

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 96001562 Date Listed: 5/23/97

Crocker--McMillin Residence- Immaculate Conception Cemetery

Property Name:

Bergen NJ
County: State:

Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Patricia Andrus
Signature of the Keeper

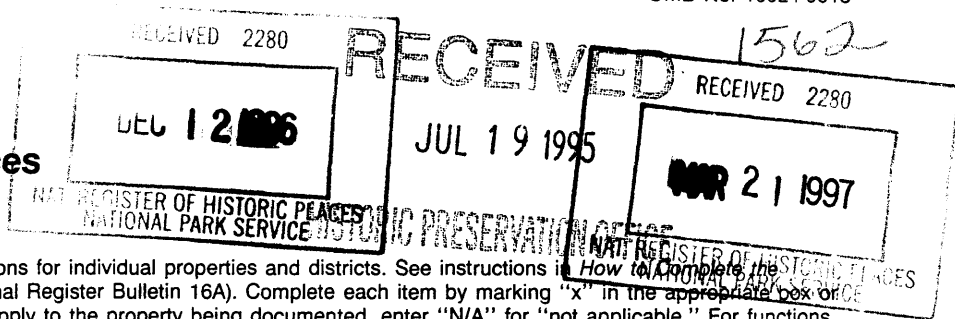
6/4/97
Date of Action

=====
Amended Items in Nomination:

This SLR clarifies the contributing/non-contributing count of this nomination. The Main Gate and Gatehouse were listed as non-contributing, but that status is not justified. Both were constructed during the Period of Significance, both reflect the architectural importance of the property and are associated with its history, and both retain historical integrity. The Main Gate is hereby categorized as a contributing structure and the Gatehouse is categorized as a contributing building. The Potting House and Workroom and the Residence were listed as non-contributing at the time of nomination. They both should have been listed as contributing, but since they have been demolished recently, the point is moot.

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Crocker-McMillin Mansion/Immaculate Conception Seminary

other names/site number "Darlington"/Darlington Seminary /Rio Vista Mahwah

2. Location

street & number Ramapo Valley Road at Campgaw Road not for publication

city or town Mahwah Township vicinity

state New Jersey code NJ county Bergen code 003 zip code 07430

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

Assistant Commissioner for Natural & Historic Resources/DSHPO

State of Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register. See continuation sheet.
- determined eligible for the National Register See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain): _____

Signature of the Keeper

Date of Action

Patricia Andrews

5/23/97

5. Classification

Ownership of Property
 (Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
 (Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
 (Do not include previously listed resources in the count.)

Contributing	Noncontributing	
4	4	buildings
1		sites
		structures
		objects
5	4	Total

Name of related multiple property listing
 (Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

Domestic/single dwelling (Mansion)
 Education/ Education Related Housing (Walsh Hall)
 " " " " (Refectory)
 Religion/religious facility

Current Functions

(Enter categories from instructions)

Domestic/single dwelling
 Domestic/multiple dwelling
 Social/Clubhouse

7. Description

Architectural Classification

(Enter categories from instructions)

Jacobean Revival (Crocker-McMillin Mansion)
 Gothic Revival (Walsh Hall Complex)

Materials

(Enter categories from instructions)

foundation Brick Masonry
 walls Brick/Stone Trim
 roof Slate/Built-up Composition
 other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Please refer to Continuation Sheets

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- [x] A Property is associated with events that have made a significant contribution to the broad patterns of our history.
[X] B Property is associated with the lives of persons significant in our past.
[X] C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
[] D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- [X] A owned by a religious institution or used for religious purposes.
[] B removed from its original location.
[] C a birthplace or grave.
[] D a cemetery.
[] E a reconstructed building, object, or structure.
[] F a commemorative property.
[] G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

- Architecture
Landscape Architecture
Industry
Politics/Government

Period of Significance

1901-1945

Significant Dates

- 1903-Crocker-McMillin Mansion & Gardens
1937-Walsh Hall Complex

Significant Person

(Complete if Criterion B is marked above)

McMillin, Emerson (1844-1922)

Cultural Affiliation

N/A

Architect/Builder

James Brite-Crocker-McMillin Mansion
Fanning and Shaw-Walsh Hall Complex

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS): N/A

- [] preliminary determination of individual listing (36 CFR 67) has been requested
[] previously listed in the National Register
[] previously determined eligible by the National Register
[] designated a National Historic Landmark
[] recorded by Historic American Buildings Survey #
[] recorded by Historic American Engineering Record #

Primary location of additional data:

- [] State Historic Preservation Office
[] Other State agency
[] Federal agency
[X] Local government
[] University
[] Other

Name of repository:

County Office of Cultural & Historical Affairs

10. Geographical Data

Acreage of Property 21.35

UTM References

(Place additional UTM references on a continuation sheet.)

1 118 567975 4547360
Zone Easting Northing
2 118 568105 4546660

3 18 567950 4546560
Zone Easting Northing
4 18 567925 4547000

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Albin H. Rothe, President
organization The Rothe Partnership, P.A. date
street & number 65 No. Franklin Turnpike telephone (201) 327-1580
city or town Mahwah state NJ zip code 07446

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Darlington Associates, L.P.
street & number 550 Kinderkamack Road telephone 201-262-3000
city or town Oradell state NJ zip code 07649

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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National Register of Historic Places Continuation Sheet

Section number 7 Page 1

CROCKER-McMILLIN MANSION/IMMACULATE CONCEPTION SEMINARY MAHWAH, BERGEN COUNTY, NEW JERSEY

DESCRIPTION:

The Site:

The Crocker-McMillin Mansion/Immaculate Conception Seminary Multiple Resource Historic District consists of about 23 acres at the highest point and at the approximate center of a 435 acre residential subdivision known as Rio Vista Mahwah, located at the southeast intersection of Ramapo Valley Road and Darlington Avenue. It is bounded on the west by Ramapo Valley Road, on the east by Campgaw Road, on the north by properties along Darlington Avenue and on the south by Bergen County's Campgaw Mountain Reservation. Within the District are located the Crocker-McMillin Mansion (c.1903) and the Immaculate Conception Seminary complex (c. 1937) consisting of Walsh Hall, the Refectory and the Chapel. The District is included in the Bergen County Historic Sites Survey for Mahwah (11/84) under N. J. Historic Sites Inventory No. 0233-D3. The Crocker (Crocker-McMillin) Mansion is listed as D3-1, "Darlington", Walsh Hall is listed as D3-5A, the Refectory is listed as D3-5B, and the Church of Christ the King Chapel is listed as D3-5C. Other structures listed are the main gates and Gatehouse (D3-2), the 1951 Convent (D3-6) the potting house and workroom (D3-4), and residence(D3-3). Also included within the District are the elaborate formal gardens dating from the era of the Crocker Mansion, connecting between the Mansion and the Seminary complex on a north-south axis. The original access to the site is along a winding a tree-lined drive from the west and Ramapo Valley Road (U.S. Route 202), passing through the massive iron gates and past the Gatehouse, affording a dramatic approach to the Mansion and its grounds. The full extent of the access drive in contained within the District. All of the above structures are in original locations and in original condition except for needed maintenance repairs and substantial restoration of parts of the Mansion complex. The Mansion, Walsh Hall and the Chapel have been designated as historic sites by the Mahwah Historic Sites Committee (1984).

Pursuant to an agreement between the Township of Mahwah and Darlington Associates, the owners, the Mansion is to have its exterior restored by the owners and is to be used as a single family residence. Walsh Hall and the Refectory are to be adaptively reused for up to 92 residential apartments, and the Chapel is to be adaptively reused as the Community Center for the residents use. In order to use Walsh Hall, the Refectory and the Chapel for the above uses, per the plan approved by the Township of Mahwah, the potting house and workroom, the residence (D3-2) and the Convent will need to be demolished. The other historic structures including the main gates and Gatehouse, will be restored and used as above.

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**CROCKER-McMILLIN MANSION/IMMACULATE CONCEPTION SEMINARY
MAHWAH, BERGEN COUNTY, NEW JERSEY**

DESCRIPTION (continued):

The District is part of the original 1871 estate of A. B. Darling and included 1100 acres extending to both sides of the Ramapo River, located in the wooded foothills of the Ramapo mountains, in an area which retains much of the rural feeling of what was the "estate" area of Mahwah and northwest Bergen County. The Darling residence was located on the east side of Valley, now Ramapo Valley, Road and was described as a rambling three story wooden ediface with 27 rooms. This home was razed some time between 1937 and 1962. The estate was purchased in 1901 by George Crocker, who built the mansion, formal gardens and massive greenhouses at a cost of about \$2,000,000. After Crocker's death in 1909 the estate was sold for \$780,000. to Emerson McMillin, who installed a central domestic water distribution system fed by an extant reservoir constructed on the estate to the west of the Ramapo River. Upon his death, the estate was sold for \$685,000. to the Darlington Development Co., which planned to develop the property as a country club; however, the venture failed and the McMillin family took back ownership. In 1926, the estate was again sold, this time for \$478,000. to the Archdiocese of Newark, which relocated the Immaculate Conception Seminary from Seton Hall University to the site.

The estate remained intact until 1937, when the Archdiocese built the interconnected complex of a dormitory (Walsh Hall), a dining hall (the Refectory) and a church (the Chapel) on the former site of the massive greenhouses at the opposite end of the formal gardens from the Mansion. In the 1950's, about 640 acres of the estate, located on the westerly side of the Ramapo River, was sold off to Bergen County for the creation of the Ramapo Valley County Park, which remains today. In 1984, the remaining 435 acres, including the Mansion and the Seminary complex, were sold to the present owners for the purpose of the development of a residential subdivision surrounding the "center core" of the site, which area is the Historic District containing the historic buildings and formal gardens.

Except for the "center core", the balance of the site was undeveloped and contained no significant extant structures or features. The area surrounding the District was subdivided in 1987 for single family homes on one and two acre lots, which subdivision is currently being developed. Due to the steep terrain, cluster homes are being built in the areas adjacent to, but downhill from the District.

Even though the bulk of the site is in the process of development, the historically significant

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CROCKER-McMILLIN MANSION/IMMACULATE CONCEPTION SEMINARY MAHWAH, BERGEN COUNTY, NEW JERSEY

DESCRIPTION (continued):

structures along with the gardens, terraces, fountains, pools and grounds, which are part of the original estate, will be restored and preserved. The location of these facilities on a high promontory overlooking the surrounding residential development, together with the extent of the grounds and natural screening, buffers the District so as to preserve the integrity of its original setting.

Formal Garden:

The Formal Garden is shown on the site plan attached, and is substantially intact, although having suffered some deterioration due to lack of maintenance during the later years of the Seminary occupancy. Although the architectural style of the Mansion is rooted in English/Scottish origins, the Garden is more mainland European in design and feeling. Based upon a linear plan, visually and physically connecting the Mansion with the Seminary complex, multiple stone walks run the length of the north-south length, interrupted by stone stairways as the grade rises upward from the Mansion to the Seminary complex. Interconnecting east-west walks divide the center area into formal planting "blocks" containing a variety of trees, shrubs and other plant materials, many of which are unusual and rare, still thriving from the era of the original estate. Closer to the south end is located a formal circular pool and fountain, which becomes a focus of the Garden complex. Planned to be installed in a flat lawn area (the site of the large underground septic bed no longer needed) is a swimming pool, which will overlook the Formal Garden but will leave same totally intact. The preservation of the Formal Garden will assure the ability to retain the feeling of opulence of the estate environment.

The Crocker-McMillin Mansion:

This is the central structure of the original estate and the District. Construction was started in 1903 and was completed in 1907, at a cost of about \$2,000,000. It is of the Jacobean Revival style, and was modelled after the castle, "Bramshill", Hampshire, Kent, originally built in 1605-1612, attributed to the architect John Thorpe. "Bramshill" has been referred to as one of the finest examples of Jacobean architecture, and "Darlington" (the Mansion) has been described in a 1912 article as "one of the few pure structures of Jacobean precedent in the United States" by L. R. McCabe, the architectural critic for the Architectural Record, attesting to the faithfulness of the reproduction of design and execution. The Mansion is three stories high with a full basement and stand-up attic under a gable roof. It contains about 36,000 square feet of finished living space.

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Continuation SheetSection number 7 Page 4**CROCKER-McMILLIN MANSION/IMMACULATE CONCEPTION SEMINARY
MAHWAH, BERGEN COUNTY, NEW JERSEY****DESCRIPTION (continued):**

excluding the basement and attic, and consists of 33 rooms plus the servants' wing of 17 bedrooms and bath on the third floor of the north wing. There are approximately 75 rooms total in the Mansion.

