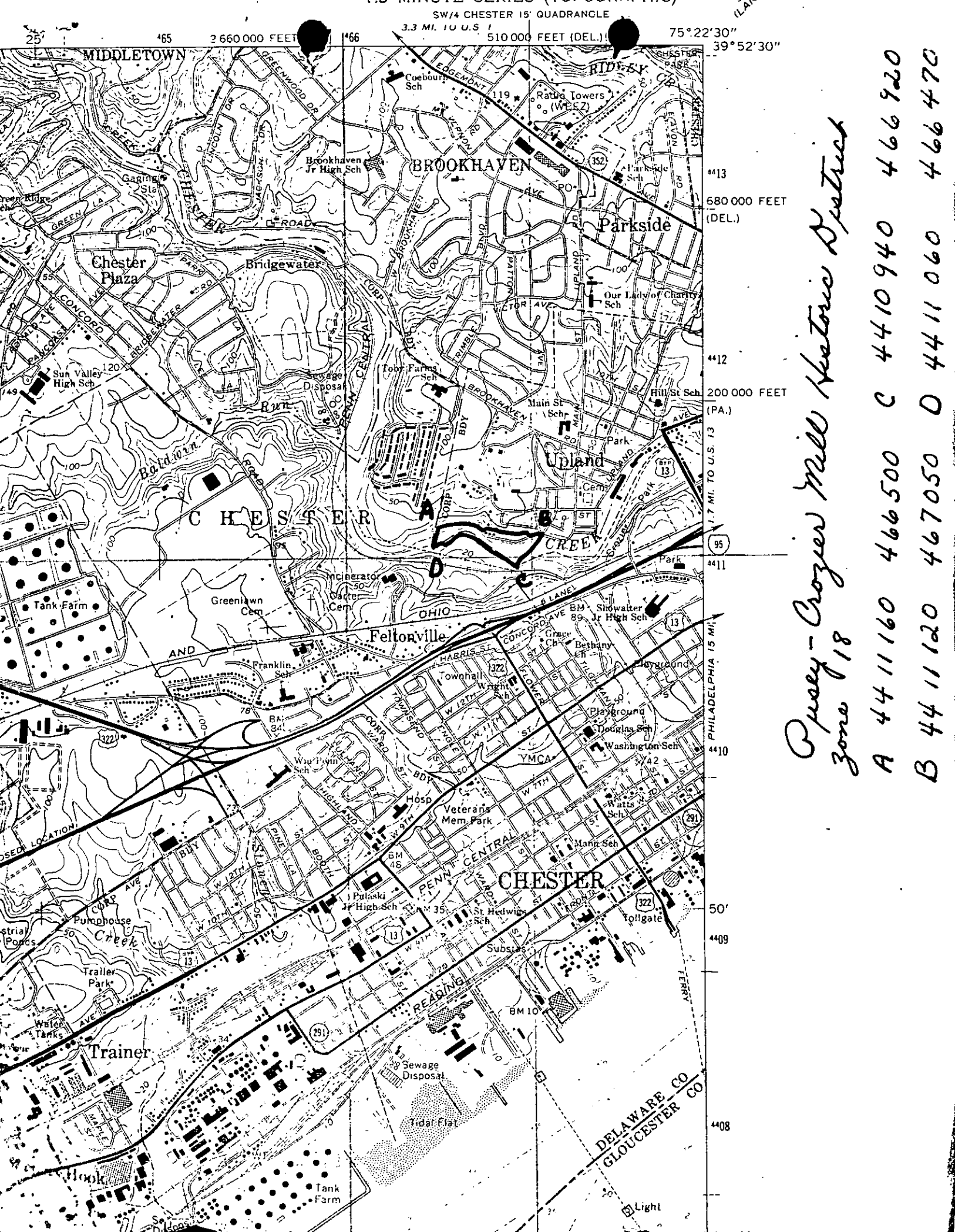
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BOUNDARY DESCRIPTION:

Beginning at the midpoint of the intersection of Race Street and Bridge Road proceeding in a southwesterly direction along Bridge Road to the south bank of Chester Creek, thence proceeding in a westerly direction along the south bank of Chester Creek for 1850 feet, thence in a northerly direction across Chester Creek for 378 feet, thence in an easterly direction parallel to Chester Creek for 1001 feet, thence in a northeasterly direction for 53 feet, thence in an easterly direction for 982 feet to the beginning point.

ZONE 18	A.	466 500	4411 160
	B.	467 050	4411 120
	C.	466 920	4410 940
	D.	466 470	4411 060



*Quay-Crozer Mall Historic District
Zone 18*

A 4411160 466500 C 4410940 466920
 B 4411120 467050 D 4411060 466470