

United States Department of the Interior
National Park Service

5G-2339

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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.



1. Name of Property

Historic name: Sellers Hall
Other names/site number: N/A
Name of related multiple property listing: N/A

2. Location

Street & number: Northwest corner of Hampden Road and Walnut Street
City or town: Upper Darby Township State: PA County: Delaware
Not for Publication: N/A Vicinity: N/A

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 at the following level(s) of significance:

___ national ___ statewide local Applicable National Register Criteria: A ___ B C D

	<u>3/2/2018</u>
Signature of certifying official	Date
<u>Deputy SHPO/Pennsylvania Historical & Museum Commission</u>	
Title/State or Federal agency/bureau or Tribal Government	

In my opinion, the property ___ meets ___ does not meet the National Register criteria.	
_____ Signature of commenting official	_____ Date
_____ Title/State or Federal agency/bureau or Tribal Government	

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- ___ determined eligible for the National Register
- ___ determined not eligible for the National Register
- ___ removed from the National Register
- ___ other (explain:)

	<u>4/18/2018</u>
Signature of the Keeper	Date of Action

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5. Classification

Ownership of Property

Private:

Public – Local

Public – State

Public – Federal

Category of Property

Building(s)

District

Site

Structure

Object

Number of Resources within Property

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

Domestic – Single Dwelling

Current Functions

Vacant

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7. Description

Architectural Classification

Colonial

Vernacular

Materials:)

Principal exterior materials of the property: Foundation - Stone

Walls - Stone

Roof – Asphalt Shingles

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

Sellers Hall is located in Upper Darby Township, Delaware County, Pennsylvania, approximately five miles west of central Philadelphia. The area consists of a mix of row homes, commercial businesses and churches. The 17th-century stone building, with 18th and 19th-century additions, is located on the north side of Walnut Street, on a slightly sloped hill, between Copley and Hampden Roads. The property is situated in a densely populated neighborhood, and is now within the St. Alice Parish complex, which occupies the remainder of the block. The early 20th-century parish contains a church, school, and several parish buildings. The nominated building is named after the Sellers Family, who settled in Upper Darby at the end of the 17th century. The property currently consists of the two and one-half story dwelling with stone exterior walls. All other resources and landscape features associated with Sellers Hall are no longer extant. In 2011, a subsurface investigation, using Ground Penetrating Radar, took place at Sellers Hall, locating possible foundations of a former building location on the east side of the dwelling. Based on photographic evidence, this building was demolished in the mid to late 20th century.

The building is currently used as a meeting space for The Friends of Sellers Hall, the current owners of the building, but is otherwise vacant. The house has been altered and expanded over the decades, and was converted for administrative use by the parish in the 1920s. In the 1930s, stucco was added to the exterior walls, concealing the original stonework. The stucco was removed in 2017, exposing the original stone walls, window and door openings, and other architectural features. The interior was also modified to accommodate new uses for the parish, with minimal impact on the property's integrity. The parish resources do not relate in any way to the significance of Sellers Hall. The parish complex has not been evaluated for its own potential National Register significance and would need to be considered for entirely separate areas of significance in order to be nominated at a future date.

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Narrative Description

Setting

Sellers Hall is located in an urban area, approximately one half mile from 69th Street Transportation Center (see Figures 1-4). The original tract, granted in 1690, was one hundred acres, which expanded to approximately 280 acres during the occupation of the Sellers family. After leaving the “city line at Cobb’s Creek, the West Chester Road passes westward for the distance of about a mile through what was for nearly two centuries the property of the Sellers family” (Hotchkin, 1897, p. 315). From initial development as a dwelling in the mid-17th century through the early 20th century, the Sellers property consisted of mainly open space, and the land was predominantly farmed or woodland. The house was part of a complex of domestic and agricultural outbuildings that included mills, farm buildings, outbuildings, and landscape features such as stone retaining walls. Tenant houses were also present by the late 19th century. By the early 20th century, the former estate had been split into pieces and developed as a parish with surrounding residential neighborhood.