The plan of the main house is "H" shaped, with a length of about 143' and a depth of about 102', with its length running north and south. The Mansion is located on a prominent rise and the main entrance is on the west front. A series of terraces cascading downward and a formal reflecting pool are located to the east, from which the site affords a spectacular panoramic view of the Ramapo mountains, Mahwah and the surrounding country-side. Its footprint is extended to the north and south with "L" shaped Pergolas terminating in open Porches at both ends. These Pergolas and Porches are not part of the Bramshill model, and are apparently an original innovation by the architect of the Crocker Mansion, James Brite. The Pergolas are covered with heavy redwood arbor beams, supported on brick piers, with massive wisteria trunks and branches, probably original, intertwined over the arbors. The Pergolas and Porches extend the coverage of the Mansion complex to about 290' by 127'. The west entrance front is approached by a circular drive, surrounded on the outside by a high fieldstone retaining wall extending down from the driveway level, capped by a brick and stone balustrade railing matching those at the east terraces. At the center of the circle is a large bronze, tulip shaped urn. A stone and brick stairway and sitting area with statuary are built into the north end of the wall.

The exterior wall and foundation material for the Mansion, Pergolas and Porches is solid brick masonry, with a facing of "Harvard" brick trimmed with Indiana limestone. The face brick is laid in Flemish bond with dark colored headers. All projecting corners have stone quoins and all window openings in the brick walls are trimmed with stone lintels, sills and staggered quoins. Stone bands or watertables divide each of the floors. The gable roof, with hipped ends over the side wing projections, is fenestrated with wood dormer windows, and is covered in gray slate. The flat roof over the central "Great Hall" is built-up composition topped with white marble chips. Parapets occur at all roofs, but are of open carved limestone balustrade or railing style in an intricate "fretwork" design. Roof gutters and leaders are of lead coated copper, mostly original, with elaborate leader heads. Although some chimneys had been removed many years ago, two massive brick multiple flue stacks are intact.

West front facade: Has 9 bays at the first and second floors and eight bays at the third floor.

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CROCKER-McMILLIN MANSION/IMMACULATE CONCEPTION SEMINARY MAHWAH, BERGEN COUNTY, NEW JERSEY

DESCRIPTION (continued):

All windows on the west front are multipaned leaded glass in steel casement sash with stone mullions. The center bay is a projecting three story high stone faced pavilion, with a one story three bay arcaded Loggia formed with stone arches which have been filled with contemporary enclosures scheduled to be removed. Atop the two side bays of the Loggia are stone parapet railings similar to those at the main roof parapet. Centered over the entrance doorway at the second floor is the Oriel window, an interpretation of the 17th century Inigo Jones feature, thought to be first used at Oriel College, Oxford. The design of the stonework in the center bay pavilion is elaborately articulated with interpretations of typical Tudor/Jacobean detailing including three levels of paired tapered flat columnar pilasters on bases with fluted, blocked and other ornamental patterns for the shafts, and varied design capitals. Between the pilasters are recessed niches with shell motif tops. Scroll or fretwork patterns appear in the Oriel spandrel panel, and other design features include dentils, keystones, swags, flora and faunal motifs. The house is entered up a rise of massive granite steps bordered by two large carved stone urns at the base and two large carved stone lions at the upper stair platform.

North and south side facades: Both sides have two, three story high angled bays with triple windows in the bay fronts and varying windows in the bay sides. Detailing repeats materials and patterns from the west front. Basement windows are multipaned wood double hung sash. Extending out to the north and south are the "L" shaped Pergolas terminating in the arcaded open Porches at each end. The Pergolas and Porches are built of the same brick and stone as the Mansion, and are integral parts of the architectural composition. The wood arbor "roofs" of the Pergolas are supported by a series of square brick piers separated by stone capped brick railings of a partially open patterned design, and a set of stone steps with low railings on the front and back, located about midway in the north and south lengths of the Pergolas. The floors of the Pergolas and Porches are at the level of the main floor of the Mansion, and are finished with 6" x 6" quarry tile which is now covered with bituminous roll roofing as waterproofing. The design is integrated by aligning and extending the stone banding from the Mansion across the Pergolas and to the Porches, which repeat the double round arch and stone roof parapet railing to be found at the two arcades at the sides of the upper Terrace on the east front. Under the north Porch is located the electrical transformer vault, main electrical panels and a diesel generator. The Porches are drained by copper drains and leaders. Under the south Porch is a double garage. Under the Pergolas are crawl spaces with stone trimmed openings filled in with wood double hung windows which do not appear to be original or appropriate. A somewhat later era garage structure is

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CROCKER-McMILLIN MANSION/IMMACULATE CONCEPTION SEMINARY MAHWAH, BERGEN COUNTY, NEW JERSEY

DESCRIPTION (continued):

located to the south, encircled by a brick wall creating a motor or utility court-yard. The condition of the Pergolas is very poor with major restoration and reconstruction required. The Porches are in somewhat better condition, but require restoration work.

East facade: This is the side most visible and which is first seen approaching the Mansion from the main access road. It is also the main exposure to the east terraces and the spectacular views beyond. The two, three story side wings project beyond the recessed center section which is three stories high behind the two story high Great Hall, which is located in the center section of the main floor. The ends of the projecting wings have three story high angled bays filled with large windows, overlooking the views. These windows are leaded glass in steel casement sash with stone mullions, matching those on the front and side facades. The east wall of the central Great Hall is centered with a two story high projecting flat "Maryland" chimney, creating an inglenook on the interior. This chimney design is not copied from Bramshill, and is another of architect Brite's divergences. The section of this chimney above the roof line, shown in early photos, was removed some time ago, possibly in 1937/38 when the Seminary buildings were built, since much of the stone repairs on the Mansion match the stone detailing on the Seminary buildings. To the sides are stone framed triple leaded glass windows in steel sash, nearly floor to ceiling, with doors at the floor level, leading out from the Great Hall to the east upper Terrace, its quarry tile floor, stone balustrade railing and double stairway leading down to the lower terraces and the large reflecting pool beyond. To the sides of the terrace, against the sides of the north and south projecting wings, are round arched one story high arcades with stone and brick balustrade roof parapet, matching the design of the Porches. The north arcade is open as original; however, the south arcade has been enclosed. The condition of the Terrace, railings and stairway is very poor, with major portions collapsed, requiring major restoration/reconstruction.

Interiors: The front door is almost four feet wide and eight feet high and is elaborately carved in the Tudor rose motif, in the manner of Bramshill, as are all of the interior doors on the main floor, typical for the Queen Anne period. The main doorway enters into the Entrance Hall and the Grand Stairway which connects the three living levels. Straight through the Entrance Hall, separated by a wide imposing Main Corridor which runs across the Mansion, is its most distinctive feature, the Great Hall. In the south wing to the right are the Dining Hall, Pantry and

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CROCKER-McMILLIN MANSION/IMMACULATE CONCEPTION SEMINARY MAHWAH, BERGEN COUNTY, NEW JERSEY

DESCRIPTION (continued):

the Breakfast Room. To the left are the drawing room and the library. To the right of the Entry Hall are a lavatory, servants' stairway and Flower Room. On the left are a Coat Room and Office. On the second floor are the Master Suites in the north wing. Other family and guest rooms are located in the south wing. The north wing of the third floor housed the domestics in seventeen bedrooms and a bath. Guests were accommodated in the south wing of the third floor. The attic is partially finished and heated, and is accessed by the servants' stairway.

The Entry Hall is two stories high, topped by an articulated geometric-patterned wood beam and panelled ceiling, and with a carved redwood Grand Stairway, embellished with carved and decorated newels and piers, many of which support elaborate statuettes carved from solid redwood blocks. Exceedingly rich and impressive, the stair was copied from one at Fountains Hall, Yorkshire. The original Otis elevator, which is still operational, is accessed from the central hall. Moving through the Entry Hall, one enters the Main Corridor, which opens into the Great Hall beyond through arches, under a ceiling of groined vaults giving the feeling of a cloistered walk.

The outstanding interior feature of the Mansion is the Great Hall, 80' long by 45' wide, with a ceiling 30' high, styled after Longleat in Wiltshire. The three interior walls are formed by two story high carved wooden screens, infilled with leaded multi-colored glass doors and panels on the first floor, and operable "window" panels on the second floor, creating a balcony effect looking down into the Great Hall below. The woodwork in the Great Hall is of American quartered oak (McCabe, 1912) and is carved in Elizabethan designs. Although McCabe describes the wood as light in tone, its present color is somewhat darker, possibly due to aging. McCabe also describes the process to obtain its "present silvery grey tint", by placing the wood in a room filled with ammonia fumes for two hours.

The ceiling of the Great Hall is framed with highly decorative oak beams and cross beams infilled with decorative moulded plaster, cast in sections and applied to light steel backing. The beams have elaborately carved pendants of solid wood, not laminated as is more common. The decorative motif in the Great Hall is of the Tudor rose. The exterior wall is a two story high glass window wall with doors at floor level leading out to the east terrace, and affording the principal view from the house. The solid wall sections are of Enville (McCabe, 1912) stone. In the center of this exterior wall is the fireplace with a two story high inglenook and mantel and overmantel

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CROCKER-McMILLIN MANSION/IMMACULATE CONCEPTION SEMINARY MAHWAH, BERGEN COUNTY, NEW JERSEY

DESCRIPTION (continued):

made of Caen (ibid.) stone inlaid with colored marble. Above the overmantel, "concealed by a tapestry" (ibid.), is the echoboard of the great organ which fills most of the south wall. This organ is reportedly an original Aeolean player organ, one of the few remaining and possibly the last in existence in this country. This fine instrument is maintained by a group interested in its preservation.

In the southeast corner of the first floor to the right (south) of the Great Hall and connected thereto, is the Dining Hall styled after the drawing room at the Chotsworth Manor in Derbyshire. The walls are covered with elaborately carved redwood panels and Corinthian columns support a high-relief carved redwood ceiling. To add richness to the design and execution, three types of redwood are used: burl, straight and curled grain. The floor is an unexpected surprise, patterned after a ship's deck with wide wood planks separated by narrow strips of white caulking. The fireplace is of black, green and brown marbles with a huge overmantel carved from a solid block of redwood. Adjacent to the fireplace on the west wall is located a walk-in silver safe concealed behind matching wood panelling. To preserve the exterior balance of the fenestration, one of the windows in the southeast corner of the room is covered on the interior with a hinged wood panel for access for cleaning or repair, so formal is the overall design concept and execution.

The Dining Hall is serviced by a Pantry, with built-in refrigerators, and a stairway and dumbwaiter connecting with the immaculate Kitchen in the basement below. Across from the Main Corridor, at the southwest corner of the main floor is the Breakfast Room, which was used as a reference room by the Seminary, but is in original condition, including its teak floor, low wood wainscot, immense bay window, stone fireplace and carved wood mantel. An unusual and impressive feature is the elaborately hand-carved wood "screen" through which the room is entered. Connecting from the Breakfast Room and the Main Corridor is the servants' stairway beyond which is the Flower Room connecting back to the Entry Hall. Although all of the refrigerated flower storage cases have since been removed, this Flower Room assured that fresh flowers from the greenhouses were available to all rooms at all times of the year.

Dominating the north wing of the main floor is the Library, at the northeast corner. Used as a library by the Seminary, this room is still in original condition. Most notable in this room are the walls covered with gold leaf and the wood beamed ceiling hand painted in the Italian Renaissance manner. Also, a richly carved stone fireplace complements the room. To the west in the north

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MAHWAH, BERGEN COUNTY, NEW JERSEY****DESCRIPTION (continued):**

wing are located a Drawing Room, Office and Coat Room connecting back to the Entry Hall. The Drawing Room has easily removed contemporary features including a hung ceiling and light wood framed partitions, the removal of which will expose the original finishes which are still intact.

At the second floor of the Grand Stairway is a foyer room with the Oriel window affording a panoramic view to the west. To the right, down the Corridor in the south wing are the Masters' Suites consisting of two Bedrooms, two Bathrooms and two Sitting Rooms. In the north wing of the second floor are family and guest Bedrooms and Baths, and a Chapel. The third floor housed additional guest Bedrooms and Baths in the north wing and seventeen bedrooms and a bath in a Domestic's Suite, which could be closed off from the rest of the house.

The Attic is reached by the Servants' stairway and is roughly finished and heated in its central area, probably used for storage or work rooms. The balance of the Attic is sprinklered and fully floored but is unfinished. The Seminary used the Attic for book storage, attesting to its dryness and reasonable humidity. The elevator equipment is housed in a vault which is about a half level below the Attic. The cavernous Basement houses the fully equipped Kitchen, walk-in refrigerated rooms, store rooms and the boiler room. It appears rather ordinary by today's standards; however, it was considered a marvel of then "modern" technology. McCabe, in 1912, stated:

"But nowhere is the vantage of the present over the past so obviously brought home as in "Darlington's" huge basement. Where Bramshill's cellar housed for centuries lanterns, tallow dips, forest faggots, wooden vessels for the distribution of light, heat and water through personal service of human slaveys, its American reincarnation is a storehouse of miracle workers in the comfort and luxury of modern domestic life.

"There are boilers to radiate steam to heat, ice to cool, there is electric plant distributing through wires in iron conduits not only light to myriad of make-believe candles, heat to make-believe logs, but power to turn laundry machines, ice cream freezers, (and) vacuum sweepers that connect on every floor.

"Where Bramshill's successive masters communicated with greenhouses, overseer's office, or coach stables through an old fog horn or slow footed courier, "Darlington" had telephone connection with every outlying house of the estate, and their number is legion.

"Is it not significant that in this Elizabethan structure, with detours into Georgian

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Continuation SheetSection number 7 Page 10**CROCKER-McMILLIN MANSION/IMMACULATE CONCEPTION SEMINARY
MAHWAH, BERGEN COUNTY, NEW JERSEY****DESCRIPTION (continued):**

architecture, French and Italian Renaissance, America's ingenuity should be concentrated in the root of the whole-the basement? For steam, electricity, telephone, vacuum sweepers as utilized in the modern home, are they not all American inventions?"

Obviously, McCabe is expressing the attitudes of the turn of the century in marvelling at the conveniences available through the advances of technology of the period, by giving us a somewhat "poetic" but effective description from the viewpoint of the past.

Except for the easily removable modern materials in the Drawing Room, the interiors are original and intact. The exterior of the main house is in good condition; however, the Pergolas, Porches and upper Terrace have suffered serious deterioration, requiring stabilization and restoration, which are currently in progress.

Walsh Hall:

Walsh Hall was built in 1937 as part of the Immaculate Conception Seminary complex, which included the Refectory and the Chapel. Walsh Hall was the dormitory designed to house about 300 seminary students in individual rooms called "cells", approximately 8 feet by 13 feet. The cells are in pairs each sharing a connecting toilet with a water closet and lavatory sink, and are arranged to both sides of a central double loaded corridor. Bathing facilities were provided by a central shower room used by all. In addition to the cells, lounges or living rooms, game rooms, studies and other miscellaneous rooms or spaces are provided. In the basement, a two story high gymnasium provided recreational activities.

The style of Walsh Hall is Gothic Revival, popular at the time for institutional buildings. It is constructed of brick masonry foundations and exterior walls with limestone trim, with obvious deference to the Mansion, the face brick of which is closely matched. The structure is four stories high plus a full basement, with a nearly symmetrical plan. The north entrance facade is of symmetrical design of three bays in a projecting wing at the ends, six bays (in double ranks divided by small windows reflecting the interior room arrangement), one bay in a slightly articulated projection, centered on an entrance pavilion, with a repeat pattern to the other side of center. Window openings in the center pavilion are trimmed in stone; however, other windows have

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CROCKER-McMILLIN MANSION/IMMACULATE CONCEPTION SEMINARY MAHWAH, BERGEN COUNTY, NEW JERSEY

DESCRIPTION (continued):

stone lintels and sills. Windows are wood double hung, 6/6 or 9/6. Stone bands or watertables occur between the second and third floors and between the fourth floor and the roof parapet. The central entrance pavilion has a one story stone faced, three bay arcaded Loggia, over which is located a stylized squared variation of an Oriel window, reminiscent of the Mansion. Most of the structure has a flat roof covered with composition roofing, except for an attic under the gable roof over the central bay of the building. This gable roof is covered with slate shingles. In the attic is a large copper water storage tank with pumps, valves and controls, and the flat roofs are accessible from this attic.

Each floor is about 21,000 square feet in area, for a total of about 84,000 square feet, in an elongated "H" shape extending about 260 feet in length by about 260 feet in depth. The building is entered at the center of the north front, into an oak panelled lobby, with an elevator connecting all floors. Adjacent to the lobby are panelled rooms which were used for visitors and offices. The basement also contains workshops, trunk room, storage rooms, locker room and the boiler room with the original steam boilers still operating.

Walsh Hall is in generally good condition, interior and exterior, and requires some amount of repair and restoration. Due to the very limited uses possible for this structure without major additions and/or changes to the structure, an adaptive reuse to apartments is in progress. This use, consistent with its heritage, will allow the preservation of the structure, but will require reconfiguration of the interiors; however, the interior finishes will be preserved and incorporated into the new plan.

The Refectory:

Connected directly to Walsh Hall at the southeast corner of the complex, and connected by a Cloister corridor to the Chapel, the Refectory was the dining hall for three hundred Seminary students, plus staff. Its style blends it with Walsh Hall and the Chapel, repeating materials and details. The massive kitchen, of a scale of that in a very large hotel, is exposed at grade to the rear and located directly below, connected by stairways, dumbwaiter and elevator. The walls and ceiling of this two story space are covered with oak wainscot panelling, beams and pilasters, resulting in an elegant but discreet architectural composition. The condition of the Refectory is all original and intact and, as with Walsh Hall, is being adaptively reused for apartments, with the architectural detailing preserved and incorporated into the plans.

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Continuation SheetSection number 7 Page 12**CROCKER-McMILLIN MANSION/IMMACULATE CONCEPTION SEMINARY
MAHWAH, BERGEN COUNTY, NEW JERSEY****DESCRIPTION (continued):****The Chapel:**

Separated from Walsh Hall and the Refectory by courtyards, but connected by long enclosed walkways called the Cloisters referred to above, is the former Church of Christ the King, the Chapel. The connecting Cloisters are one-story narrow passages with exposed decorative timber trussed ceilings and continuous leaded glass windows overlooking the courtyards. The Chapel is an imposing Gothic Revival church structure, of a style and substance comparable to the finest of the American revival interpretations of church architecture. Its plan is classic, with a high central Nave flanked by side Aisles, with its main axis running north and south. The entrance Narthex is to the north and the Alter area to the south. Above the Narthex is a Choir on a partial second floor balcony overlooking the Nave, accessible through a narrow winding stairway enclosed in a masonry tower. The exterior walls and foundations are constructed of solid brick masonry in Flemish bond, with face brick closely matching the brick on the Mansion, and with limestone trim. The gable roofs, over the Nave of the Chapel, and the Cloisters are slate. The roofs over the side Aisles of the Chapel are flat built-up composition.

North facade: The entrance front is classic Gothic Revival style with pointed stone arch motif for the main entrance, with a plain tympanum above. Extending the width of the carved stone entrance arch below, is a stone trimmed stained glass window at the second level choir loft with carved stone mullions, trefoil tracery and a large center quatrafoil under the pointed arch. Flanking the central gable-roofed part of the north facade are two brick and stone towers with stylized corbelled buttresses, capped by octagonal stone belfries with octagonal pointed roofs topped with hip knobs. The side Aisles are one story high with parapets that are crenellated. The facade is rich with modern interpretations of classic medieval Gothic detailing, such as stone banding contrasting with the brick, corbelled brick buttresses with carved stone caps and stone weatherings, stone quoins, pinnacles with crockets and lancet windows, among others.

East and west facades: Repeated are most of the Gothic detailing found on the north facade. Both sides are only slightly dissimilar, due to grade difference and the the Cloister connections on the west side. Each is 10 bays with almost full basement exposure on the east side and partial basement exposure on the west side. The exterior walls at the basement level are stone in an ashlar pattern. The basement windows are stone trimmed double pointed arches with stone mullions. The side Aisle windows are stone trimmed lancet divided in bays by the projecting and corbelled brick and stone buttresses, except that the windows in the end bays are double under

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Continuation SheetSection number 7 Page 13**CROCKER-McMILLIN MANSION/IMMACULATE CONCEPTION SEMINARY
MAHWAH, BERGEN COUNTY, NEW JERSEY****DESCRIPTION (continued):**

a single pointed arch with carved stone mullions and trefoil heads. Both sides have crenallated parapets running the length of the side aisle flat roofs. The clerestory windows for the Nave are large three panel stone trimmed stained glass, with stone mullions and carved stone tracery.

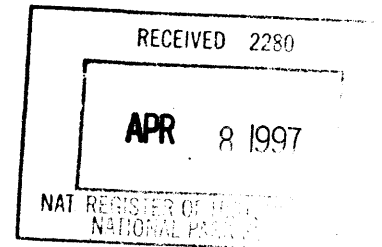
South facade: The rear of the Chapel does not incorporate the elaborate entrance bay of the front, but it does repeat most of the basic features of the building design. The gable topped center bay of the nave is also flanked by somewhat smaller and simpler towers, culminating in brick belfries and pointed roof with knob.

The interior is replete with stone piers, arches and hand painted barrel vaulted ceilings. The arch motif is the pointed Gothic, which occurs at the arcade between the sanctuary and the side vestibules, and for the stained glass windows, with carved stone tracery, above the arcade. The floor is marble with decorative multicolored inlays. In the basement is a utilitarian multipurpose room, fan room, and miscellaneous utility spaces. The rear wall behind and above the Alter is filled with a huge mural. The overall building design is classic Gothic in its roots, and the detailing and craftsmanship of of the finest quality.

The Chapel is original in every respect and the structure is in generally good condition, requiring only maintenance work and mechanical updating. The Chapel has been desanctified by the Archdiocese for secular use. After many years of unsuccessful soliciting for a church user, or other use which would be adaptable for this very limited use building, without serious negative impact, the Chapel is being adaptively reused as the community center for the residents. The lower level will retain the multipurpose room, but will add toilet and locker facilities, and a youth lounge, all uses which are appropriate for this level. As a meeting ,social and recreational facility for a large group of residents, for secular rather than religious purposes, the use is completely compatable and will require only non-intrusive improvements, most of which are mechanical.

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CROCKER-McMILLIN MANSION/IMMACULATE CONCEPTION SEMINARY MAHWAH, BERGEN COUNTY, NEW JERSEY

DESCRIPTION (continued):

Non-Contributing Buildings:

As previously noted, the Bergen County Historic Sites Survey for Mahwah (11/84), under N.J. Historic Sites Inventory No. 0233-D3, lists the following buildings on this site as non-contributing:

- Main gates and Gate House (D3-2)
- c. 1951 Convent (D3-6)
- Potting house and workroom (D3-4)
- Residence (D#-3)

MAIN GATES AND GATEHOUSE: early 20th century, c. 1903-1910. Residential; vernacular Renaissance Revival with Tudor Revival influence; 2 stories. Brick (Flemish bond) exterior with limestone trim. North facade: 3 bays 1st and 2nd stories, multi-paned casement windows; hipped roof. Central entrance has stone trim surrounding an arched door. Tudor rose motif carved in spandrels. Gauged brick arches over windows. Vertical brick band over 1st story; stone band over 2nd story. Stone quoins accent corners. Exterior end brick chimney at east facade.

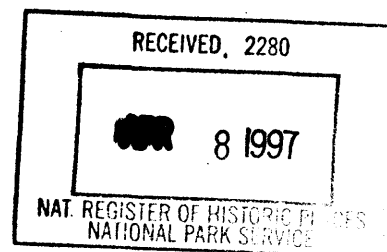
Brick wall (part of gate supports) attached at north and south ends of west side. West drive and gate are just to the north (within 50') of the Gatehouse. West gates, along Ramapo Valley Road: brick walls along west edge of estate, end in square brick and stone trimmed piers that frame the west entrance drive. Iron gates between the piers were badly deteriorated and replaced with chain link security gates. The gate piers and walls and the Gatehouse complement each other.

Although it is much more modest than the mansion, the Gatehouse has the same exterior materials, compatible design and features. It is located very close to Ramapo Valley Road, State route 202, and was considered threatened by potential road widening, which apparently has been averted by a realigning of the road. Considered non-contributing, as noted earlier; however, a plan to restore the gates and Gatehouse may now be feasible. Please refer to photos 1. and 2.

THE CONVENT: C.1955 (marker). Was the seminary convent-residence: vernacular Renaissance Revival with Tudor elements; 3 stories; brick (Flemish bond) and stone trim. 1st story-9 bays, 6/9 sash. 2nd story-10 bays, 4/4 and 6/6 sash; flat roof with parapet. West facade: high basement,

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CROCKER-McMILLIN MANSION/IMMACULATE CONCEPTION SEMINARY MAHWAH, BERGEN COUNTY, NEW JERSEY

DESCRIPTION (continued):

Non-Contributing Buildings (continued):

THE CONVENT (continued): Marker in northwest walls: "A.D. 1951". The building design was by Fanning and Shaw, and the construction done by Romagnino Construction Company (per Seminary records). Considered non-contributing, as noted earlier, due to age and not within contextual period of historic significance, the Convent was demolished in late 1996 as part of the approved development plan. Please refer to photo 40.

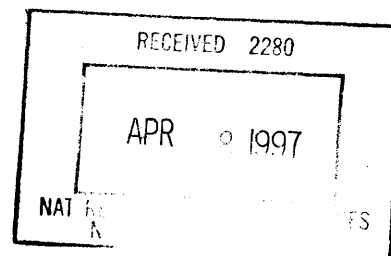
POTTING HOUSE AND WORKROOM: c. 1903-1910. Utility building; vernacular; 1 story; dressed brownstone, limestone and brick trim. South facade: 5 bays, hipped roof; central entrance. Stone walls in ashlar pattern. Slate roof. From Barr Ferree's "A Description of Darlington" (1910): Behind the greenhouses is "...the potting house and workroom. This is a brown stone structure with red brick trimmings and a slate roof. On the first floor is a spacious workroom with refrigerators for the care of cut flowers, an office, toilet and lunch room for the gardeners. In the cellar are two hot water boilers with a steam heater for supplementary use, and ample coal bins. All of the greenhouses were heated from this single plant." After demolition of the greenhouses in 1937 to build Walsh Hall, this building no longer served its purpose. It was gutted and used as a commercial shop. Considered non-contributing, as noted earlier, due to its loss of context to the original estate, and its poor condition, the Potting House and Workroom was demolished in late 1996 as part of the approved development plan. Please refer to photos 28.&39.