Sellers Hall is situated on the south side of the St. Alice parish development, between the church and the rectory building. The two buildings are angled towards each on the north side, creating a triangle in which the dwelling sits. The house, much smaller than the church, is closer in scale to the rectory building to its east. After the parish acquired the property in 1922, several modifications took place (see below for details on renovations). There are three large buildings on the north side of the block, with a parking lot in the center. There are sidewalks throughout the site, connecting the dwelling with the other buildings, as it was once part of the complex and used for administrative use and housing for the parish priest. Vegetation on the south side of the complex obscures the view of Sellers Hall from Walnut Street.

Exterior Description

Sellers Hall was first constructed in 1684 with subsequent additions in the 18th and 19th centuries. The two and one-half story dwelling, encompassing approximately 4,680 square feet, has a stone foundation, stone exterior walls, and wood floor and roof framing. In 1936, a coarse aggregate, cementitious stucco coating was applied to the exterior stone walls. Fortunately, this material did not form a strong mechanical bond with the stone. In January and February of 2016, this stucco was easily removed on each elevation to expose the existing stonework beneath, investigate its condition, document architectural features representing the original and subsequent periods of construction, and develop an approach to preservation, restoration and interpretation of the building. The general plan of the building is in the form of an ell and has a gable roof that is hipped where the wings intersect at the southeast corner. There are two chimneys, one in the southeast corner and one on the west elevation.

The building represents the construction, expansion and modification of an historic resource over a period of nearly three centuries, 180 years of which was under ownership of the Sellers family. In 2010 and 2011, extensive archival research and architectural investigation was undertaken by

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the Graduate Program in Historic Preservation at the University of Pennsylvania under the direction of John D. Milner, FAIA. The building's developmental history, through the Sellers period and beyond, was documented in two volumes of a preliminary Historic Structures Report. During the past three centuries, the building has evolved from a simple and typical four-room dwelling, constructed c.1684, to a much larger home with a rear wing, c.1820. See figures below for sequential floor plans and elevations of the south (principal) façade illustrating the evolution of the building.

The south façade faces Walnut Street and incorporates the oldest sections of the house, the first constructed in 1684 (Photos 1 and 2). From this façade, the front lawn originally sloped to a “terrace wall that separates the higher ground of the garden from meadow land through which flows ‘Naylor’s Run’” (Hotchkin, 1897, p. 316). The south elevation is three bays wide and has a projecting water table running the length of the building at its base. The center bay has a set of paneled wood doors with three lights each, as well as two 19th-century six-over-six double-hung wood windows to the left of the doorway. The center bay of the second story has two sets of eight-light metal casement windows. The east bay has two six-over-six double-hung wood windows on the first story, two metal eight-light casement windows on the second story, and a set of bulkhead doors leading to the basement. The center and east bays each have a double dormer, modified from single dormers in c.1922 when St. Alice acquired the property (Photo 1). An additional single dormer was added on the west side of the south elevation. The west bay, added in the early 18th century, has a six-over-six double-hung wood window on the first story and a set of six-light metal casement windows on the second story. The cornice section in the center of the south elevation dates to the 1680s, the double-hung windows on the first floor are 19th-century, and the metal casement windows on the second floor date to the 20th century.

The east elevation dates to the early 19th century, and is three bays wide with a brick chimney stack separating the north and center bays. The south bay has a wood door with four lights and a modern storm door, with a small six-over-six wood double-hung window on the north side of the door. There is a set of metal casement windows above the door, each with eight lights, and a brick chimney projecting from the roof. The central bay has two six-over-six wood double-hung windows on the first story, and a six-over-six double-hung wood window on the second story. The north bay has two six-over-six wood double-hung windows, one on the first story near the chimney, and one on the second floor in the middle of the bay (Photo 3).

The north elevation is separated into two sections, the 18th-century section to the west and the early 19th-century section to the east. The 18th-century section has three bays. The right bay has a set of original two-light wood casement windows on the first story (likely reused from the south elevation) and a later set of metal six-light casement windows on the second story. The central bay has a six-over-six double-hung wood window on the first story and a set of two eight-light casement windows on the second story. The left bay has a modern wood-paneled door with two lights on the first story and a narrow one-over-two single-hung wood window on the second floor (likely a former stair window). The early 19th-century addition is a gable end elevation with a brick chimney. The left bay has a six-over-six double-hung wood window on the first story and

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a similar one on the second story. The right bay has a six-over-six double-hung wood window on the first story and a six-over-four double-hung wood window on the third floor (Photos 4 and 5).

The west elevation shows the early 18th-century addition on the south end, and the early 19th-century ell addition on the north end. The early 18th-century section has a short four-paneled wood door on the right side with 20th-century pediment roof. There is a six-over-six wood double-hung window to the left of the door. The third story, added c.1752, has a six-over-six double-hung window that has been modified with a storm window with a vent (Photo 6). The early 19th-century ell addition has two sets of French doors with a six-over-six double-hung wood window between the doors. The second story contains three six-over-six double-hung wood windows (Photo 7).

Interior

The interior of the building has remained mostly the same since the early 20th century when acquired by St. Alice Parish (see Narrative Statement of Significance for chronology and description of building from original construction through current condition).

Integrity Assessment

Sellers Hall retains sufficient integrity to convey its significance. The building embodies the following qualities of integrity: location, design, materials, workmanship, feeling, and association. The **Location** of the property is significant as there is evidence of multiple additions that have taken place over the last three centuries, as well as archaeological features on the east side of the dwelling (located using GPR). These are likely the foundations of an early outbuilding/kitchen. The developmental history of the building is clearly represented by surviving architectural fabric dating from the late-17th, 18th and early 19th centuries. The building's **Design** represents its appearance during the major periods of significance (from the late-17th century through the 19th century). Sellers Hall currently reflects the original design and cultural influences that impacted the Sellers as early settlers in rural Pennsylvania, with many aspects of the early design extant. The original construction and later modifications convey how the building evolved and how vernacular trends shifted during the Sellers family ownership, as well as during the ownership of Thomas Powers and St. Alice Parish.

Materials from the late 17th, 18th, and early 19th centuries remain *in-situ*, including stone walls, fireplaces, brick chimneys, wood floor framing systems, roof framing systems, wood windows and doors (including late-17th/early-18th century casement window frames), exterior woodwork (including sections of 17th century molded cornice), interior partitions, interior woodwork and wood flooring. Sellers Hall retains integrity of **Workmanship** in its extant wood framing systems, stonework (with examples of historic pointing) and woodwork. These materials and methods of construction exemplify the craftsmanship of skilled craftsmen, similar to other late 17th and early 18th-century houses in Delaware County, including Collen Brook Farm (now the Upper Darby Historical Society) and the Thomas Massey House.

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Lastly, Sellers Hall also retains integrity of **Feeling** and **Association**. The property remained in the Sellers family for nearly 200 years, and the information gathered from the site reflects the building's association with the family and their contributions during those two centuries.

8. Statement of Significance

Applicable National Register Criteria

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- 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

- 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 old or achieving significance within the past 50 years

Areas of Significance

Industry; Invention; Science—for the family's accomplishments

Social History—for the family's activities

Architecture and Information Potential—for what can be learned about early domestic architecture and lifeways in PA

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Period of Significance

1684 – 1862

Significant Dates

1684 – Construction

1776 – Revolutionary War

1850 – Underground Railroad

Significant Person

Sellers Family

Cultural Affiliation

Pennsylvania Quakers

Architect/Builder

NA

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Sellers Hall meets National Register Criterion A for its association with the Sellers family, which made significant contributions to the broad patterns of our history. Beginning as Quaker settlers in rural Pennsylvania the 1680s, multiple generations of the family became successful mill owners, engineers, scientists, inventors, politicians, planners and social activists. The family played an important role during the Revolutionary War, as well as the Civil War and the Underground Railroad. They were also key figures in the development of Upper Darby and Delaware County. Sellers Hall meets National Register Criterion C as it retains architectural fabric from the 17th, 18th, 19th and early-20th centuries, including stone walls and wood floor and roof framing systems. Early fireplaces, brick chimneys, wood windows and doors, and early plaster, lath and nails are also extant and in good condition. The evolution of the building corresponds to the development and growing prosperity of the Sellers family during the late 17th, 18th and early 19th centuries. The changes in design also demonstrate the different styles over three centuries, with finishes becoming more sophisticated as the house was expanded.