RESIDENCE: early 20th century, c. 1903-1910. Was residential, became educational during Seminary ownership; vernacular Arts and Crafts style; 2 stories; 1st story-cobblestone, 2nd story-wood shingles. Windows are wood in various sizes and types, some multi-paned sash; multiple roofs, hipped with flared edges; wood sills and lintels in 1st story windows. Wood band between 1st and 2nd stories. Exposed and sculpted wood brackets under wide eaves. Brick chimneys. It is not currently known which of the three buildings listed in the 1910 Crocker Estate prospectus is this residence: "Superintendent's Cottage", "Gardener's Cottage", or the "Carpenter's Cottage". Because it is close to the former location of the greenhouses, this may have been the gardener's cottage. The Immaculate Conception Seminary used this building first as a convent, then when the new convent was built in 1951, the cottage was reconditioned as a speech laboratory in 1952. It had been considered non-contributing due to its very deteriorated condition and its loss of context with the original estate, and was demolished in late 1996. Please refer to photos 29.&40.

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CROCKER-McMILLIN MANSION/IMMACULATE CONCEPTION SEMINARY MAHWAH, BERGEN COUNTY, NEW JERSEY

STATEMENT OF SIGNIFICANCE:

As stated in the Bergen County Historic Sites Survey, NJ Inventory 0233-D3:

"Darlington", the Crocker-McMillin Mansion along Ramapo Valley Road in Mahwah, is one of the most outstanding early 20th century estate house(s) in Bergen County, and one of New Jersey's notable mansions. It is significant for its elaborate details and sophisticated composition. It is also significant for its good architectural integrity. Both exterior and interior spaces are little-altered from the original designs. It has an important place in Bergen's significant, but often overlooked, history of country estates. From the mid-19th century to the Depression, wealthy urbanites who sought country retreats in Bergen County were attracted to the scenic views and rich farmlands of Mahwah's Ramapo Valley. 'Darlington', on the hill overlooking the Valley, is the most elaborate of Bergen's seats."

The Crocker-McMillin Mansion/Immaculate Conception Seminary Multiple Resource Historic District is historically significant for its association with A. B. Darling, George Crocker and Emerson McMillin, all prominent in the settlement, development and social life of Mahwah and the surrounding area for the period from 1871 to 1926. In addition, McMillin was significant in the areas of commerce, industry, and politics/government, as explained herein. The site is also historically significant for its architecture, landscape architecture and art of the c. 1903 Crocker-McMillin Mansion, a fine example of the Jacobean Revival style, described in 1912 by L.R. McCabe, the architectural critic for Architectural Record as, "one of the few pure structures of Jacobean precedent in the United States". Lastly, the District is historically significant for its architecture of the 1937 Seminary buildings, and the social contribution to religious education that this prominent university provided at this site from 1926 until the early 1980's. While this site certainly fits into the context of local significance, its role in religious education is at least of State significance.

Historical Background and Significance:

Up until the late 19th century, the Ramapo Valley was a remote, rural and agricultural area of Mahwah, then part of the township of HoHoKus, and northwest Bergen County. Primarily as a result of the opening of railroad access, the Valley was discovered by the wealthy class of the so-called "Gilded Age", and became the location of the country estates and farms of such individuals as A. B. Darling, Theodore Havemeyer, Stephen Birch, Arthur L. Sachs, and the Kohler family. The Ramapo Valley became an extension of the lifestyle of the Age of Elegance,

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MAHWAH, BERGEN COUNTY, NEW JERSEY****STATEMENT OF SIGNIFICANCE (continued):**

which lifestyle extended from New York City as its base, to the Hamptons, Westchester, Tuxedo Park and Newport.

Some fifteen estates and stock farms were located along Valley Road, now known as Ramapo Valley Road, which has been designated as an historic road. The Ramapo name is derived from the American Indian name "Ramapough", meaning "place of slanting rock", describing the Valley walls which rise about 1100 feet, parallel to the Ramapo River and Ramapo Valley Road. The roadway retains much of its rural and historic charm, even though development has occurred; however, some of the farmsteads have survived (although reduced in size). Also, like Darlington, the largest of the estates were sold to institutions as the result of changing social and economic conditions. The Kohler estate to the south became the Carmelite Retreat, and the Havemeyer's "Mountain Side Farm" to the north became the site of Ramapo State College.

A. B. Darling purchased the 1100 acre estate in 1871. The residence of Darling was located along the west side of Ramapo Valley Road, and was described as a rambling three story wooden edifice with 27 rooms. There is at present no visual evidence of the house or outbuildings on the site, although Seminary records show that it was called "The Old Mansion", more formally known as the Philosophy House of St. Thomas Aquinas. However, Darling's "Old Mansion" is known to have been razed between 1937 and 1962 according to the Seminary records. Bromley's 1913 Atlas of Bergen County, vol. 2, p. 33, shows a structure identified as "E. McMillin", in addition to the Mansion complex, located close to the southeast intersection of Ramapo Valley Road and Darlington Avenue. The area, as well as the estate, became referred to as "Darlington", after what was described as the most lavish estate in the Valley.

George and Emma Crocker purchased the estate in 1901 and set out to build their country estate, and the Mansion which was, and still is, the focal point. The Crockers were familiar with the Ramapo Valley having been through it on several occasions since his sister and her husband, C. B. Alexander, had a home in Tuxedo Park, New York, just a few miles to the northeast. Crocker described the location as "the finest site for a residence in the country". The Ramsey Journal, the local newspaper, hearing rumors of the possible purchase, wrote, "The coming of such a man would mean much to our town".

George Crocker was born in San Francisco in 1856, the son of Charles Crocker, the builder of the Central Pacific Railroad. In 1888, the elder Crocker left an estate of \$30,000,000. to his four children, with George receiving \$6,000,000 provided that he "continuously abstained from the

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STATEMENT OF SIGNIFICANCE (continued):

use of spiritous, vinous, and malt liquors" for a period of five years. Successfully gaining the confidence of his family and proving his business acumen, he moved to New York City where he opened an office to operate and expand many of the family businesses including banks, railroads, chemical, sugar, gas, coal, iron and land companies. By 1909 his worth was valued between ten and twenty million dollars. He served as a board member of various banking houses, directed the Wells Fargo Company and the Trust Company of America, and was the Second Vice-President of the family owned Southern Pacific Railroad. An avid sportsman, he belonged to the Tuxedo, the New York Athletic, the Union League, the Metropolitan, the Mid-Day and the City Clubs. The Crockers maintained a townhouse at 1 East 64th Street in New York City and a summer villa in Newport.

In the spring of 1902, work had begun on the Mansion; however, Emma Crocker died in 1904, prior to its completion. As a memorial to his wife, Crocker donated \$14,000. for the construction of St John's Episcopal Church, still located at Main and Arch Streets in Ramsey, on land which was owned by the manager of the Darlington estate, Edwin F. Carpenter.

The architect for the Mansion was James Brite, who had been an apprentice in the firm of McKim, Mead and White during its early days. After travel and study in Europe, Brite returned to New York in 1897 and formed a partnership with Henry Bacon. Brite and Bacon prospered having done notable work including the Public Library in Jersey City, the American University in Washington, D.C., and an imposing three-story Georgian mansion, "Laurel Hill" at Columbia, South Carolina. Upon termination of the partnership in 1902, Bacon became interested in monumental work and designed the Lincoln Memorial in Washington, D.C. in 1923, his greatest accomplishment. James Brite became active in designing suburban homes for "a large, elite" clientele, notable examples of which were a Georgian residence for Herbert L. Pratt in Glen Cove, L.I. and Brite's most ambitious undertaking, Darlington. He later remarked, "Darlington cost me much hard work, many heartaches and no end of joy".

Brite modelled the Crocker Mansion directly on Bramshill Manor, Hampshire in Kent, having been described as "one of the finest examples of English Jacobean architecture". Bramshill, attributed to the architect John Thorpe, was built in 1612 for Prince Henry, the son of King James I, whose coronet in carved stone hung over the main entrance. One of the gentle ironies of history suggested by the identical coronet at the Crocker Mansion is that neither prince nor capitalist enjoyed a long stay in their new homes, since both died a short time after the buildings

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STATEMENT OF SIGNIFICANCE (continued):

were complete. Bramshill passed into the hands of Sir Robert Cope and it remained in the Cope family for centuries. (In 1881, Queen Victoria accompanied the Duke of Wellington on a tour of the area and visited the popular Bramshill Manor and park.)

Another quote from L. R. McCabe in his 1912 review in Architectural Record states,

"No private house in the United States, perhaps, is so rich in carvings wrought by hand out of solid wood. Many varieties of wood contribute to the rich, somber beauty and solidity of the whole; American quartered white oak, English oak, cherry, Circasian walnut, English walnut and California redwoods. All the wood carvings were done in Philadelphia and set up in the house by master Italian cabinet-makers."

The magnitude, complexity and opulence of the estate operation can perhaps be better appreciated with a brief description of the facilities and the staff required to operate them. In the basement, which was the work center of the Mansion, were located two laundries, one for the owners and guests and one for the workers. The basement was complete with a wine cellar and Crocker's cigar humidor which held 60,000 custom-rolled cigars, monogrammed with his initials, and worth about \$25,000. A staff of thirty maintained the Mansion, farm stables and greenhouses. Edmund Daches, the head gardener, was responsible for the "English formal gardens which recalled the studied lines of Luxemburg or Versailles. Sixteen greenhouses were connected by the Palm House as the center of a superstructure covering 16,000 square feet of glass." The greenhouses were taken down to build the Walsh Hall complex, prior to 1937.

Although personally distant from the townsfolk, who dealt with the estate manager, Edwin Carpenter, Crocker's and his estate's presence were economically and socially felt on a continuing basis, for the short period of his life to remain. Crocker was to die in 1909, just two years after the completion of the Mansion, at the age of 55. After a period of legal entanglements, Emerson McMillin purchased the 1,000 acres, the buildings and the fully furnished Mansion for the sum of about \$780,000, considerably less than Crocker's cost; however, McMillin pledged to donate \$1,000,000. for a theater at Columbia University, which theater stills bears his name.

Emerson McMillin was born in Ohio, where he worked his way up in the fast-growing gas light business. In 1891 he moved to New York City and formed a partnership with Colonel Henry B.

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CROCKER-McMILLIN MANSION/IMMACULATE CONCEPTION SEMINARY MAHWAH, BERGEN COUNTY, NEW JERSEY

STATEMENT OF SIGNIFICANCE (continued):

Wilson. Emerson McMillin & Company had large holdings in gas properties and securities, and constructed a tunnel under the East River for the East River Gas Company. After further consolidations, McMillin placed all of his financial properties under the American Light and Traction Company in 1901. He was an avid art collector and when the family moved from its Riverside Drive residence in New York City, the Mansion had so many furnishings that his valuable collection, which contained fourteen originals by George Inness, had little space for display. McMillin discontinued much of the farm and dairy production; however, he kept a small herd and farm for family use. As with the rest of his life, he managed every detail himself, fired Edwin Carpenter and maintained the estate on a sound economic basis. A major improvement necessary was a new water supply for the estate, which need was satisfied by the construction of the McMillin Reservoir high in the Ramapo hills, still in existence on the west side of the Ramapo River.

As a member of over forty clubs and societies, he also supported numerous charities with substantial contributions. As a member of the board of the American Museum of Natural History, he gave advice and contributed to many of Commander Peary's expeditions. Being a man of international vision, McMillin supported President Wilson's policies after World War I, including promotion of the League of Nations and the World Court, offering Darlington as the site for many meetings of the World Court League. The McMillin family also was very active in the local community life, offering the estate for the use for many social and benevolent affairs, in addition to entertaining the cream of society of the time. He died in 1922 at the age of 78.

An auction of the furnishings including tapestries, paintings, rugs, bronzes and porcelains brought \$365,000. The estate itself was sold for \$685,000. to the Darlington Development Company, which had plans to develop it into the Darlington Golf and Country Club. The Board of Governors of this corporation consisted of very prominent businessmen, including Frank Hague (Mayor of Jersey City), Paul McMillin Butterworth (Trustee of Emerson McMillan Estate), Col. Jacob Ruppert (New York City), Hon. Charles M. Egan (Judge of Hudson County Courts), Hon. George VanBuskirk (Judge of Court of Errors and Appeals, New Jersey), L. Lawrence Weber (Theater Owner and Producer) and Hon. Edward I. Edwards (U.S. Senator and Ex-Governor of New Jersey). However, the Development Corp. and the Club were soon in financial difficulty, which allowed the McMillin family to regain possession of the property through foreclosure.