Sellers Hall meets Criterion D as it has the potential to yield important information on the settlement in rural Pennsylvania during the late 17th and early 18th centuries, particularly the critical innovations in technology and industry occurring from that period and into the 19th century. It also has the potential to yield information about activities that took place at the house during significant historic events such as the Revolutionary and Civil Wars. In 2011, foundations for an early outbuilding were discovered on the east side of the dwelling during the subsurface investigation. Further archeological investigations would likely yield important information on the developmental history of a rural Pennsylvania residence between the late 17th and early 19th centuries, while corresponding to significant people and events in history.

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The History of the Property

Origin of Sellers Hall and Samuel Sellers (ownership during 1682 – 1714)

On March 11, 1682, Samuel Sellers, an English immigrant, arrived in Upper Darby, Chester County (now Delaware County) Pennsylvania. Sellers was born on February 3, 1655, to a Quaker family in Belper, Duffield Parish, in Derbyshire, England, the “heartland of developing English milling and manufacturing technology” (Sellers, Mortimer, Oral History, July 18, 2015). Samuel and his brother George, born on February 13, 1652, departed on the “John and Sarah” ship on October 24th, 1681. The journey across the Atlantic cost them six pounds and they brought with them furniture, a warming pan, pewter mugs and dishes, a wagon and an ivory cane. The trip typically would have taken three months, however high seas and bad weather extended their trip by two months (Sellers, Nicholas, 1981, p. 2). The brothers appear to be the first of the name in America (Cope, 1904, p. 194). Upon arrival, Samuel and George rented two small farms, 50 acres each, from William Penn (who was granted the land in 1681 from King Charles II) at “a quilt [sic] rent of a penny an acre” (Sellers, Nicholas, 1981, p. 4).

In 1682, the brothers began constructing their house on this land; prior to construction, they lived in a cave, or dug-out, in the side of a hill above Naylor’s Run (Sellers, Nicholas, 1981, p. 2). Penn officially granted the land by patent to Samuel Sellers on March 3, 1689, for five pounds “current money of the province, payable part in silver and part in wheat” (Hotchkiss, 1897, p. 315). Penn’s deed to Sellers stated:

“...Know ye, that by virtue of the commission aforesaid we have given, granted and confirmed and by these presents for the said William Penn his heirs and successors we do give, grant and confirm to the said Samuel Seller his heirs and assigns forever the said one hundred acres of land. To have hold and enjoy the said land to the only use and behoofe of the said Samuel Seller his heirs and assigns forever...” (Upper Darby Historical Society).

In 1684, Samuel Sellers married Anna Gibbon. It was likely the first marriage in what was then Darby Township, Chester County, formed in 1683, two years after William Penn gained possession of the area. Their marriage was the first entry in the records of Darby Monthly Meeting in 1684 and one of the first Quaker marriages in Pennsylvania. Although Sellers Hall was not entirely completed, it was “sufficiently so that the bride did not spend her wedding night in the cave” (Sellers, Nicholas, 1981, p. 4). Samuel and Anna had six children: Samuel Jr., George, Elizabeth, Sarah, Mary, and Anna, however George and Elizabeth both died at young ages.

In 1686, George was killed during an accident while riding his horse. Though he was living at Sellers Hall, he was retrieving building materials for a house that he was constructing in close proximity to Sellers Hall, to be called Walnut Hill. The site of the house, which was never completed or occupied, was marked well into the nineteenth century by the “remains of the

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contemplated residence; the stone was removed by a namesake, George Sellers, and used in the erection of the present terrace wall in front of 'Sellers Hall,' between garden and meadow" (Jordan, John W., 1911, p. 1220). Upon George's death in 1686, he "held fifty acres of land in Darby township, a house, cattle and certain personal property, all of which passed to his brother Samuel, the land forming part of the 100 acres which was afterwards secured by patent" (Sellers, Nicholas, 1981, p. 2).

Upon completion, Sellers Hall became the first permanent residence in Upper Darby (Drawing A1). The original building was a 20' x 30' two-story stone house with a partial basement and an attic. This two-rooms-per-floor dwelling was a typical Pennsylvania farmhouse for the period, with a large cooking fireplace in the western room on the first floor. There was likely a winder staircase on the south side of that fireplace. Similar methods of construction, style and materials can be found at the Thomas Massey House (1696) in Delaware County, and the Barns-Brinton House (1714) in Chester County. Typical of these houses were wood board partitions, plaster, hand-split lath, and hand-wrought nails.

Much of the 17th-century framing is extant at Sellers Hall. In the earliest section of the house, floor members and rafters are pit-sawn and have semi-regular marks, a typical method of construction during the late 17th and early 18th centuries (Photo 8). A log was placed over a dug-out pit, and the sawyer, who was at the top of the pit, pushed down and guided the cut, with a pitman below, working to keep the blade plumb. A large, 12½ inch by 14 inch summer beam, with a decorative chamfered edge and lamb's tongue detail at each end, was located in the second floor framing, as well as a hand-hewn chimney girt measuring approximately 7 inches by 12 inches, running north-south with its ends resting within pockets in the masonry walls. Original 17th-century floor joists are mortised into the chimney girt and summer beam (Photo 9). "This method of joinery is possible only at the time of construction, because it is not possible to mortise joists into place after the erection of the beams and girts. Given the size of the chimney girt, the hand-hewn nature of its surface, and its location with the presumed original section of the house, it is likely that this beam dates to 1684" (University of Pennsylvania, 2011, page 44). There is also evidence of unpainted, hand-planed, 17th-century white oak board partitions, similar to those at the Thomas Massey House (1696) (Photo 10).

Other 17th-century details include tongue and groove flooring with hand wrought nails (under modern wood strip flooring), original plaster in the original section of the third floor, 17th and 18th-century nails on each floor, and a late 17th/early 18th-century board door with 18th-century H-hinge on the third floor (Photos 11 and 12). On the exterior, a portion of the original cornice is extant with a distinctive 17th-century molding profile and pit-sawn boards with only one campaign hand-wrought nails (Photo 13). A new cornice was added on each side when the additions were built, allowing the original cornice of Sellers Hall to be "preserved for centuries, performing the originally intended utilitarian and decorative uses" (University of Pennsylvania, 2011, page 46). Finally, there are early casement windows and frames on the north elevation, with sash and glazing dimensions consistent with 17th-century fenestration. These were likely relocated from the south (main) façade during a later alteration to the house.

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Samuel, a camlet-weaver, remained at Sellers Hall through the early 18th century, where he established his weaving business.¹ In 1691 he improved the property by purchasing 75½ acres north of his land from Anna Bunting (Hotchkin, 1897, p. 316). Samuel's weaving business prospered, particularly after he constructed a water-powered mill on the property, considered the first twisting mill in America (it does not appear as though any evidence of the mill remains):

“It was very early in America’s industrial history when this mill was built. A twisting mill has been described as an early spinning machine, which twisted multiple strands of yarn together to make it thicker and stronger. The use of the word ‘mill’ and not machine, and that fact that it was ‘erected,’ implies waterpower. This was a remarkably early spinning machine, predating James Hargreaves’ ‘spinning jenny’ of 1765” (*Place, Memory and Time* 156).

Samuel, a member of Society of Friends, was described as “upright and just in his dealings; as a Friend, he was attentive to his religious duties, and submissive to the discipline of the Society, even yielding his judgement to that of the meeting in private affairs” (Sellers, Nicholas, 1981, p. 5). He was Constable from 1687 to 1688, Juror from 1690 to 1691, Supervisor of Highways in 1692, and Fence Viewer in 1697 and between 1715-16 (*Sellers Letters* 2). Samuel Sellers died on November 22, 1732 and was buried at Friends’ grounds at the Darby Meeting (Sellers, Nicholas, 1981, p. 5).