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STATEMENT OF SIGNIFICANCE (continued):

On July 15, 1926, the estate was sold for \$478,488.41 to the Archdiocese of Newark, which relocated its Theological Seminary from its former location at Seton Hall College, now University, in South Orange, New Jersey. In 1927, the 53 seminarians and faculty represented the largest organization in the entire township. The Seminary operated out of the Mansion and the "Old Mansion".

To meet its growing needs and expand into the university which it became, a fund drive was conducted in 1936, resulting in pledges amounting to \$1,840,000. to construct the new Seminary buildings. The architectural firm of Fanning and Shaw from Paterson, New Jersey, was engaged to prepare the construction plans and specifications. The bid documents became available on January 27, 1937, and bids were opened on April 7, 1937. Nine days later, a construction contract in the amount of \$923,500., for Walsh Hall and the Refectory, was awarded to Censullo-Burke Construction Co.. Ground was broken on April 23, 1937 and the cornerstones were laid by Bishop Walsh on September 24, 1937. By early December, the exterior construction was substantially completed, and Walsh Hall was placed into service on September 24, 1938. The Chapel was dedicated on December 8, 1938. When the definitive Financial Report was submitted on December 8, 1941, the total disbursements for the complex were certified at \$1,667,900.

The Immaculate Conception Seminary was apparently founded and commenced operations in 1860, based upon documentation of 1862 which referred to two years of operation; however, its official founding is accepted as February, 1862. The occasion of 1862 was the celebration of the first ten graduates of the Seminary. In the Centennial History of the Immaculate Conception Seminary written by Henry G. J. Beck and published in 1962, the Seminary registered enrollment for 1862 was 315, which was about the capacity of the Seminary.

The many graduates, spread far and wide throughout this country, and extending world-wide, attest to the impact that this venerable institution has made upon religious education in America. In the Centennial History of 1962 are included letters of congratulations from the then Governor, the Hon. Richard J. Hughes, who wrote, "This great center of learning has made many invaluable contributions to the spiritual and cultural life of our State since the Seminary was founded in February of 1862." Then President of the United States, John F. Kennedy, wrote, "I am most pleased to learn that the Immaculate Conception Seminary is observing its centenary this year. The Seminary has over the past century become a leading center for Catholic scholarship and education."

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Section number 9 Page 20

CROCKER-McMILLIN MANSION/IMMACULATE CONCEPTION SEMINARY MAHWAH, BERGEN COUNTY, NEW JERSEY

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Section number 9 Page 21

CROCKER-McMILLIN MANSION/IMMACULATE CONCEPTION SEMINARY MAHWAH, BERGEN COUNTY, NEW JERSEY

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Section number 9 Page 22

CROCKER-McMILLIN MANSION/IMMACULATE CONCEPTION SEMINARY MAHWAH, BERGEN COUNTY, NEW JERSEY

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National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 23

CROCKER-McMILLIN MANSION/IMMACULATE CONCEPTION SEMINARY MAHWAH, BERGEN COUNTY, NEW JERSEY

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National Park Service

National Register of Historic Places Continuation Sheet

Section number 10 Page 24 Crocker-McMillan Mansion/ Immaculate Conception
Seminary, Mahwah Township, Bergen County, NJ

CONKLIN ASSOCIATES
CONSULTING ENGINEERS AND LAND SURVEYORS
P.O. BOX 282
6 ARROW ROAD, RAMSEY, NJ 07446

May 1, 1995

DESCRIPTION of the Rio Vista Historic Area

BEGINNING at the most easterly corner of the herein described tract, said point of beginning also being the most southwesterly corner of Lot 11 Block 21.03, lands now or formerly of J. and E. Metzger and the northwesterly corner of lands of Lot 10 now or formerly of M. and R. Della Fave, both as shown on a filed map entitled "Phase 1, Section C Final Subdivision Plat Rio Vista - Mahwah for Darlington Associates, L.P. in the Township of Mahwah, Bergen County, N.J." and filed in the Bergen County Clerk's Office on July 16, 1987 as Map #8488 and running thence

- 1) along the dividing line between the Historic Area and lands of Darlington Village, South 41°-27'-41" West 23.20'; thence
- 2) still along the same South 68°-18'-21" West 150.18'; thence
- 3) still along the same South 21°-33'-02" East 156.18'; thence
- 4) along the dividing line between the Historic Area and lands of the Rio Vista Homeowners Association and the Walsh Hall Condominium, South 69°-14'-19" West 175.92'; thence
- 5) still along the same South 34°-26'-47" West 98.33'; thence
- 6) still along the same South 56°-39'-41" West 48.39' to a point in the line of lands of Darlington Village; thence
- 7) along the same North 37°-14'-50" West 25.06'; thence
- 8) still along the same South 56°-39'-41" West 54.35' to a point of curvature; thence
- 9) still along the same on a curve to the right in a northwesterly direction on a radius of 85.00' an arc distance of 169.32' to a point of tangency; thence
- 10) still along the same North 09°-12'-13" West 179.54' to a point of curvature; thence
- 11) still along the same on a curve to the left in a northerly direction on a radius of 270.50' an arc distance of 62.09' to a point of tangency; thence
- 12) still along the same North 22°-21'-15" West 408.12'; thence
- 13) still along the same North 01°-57'-17" West 41.07'; thence
- 14) along the dividing line between Lot 1.01 "the Mansion Lot" and lands of Darlington Village North 23°-07'-05" West 69.00' to a point of curvature; thence
- 15) still along the same on a curve to the left in a northwesterly direction on a radius of 510.00' an arc distance of 233.17' to a point of tangency; thence
- 16) still along the same North 49°-18'-50" West 7.37' to a point of curvature; thence
- 17) still along the same and on a curve to the right in a northeasterly direction on a radius of 5.00' an arc distance of 7.85' to a point of tangency; thence
- 18) still along the same North 40°-41'-10" East 22.45' to a point of curvature; thence
- 19) still along the same on a curve to the left in a northerly direction on a radius of 185.00' an arc distance of 166.53' to a point of tangency; thence
- 20) still along the same North 10°-53'-22" West 20.47' to a point of curvature; thence
- 21) still along the same on a curve to the right in a northeasterly direction on a radius of 265.00' an arc distance of 89.94' to a point of tangency; thence

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Continuation SheetSection number 10 Page 24aCrocker-McMillan Mansion/Immaculate Conception
Seminary, Mahwah Township, Bergen County, NJ

- 22) still along the same North 08°-33'-23" East 155.46' to a point of curvature; thence
- 23) still along the same on a curve to the left in a northeasterly direction on a radius of 310.00' an arc distance of 59.02' to a point of tangency; thence
- 24) still along the same North 59°-18'-25" East 177.30'; thence
- 25) still along the same North 30°-41'-35" West 406.96'; thence
- 26) still along the same North 19°-08'-13" West 245.83' to a point of curvature; thence
- 27) still along the same and on a curve to the right in a northeasterly direction on a radius of 270.00' an arc distance of 146.95' to a point of tangency; thence
- 28) still along the same North 12°-02'-45" East 421.12' to a point in the southerly sideline of Ramapo Valley Road (variable width from centerline); thence
- 29) along the same on a curve to the right in a southeasterly direction on a radius of 505.00' an arc distance of 230.00' to a point of tangency; thence
- 30) still along the same South 60°-12'-38" East 19.29'; thence
- 31) still along the same North 29°-47'-22" East 9.00'; thence
- 32) still along the same South 60°-12'-38" East 55.00'; thence
- 33) still along the same South 29°-47'-22" West 9.00'; thence
- 34) still along the same South 60°-12'-38" East 71.95'; thence
- 35) still along the same South 30°-05'-55" West 5.00' to a point on a curve being part of Lot 25 Block 21.03 as shown on a map entitled "Phase 1 Section D Final Subdivision Plat Rio Vista - Mahwah for Darlington Associates, L.P."; thence
- 36) along the northwesterly line of Lot 25 and on a curve to the left in a southwesterly direction on a radius of 30.00' an arc distance of 15.44' to a point of reverse curvature; thence
- 37) still along the same and on a curve to the right in a southwesterly direction on a radius of 2,500.00' an arc distance of 282.23' to a point of tangency; thence
- 38) still along the same and along the westerly line of Lots 23 and 24, as shown on Filed Map #8489, and on a curve to the left in a southerly direction on a radius of 200.00' an arc distance of 286.24' to a point of tangency; thence
- 39) along the aforementioned westerly line of Lot 23 and also a portion of Lot 22 in Block 21.03 South 19°-08'-13" East 238.74'; thence
- 40) continuing along the westerly line of Lot 22 and also a portion of Lot 21 South 30°-41'-35" East 325.83'; thence
- 41) continuing along the southwesterly line of Lot 21 and Lot 20 in Block 21.03 South 52°-56'-27" East 302.32'; thence
- 42) along a portion of the southerly line of Lot 19 in Block 21.03 North 77°-49'-57" East 55.00'; thence
- 43) along the southwesterly line of Lot 17 as shown on a Final Subdivision Plat entitled "Phase 1, Section C Rio Vista - Mahwah Bergen County, N.J." and filed in the Bergen County Clerk's Office July 16, 1987 as Map #8488 South 31°-57'-47" East 123.31'; thence
- 44) along the westerly line of Lots 16, 15, 14, and a portion of Lot 13 in Block 21.03, all as shown on Filed Map #8488, South 01°-59'-51" East 486.84'; thence
- 45) continuing along the southwesterly line of Lot 13 and Lots 12 and 11 again as indicated on Map #8488 South 37°-10'-32" East 477.11' to the point or place of **BEGINNING**.

Said tract contains approximately 21 3523 acres

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Section number 10 Page 24b

CROCKER-McMILLIN MANSION/IMMACULATE CONCEPTION SEMINARY MAHWAH, BERGEN COUNTY, NEW JERSEY

VERBAL BOUNDARY JUSTIFICATION:

The nominated property includes all of the historically significant structures and development still extant and retaining historical integrity, that were associated with the Crocker-McMillin Mansion and the Immaculate Conception Seminary, located in Mahwah Township, Bergen County, New Jersey.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number _____ Page 25

CROCKER-McMILLIN MANSION/IMMACULATE CONCEPTION SEMINARY MAHWAH, BERGEN COUNTY, NEW JERSEY

PHOTOGRAPHS:

PHOTOGRAPHER: Albin H. Rothe
The Rothe Partnership, P.C.
65 No. Franklin Tpke.
Ramsey, New Jersey 07446

DATES OF PHOTOGRAPHS: April, 1995, except for Photographs No. 13, 33, 34, 35 36 & 37
all of which are dated September, 1984

ORIGINAL NEGATIVES: located at office of The Rothe Partnership, P.C.

PHOTOGRAPH IDENTIFICATION:

1. Gatehouse north and west facades, looking southeast
2. Entrance drive from Gatehouse to Mansion, looking south
3. Mansion east facade and Terraces, looking northwest
4. Mansion east facade close-up, looking northwest
5. Mansion west facade and entrance drive, looking northeast
6. Mansion west and south facades, looking northeast
7. Mansion west facade, looking east
8. Mansion west facade entrance bay detail, looking east
- * 9. Mansion interior, Entry main stairway newell post statuary detail
10. Mansion interior, Entry and main stairway, looking northeast
11. Mansion interior, Entry walls and ceiling, looking southeast
12. Mansion Great Hall, looking northeast

* not submitted to National Register

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Section number _____ Page 26

CROCKER-McMILLIN MANSION/IMMACULATE CONCEPTION SEMINARY MAHWAH, BERGEN COUNTY, NEW JERSEY

PHOTOGRAPH IDENTIFICATION (continued):

13. Mansion Great Hall, looking southwest
14. Mansion Great Hall, looking southwest from second floor balcony
- * 15. Mansion Great Hall west side balcony detail, looking west
16. Mansion Great Hall fireplace, looking east
- * 17. Mansion Dining Room, looking west
18. Mansion Dining Room fireplace detail, looking southwest
- * 19. Mansion Dining Room ceiling detail, looking west
20. Breakfast Room, looking southwest
21. Mansion Library, looking northwest
22. Mansion second floor Central Hall and Oriel window, looking northwest
23. Walsh Hall north facade, looking south across Formal Gardens
24. Walsh Hall north facade, looking southeast across Formal Gardens
25. Formal Garden pool and fountain, looking west
26. Mansion south facade, looking north from Walsh Hall
27. Walsh Hall north facade, looking south
28. Walsh Hall south facade, looking north
29. Walsh Hall, Refectory and Service Cottage south facades, looking north
30. Walsh Hall interior Center Hall, looking southeast

*not sent to National Register

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number _____ Page 27

CROCKER-McMILLIN MANSION/IMMACULATE CONCEPTION SEMINARY MAHWAH, BERGEN COUNTY, NEW JERSEY

PHOTOGRAPH IDENTIFICATION (continued):

31. Walsh Hall interior first floor main corridor, looking east
32. Walsh Hall interior typical corridor
33. Cloister interior, looking east from Walsh Hall towards Chapel
34. Refectory interior, looking northeast
35. Chapel north and west facade, looking southeast
36. Chapel interior Nave, looking south towards Alter
37. Chapel interior Nave, looking north towards Narthex
38. Chapel interior, ceiling detail
39. Potting Shed south facade, looking north
40. Service Cottage and Convent north and west facades, looking southeast
41. Aerial view south facade of Mansion, from Walsh Hall looking north across Formal Gardens.

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Section number _____ Page 28

CROCKER-McMILLIN MANSION/IMMACULATE CONCEPTION SEMINARY MAHWAH, BERGEN COUNTY, NEW JERSEY

HISTORIC PHOTOGRAPHS:

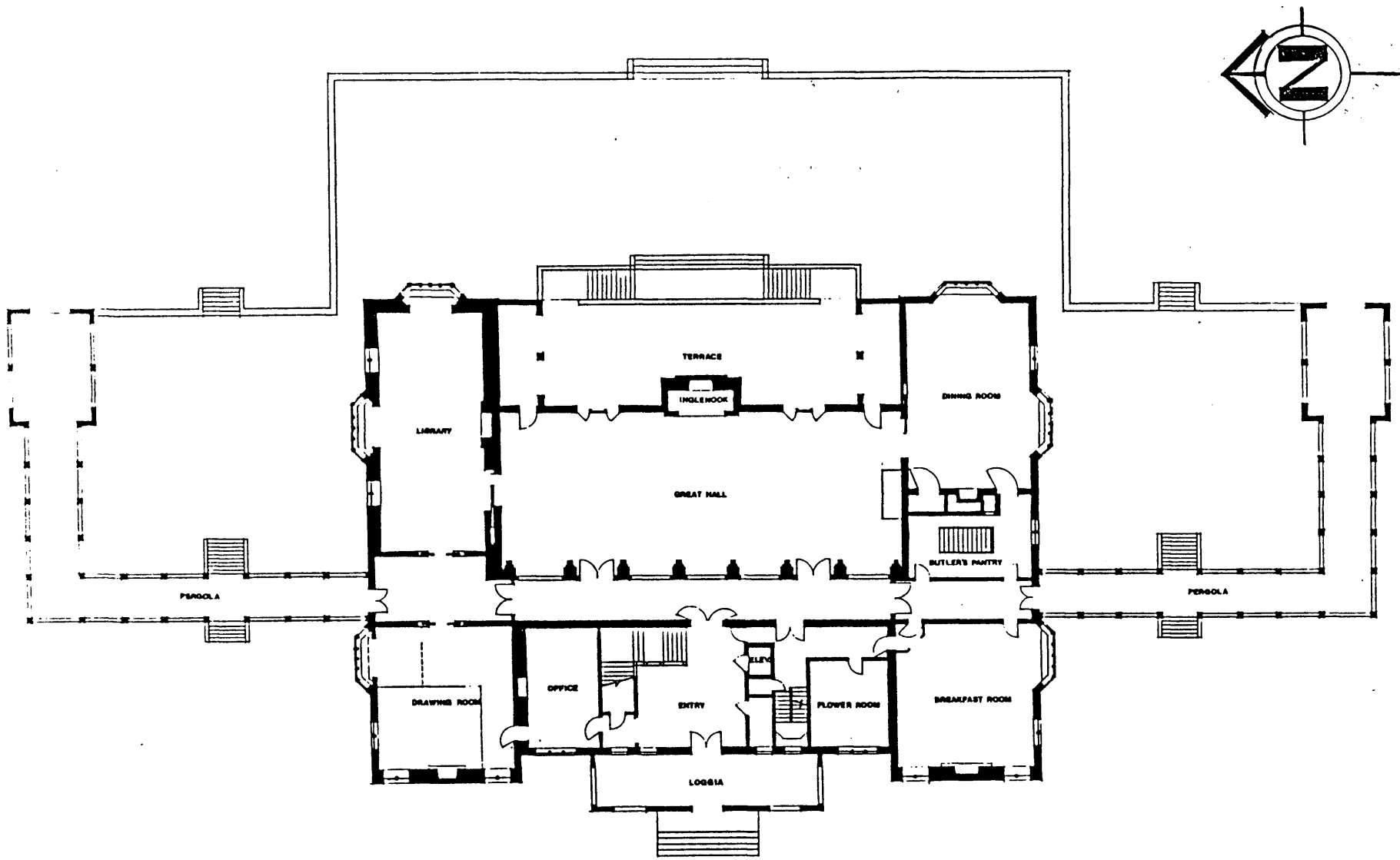
PHOTOGRAPHER: unknown

DATE OF PHOTOGRAPHS: c. 1926 (prior to occupancy and use by the Seminary)

ORIGINAL NEGATIVES: located at the office of Darlington Associates, L.P.
550 Kinderkamack Road
Oradell, New Jersey 07649

PHOTOGRAPH IDENTIFICATION:

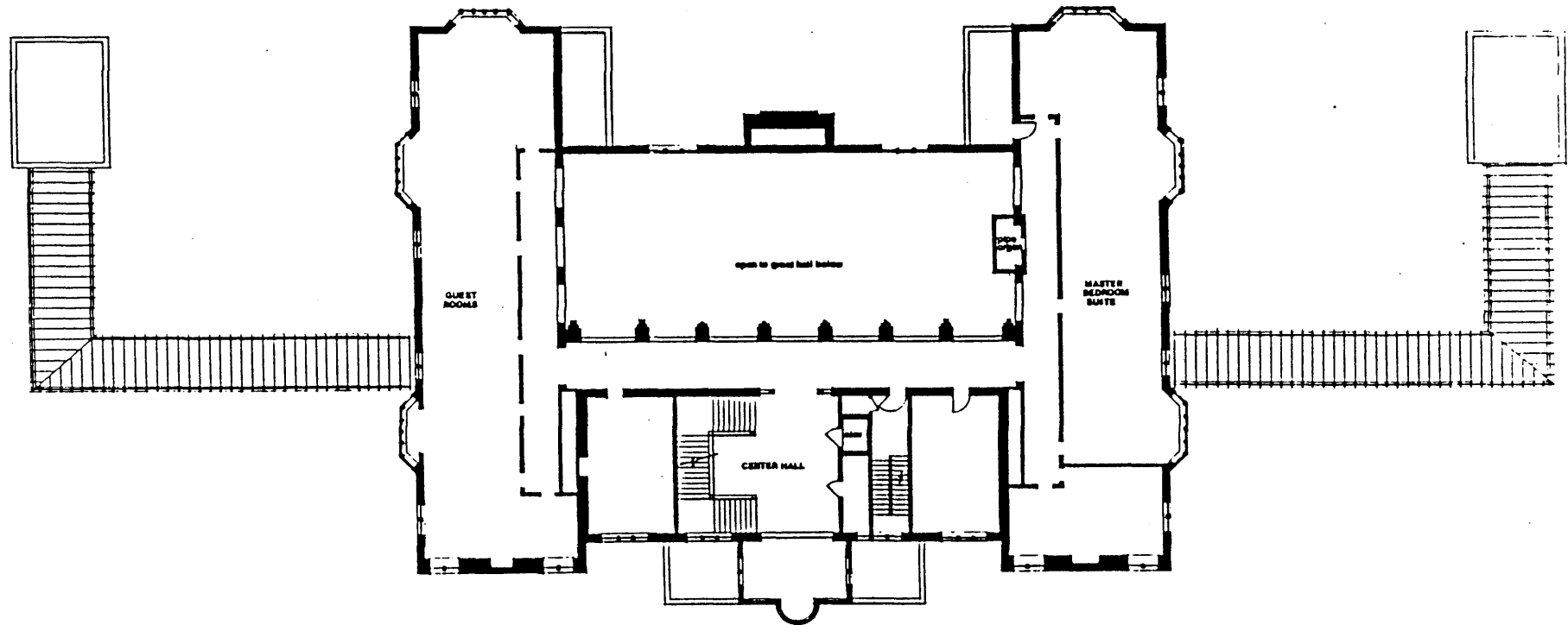
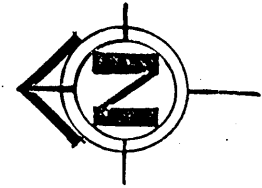
- H-1. Mansion Great Hall, looking northwest
- H-2. Mansion Great Hall, looking southwest
- H-3. Mansion Great Hall fireplace looking west
- H-4. Mansion Breakfast Room, looking northeast
- H-5. Mansion Library, looking southwest
- H-6. Mansion north and west facades, looking southeast



CROCKER MANSION
Main Floor Plan
No scale provided

DARLINGTON SEMINARY
Mahwah, New Jersey
Bergen County

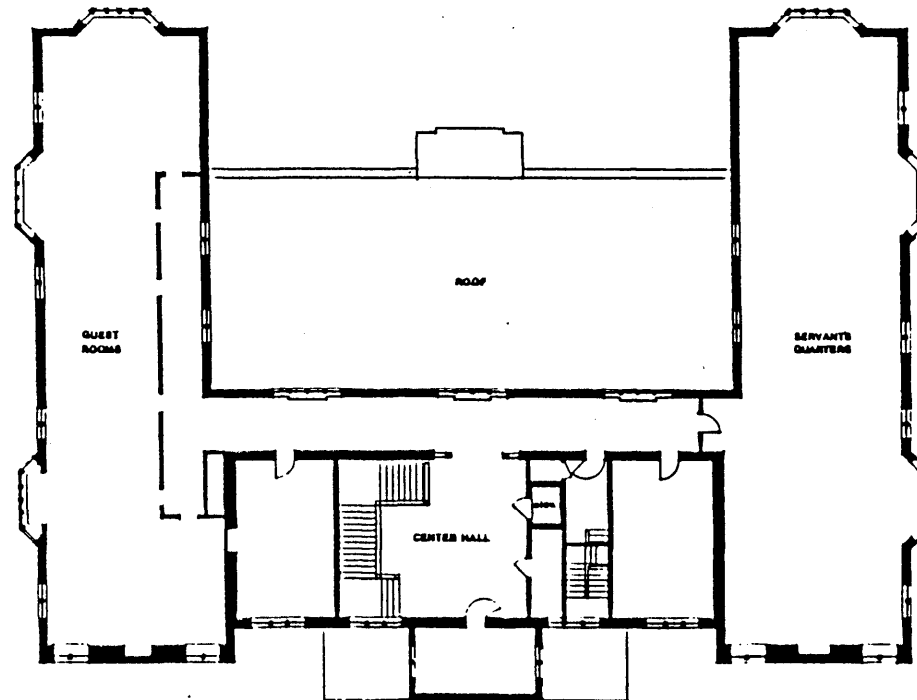
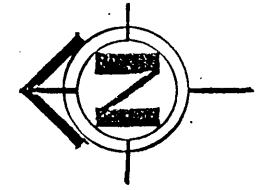
	THE ROTHE PARTNERSHIP, P.A.	
	65 NORTH FRANKLIN TURNPIKE RAMSEY, NEW JERSEY 07446	TEL: (201) 327-1580 FAX: (201) 327-1781
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CROCKER MANSION
Second Floor Plan
No scale provided.

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Mahwah, New Jersey
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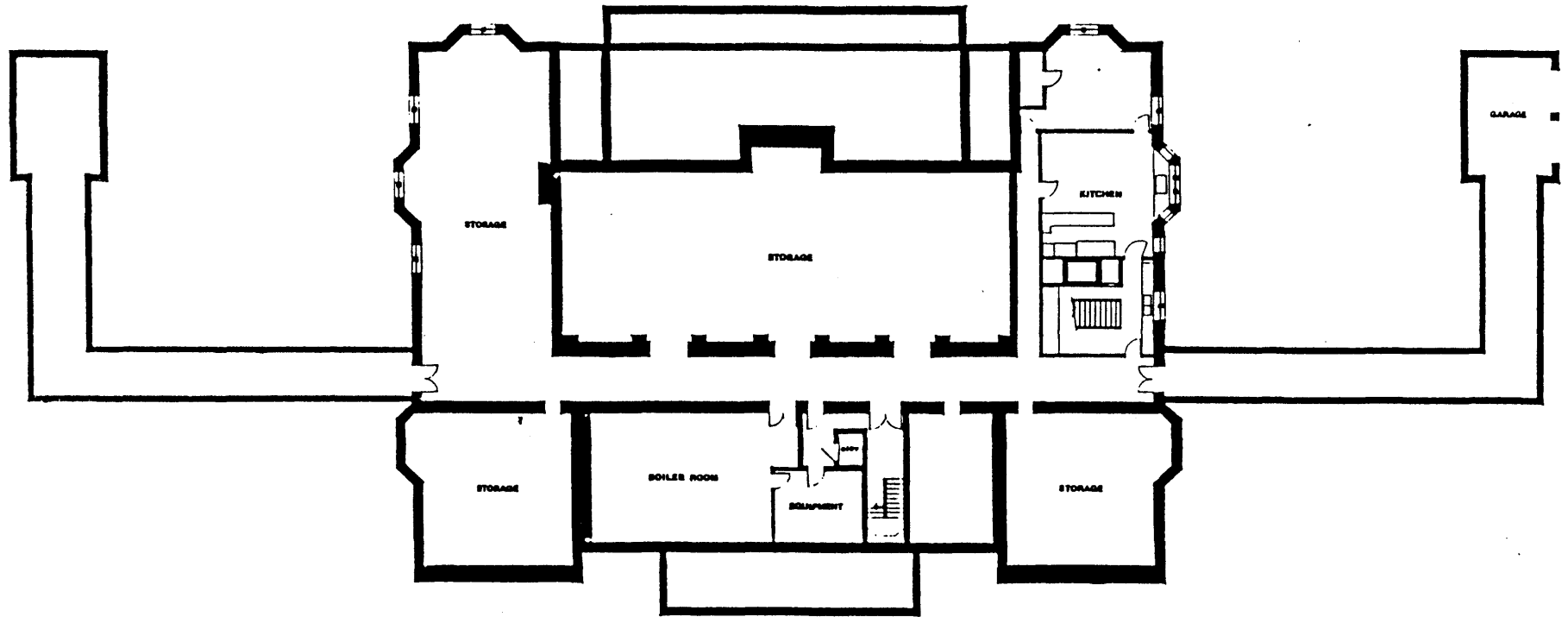
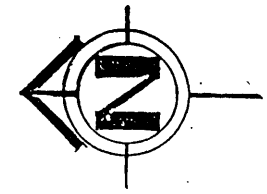
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CROCKER MANSION
Third Floor Plan
No scale provided

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Bergen County

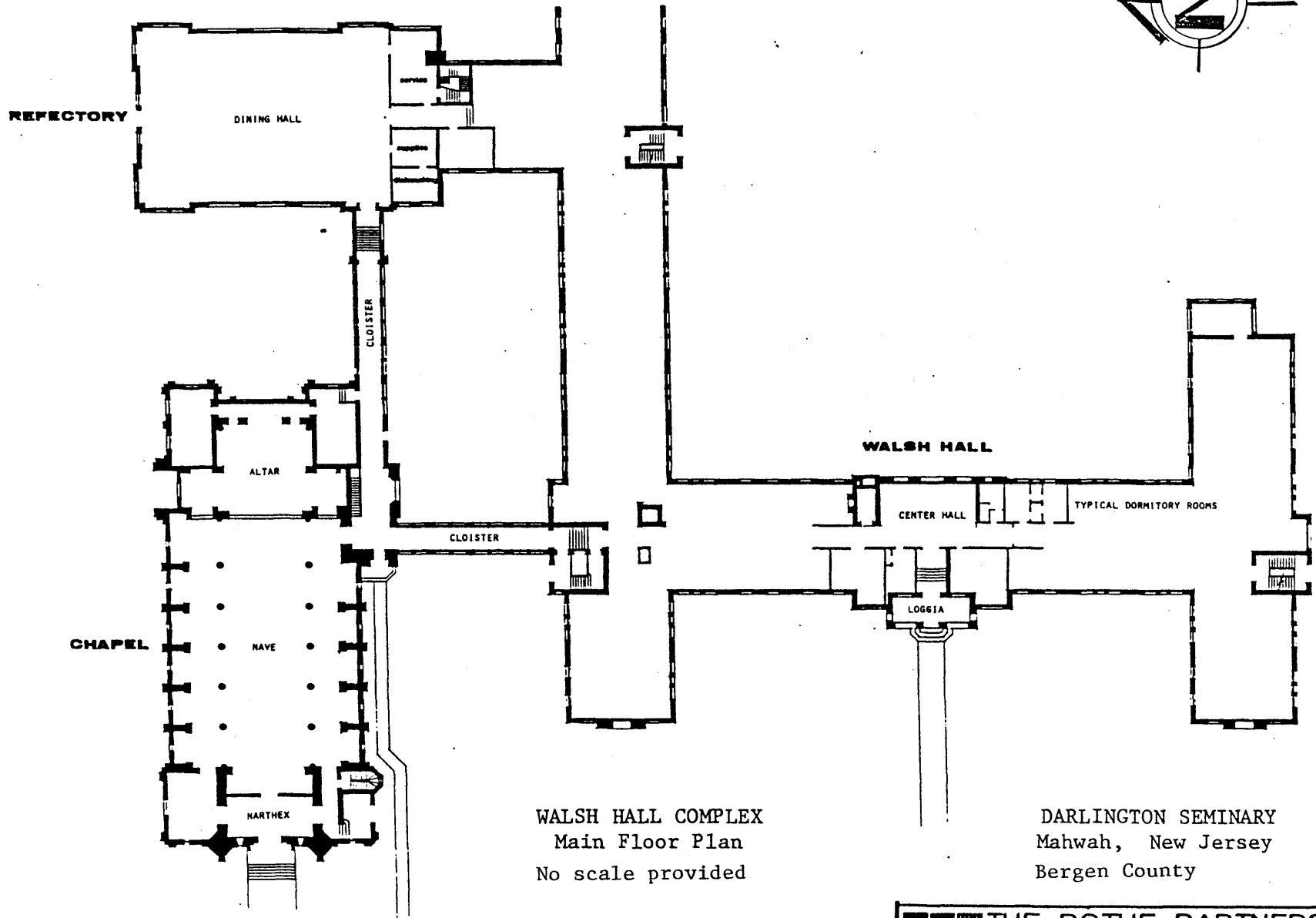
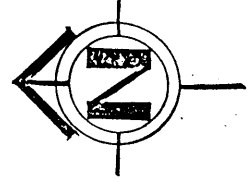
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CROCKER MANSION
Basement Plan
No scale provided.

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Mahwah, New Jersey
Bergen County

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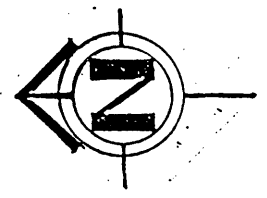
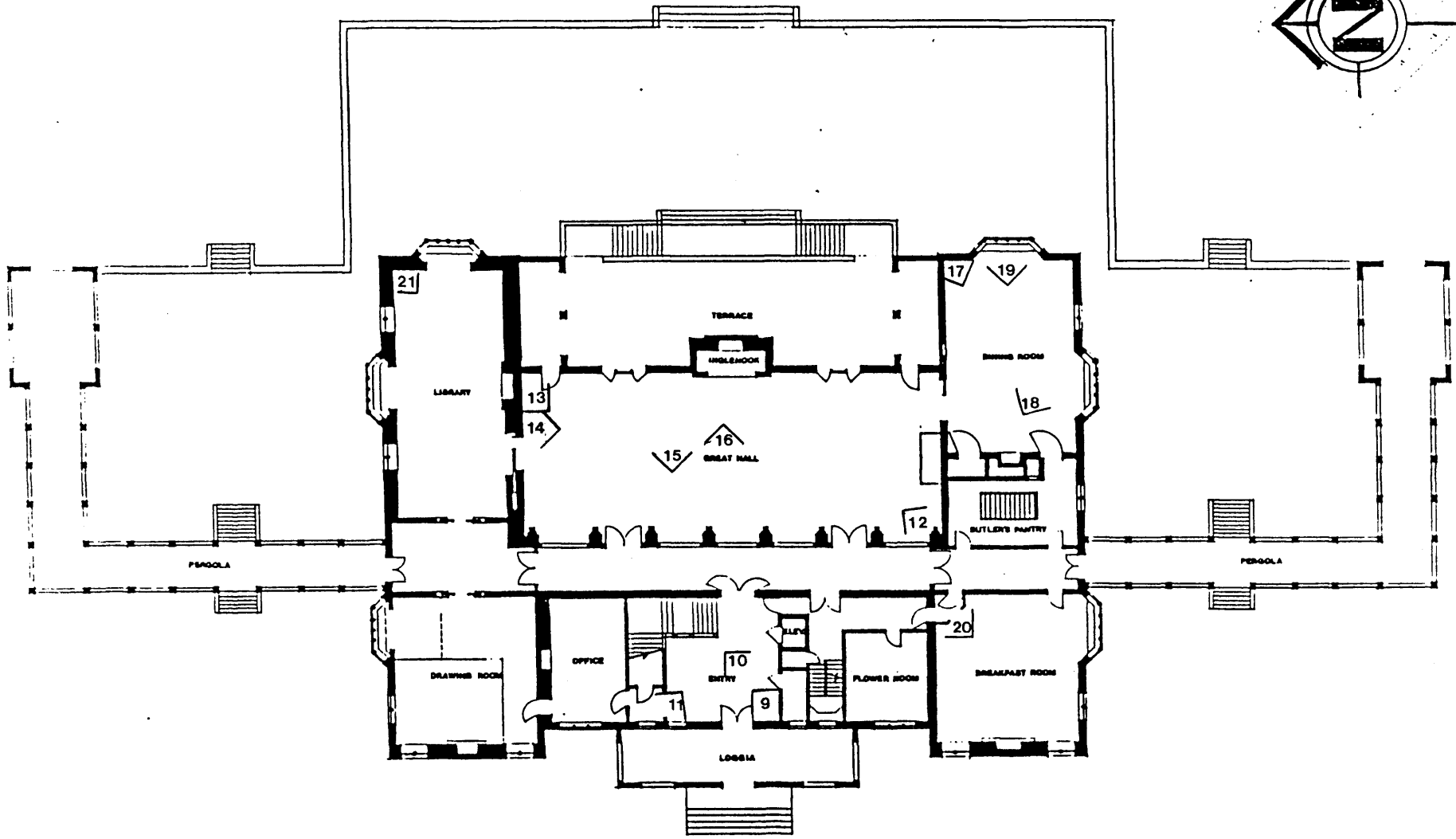


WALSH HALL COMPLEX
Main Floor Plan
No scale provided

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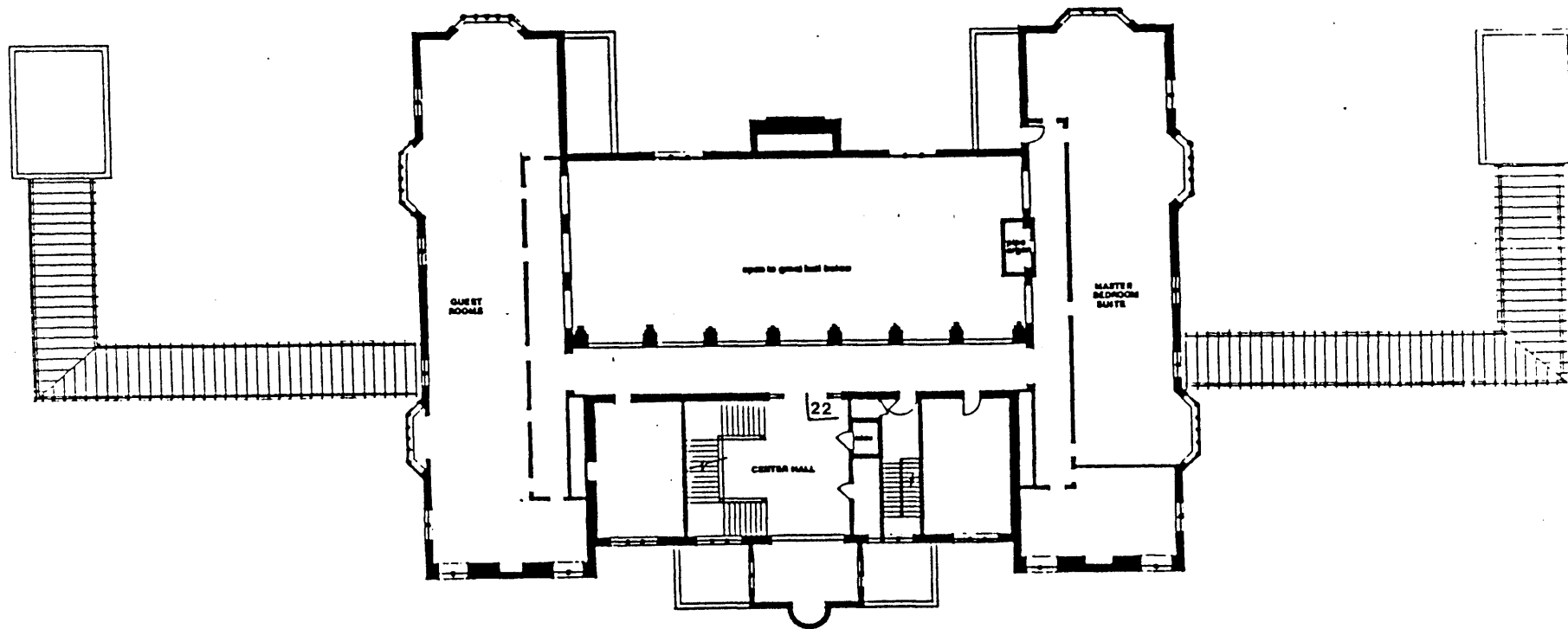
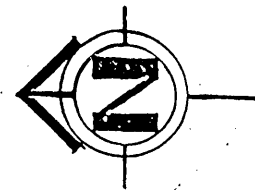


CROCKER MANSION
Main Floor Plan

DARLINGTON SEMINARY
Mahwah, New Jersey
Bergen County

PHOTOGRAPH LOCATIONS

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 FAX: (201) 327-1781
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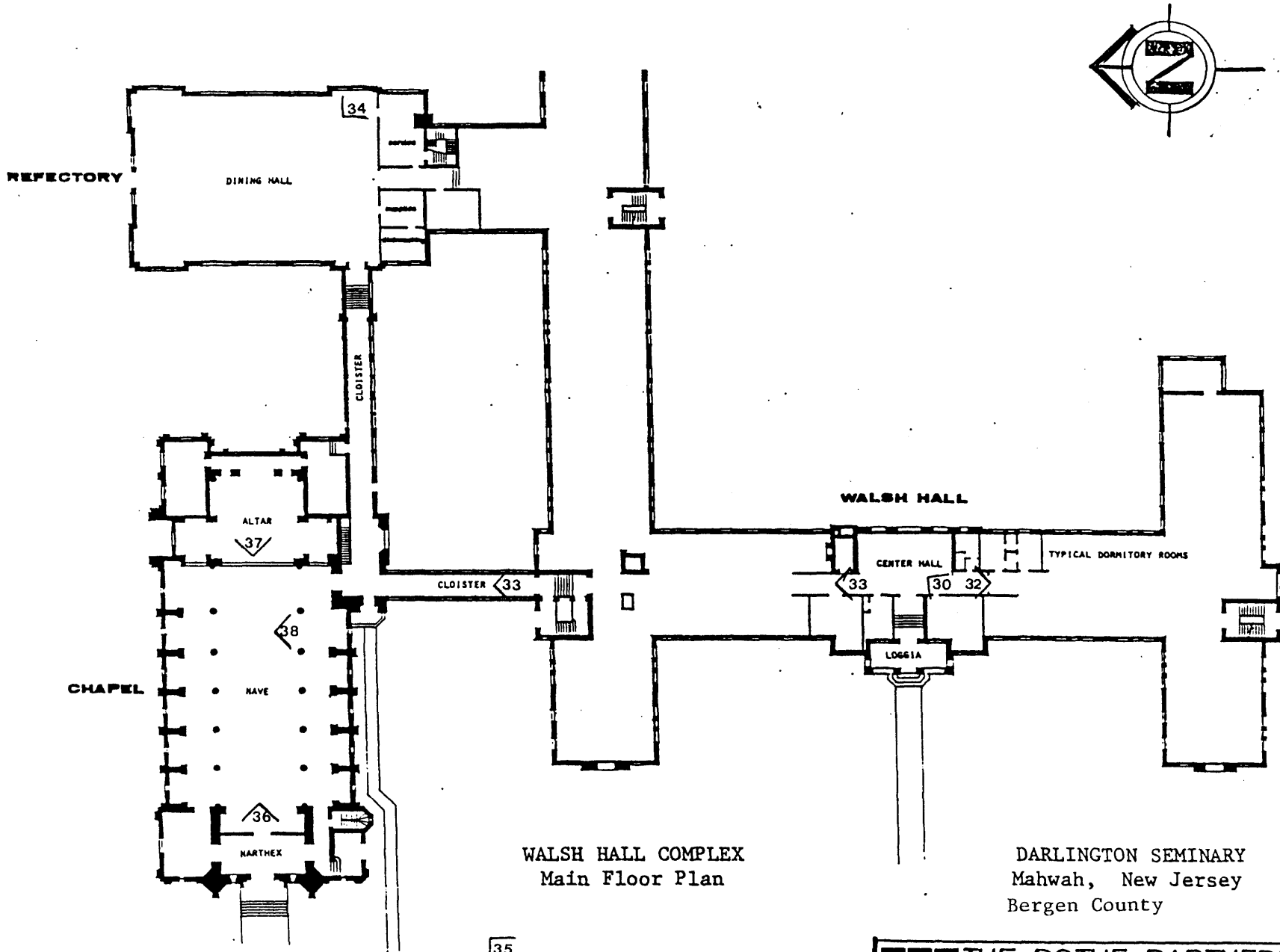


CROCKER MANSION
Second Floor Plan

DARLINGTON SEMINARY
Mahwah, New Jersey
Bergen County

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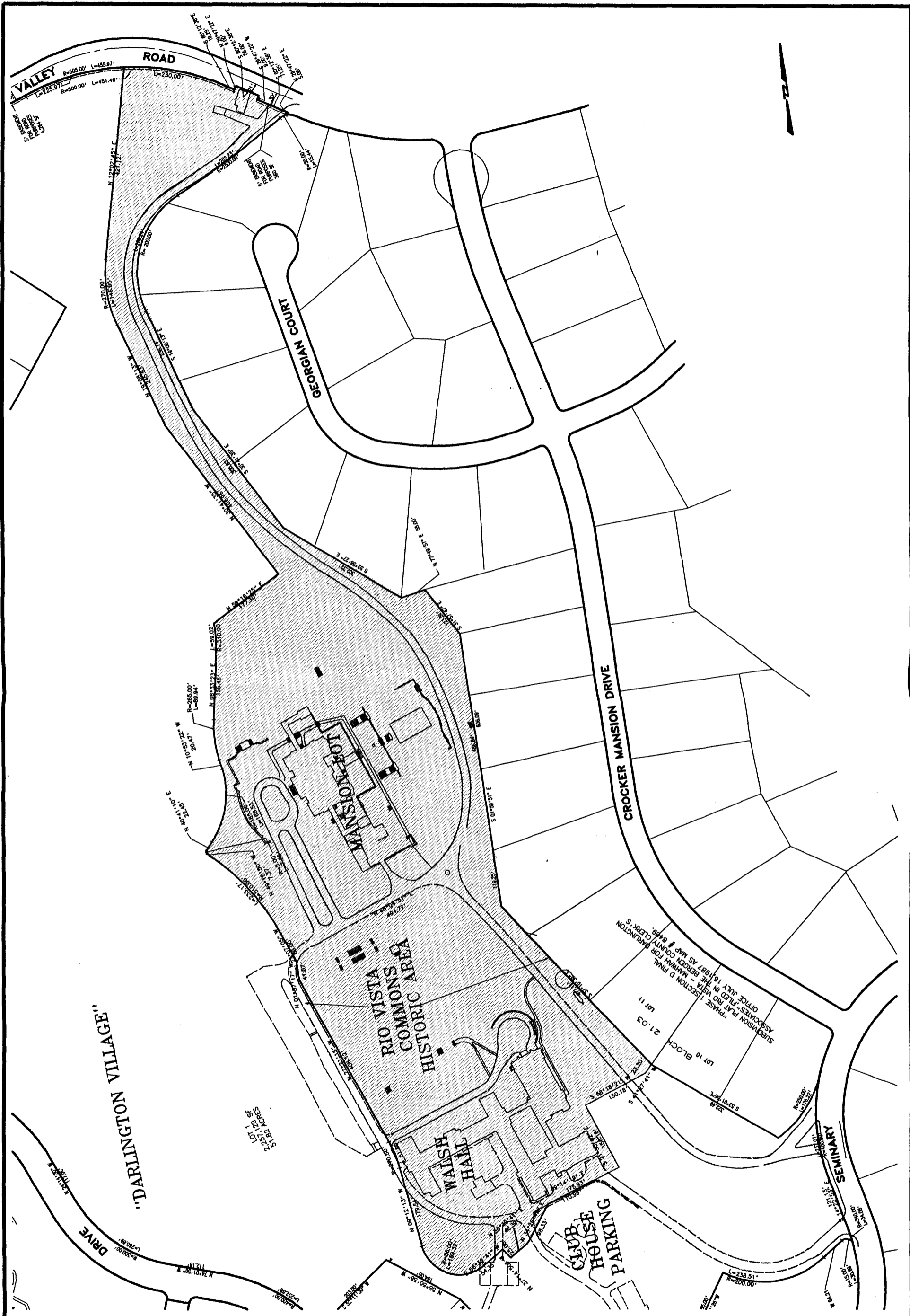
WALSH HALL COMPLEX
Main Floor Plan

DARLINGTON SEMINARY
Mahwah, New Jersey
Bergen County

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	ARCHITECTURE, PLANNING, INTERIORS, LANDSCAPE ARCHITECTURE, CONSTRUCTION MANAGEMENT	



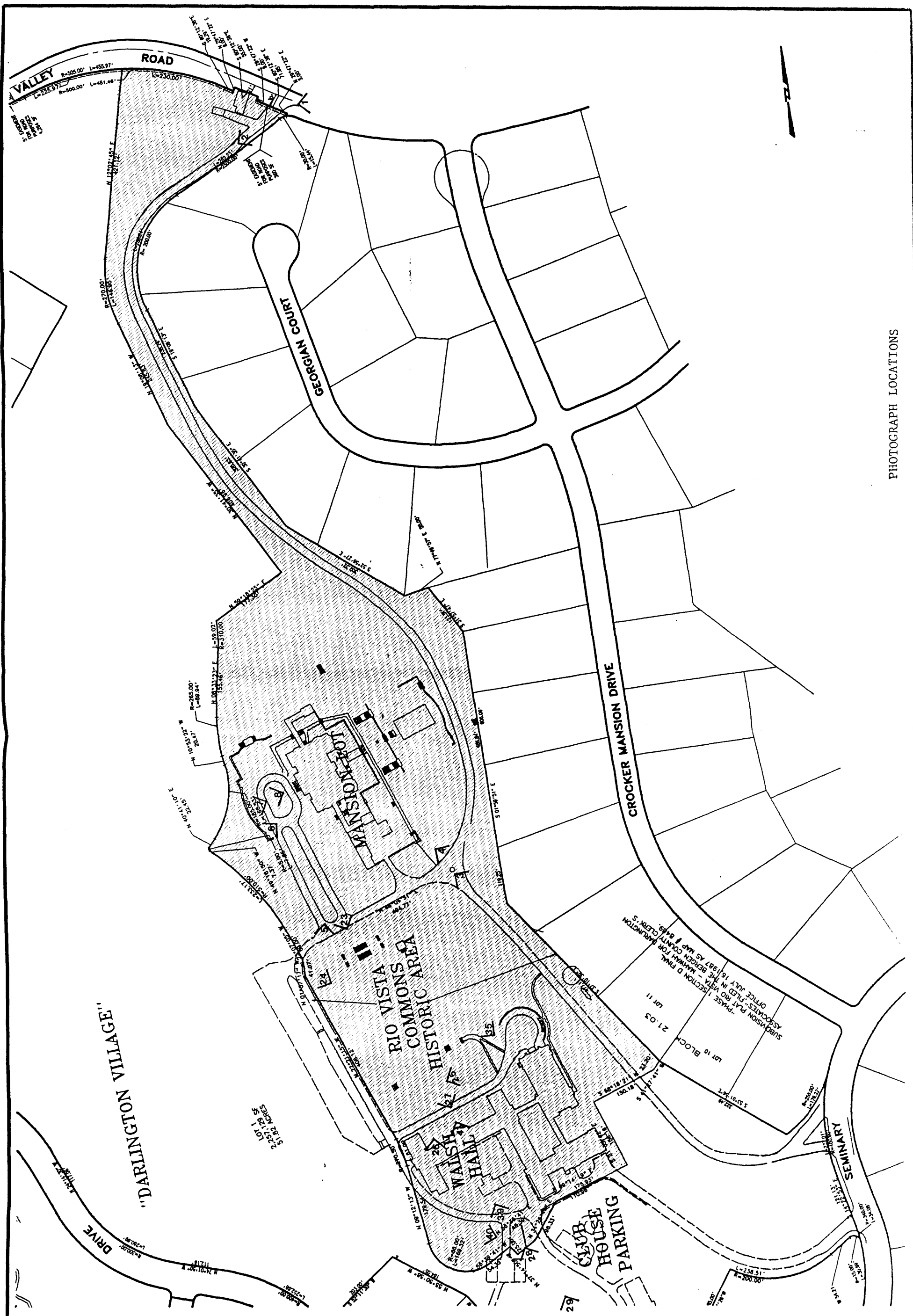
HISTORIC PLAN
 FOR
DARLINGTON ASSOCIATES
 TOWNSHIP OF MAHWAH
 BERGEN COUNTY, N.J.

PREPARED BY
CONKLIN ASSOCIATES
 ENGINEERS AND SURVEYORS
 RAMSEY N.J. 07446

DATE: 4/18/95

FILE: 2214

PLOT NO. phase9.hist.plt



PHOTOGRAPH LOCATIONS

HISTORIC PLAN
 FOR
DARLINGTON ASSOCIATES
 TOWNSHIP OF MAHWAH
 BERGEN COUNTY, N.J.

8
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