Samuel Sellers Jr. (ownership during 1714-1752)

In 1714, when Samuel Sellers was 60 years old, he conveyed the entire property to his only son, 24-year-old Samuel Jr., who married Sarah Smith in 1712. Samuel Sr. “conveyed to him the homestead farm of one hundred and seventy-five acres of land, subject to a life interest to his father and mother, and he spent his entire life thereon” (Jordan, John W., 1911, p. 1221). Samuel Jr. also inherited the mill property on Cobb’s Creek, later known as Millbourne Mills. He showed “especial ability in advancing the manufacturing interests of the estate, and is said to have gained a wide reputation both as a coverlet and camlet weaver, and for his invention of an ingenious machine for twisting worsted” (Hotchkin, 1897, p. 316).

After acquiring the Sellers Hall, Samuel Jr. constructed a 12’ x 12’ two-story addition with a gable roof on the west side of the original building. A new cornice was added, extending west from the 1684 building (Drawing A2). He removed the original cooking fireplace and staircase on the west wall, and constructed a smaller fireplace with the firebox and chimney projecting into the new addition (Drawing A3) (Photo 14). The Sellerses likely wanted more formal space in their house as they became more established in the region. Evidence of this change includes the brick arch of the firebox opening and north cove, the 18th-century plaster containing horsehair (first and third floors), and the nails used in hand-hewn lath dating to the early 18th century. At this time, the fireplace on the second floor was also modified; the outline of its hearth is visible through cuts into the supporting summer beam (Photo 15). Other evidence includes

¹ A camlet is a satiny fabric of silk and wool or goat's hair.

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early 18th-century plaster with reeds and arched construction and the handmade brick floor of the firebox. At the same time as the removal of the fireplaces, the original 17th-century (hand-hewn, pit-sawn) third-story framing was rearranged, running east-west, contrary to the original north-south configuration (Photo 16). A new detached 20' by 20' stone kitchen building was also added on the east side of the house at this time. Other outbuildings "standing in the late-18th century included a bake house with attached washhouse, a lumber house and a springhouse" (University of Pennsylvania, 2011, p. 39).

Samuel Sellers Jr. was the first American wire weaver, making among other things, screens for sifting flour. It was said that he "jealously guarded his difficult art. For many years, it is said, he plied his trade in secrecy, using the top floor of his home for a workshop" (Sellers, Nicholas, 1981, p. 5). Like his father, Samuel Jr. played an important role in Darby society and was Supervisor of highways, Constable and Fence Viewer ("*Sellers Letters*" 3).

John Sellers (ownership during 1752-1804)

In 1752, Sellers Hall, as well as the associated farm and mills, was transferred to Samuel Jr.'s youngest son John; his brothers Samuel and Joseph had moved away from Sellers Hall. John, who married Ann Gibson in 1745, was an inventor, scientist, mill operator and entrepreneur. He improved the farm at Sellers Hall by enlarging the property to 250 acres after purchasing 89½ acres of the original Marshall land. An addition was constructed on the north side of Samuel Jr.'s 1714 western addition, aligning with the north elevation of the 1684 building, with the roof extending from the original 1684 building, creating one main roof over the house.

John also erected three new mills on the north side of West Chester Pike, land that his grandfather had acquired. In 1767, he purchased the right to construct a dam on Cobbs Creek and Indian Run, where he built his grist mill (Sellers, Nicholas, 1981, p. 6). After the grist mill was completed, John erected a saw mill and "no little engineering skill was displayed in developing the power to operate it" (Sellers, Nicholas, 1981, p. 6). Since there was no place for a mill pond, a head race was constructed through Sellers Hall Farm, an example of "skillful engineering for the primitive times" (Hotchkin, 1897, p. 327). John and his sons fabricated power-driven rippers, a draw bench for wire working and a press for making linseed oil (Sellers, Nicholas, 1981, p. 7). The mill was completed on June 4, 1773. It does not appear that any physical evidence remains of these mill structures.

John Sellers established new industries and created machines for twisting and wire working. He was a man of "considerable mechanical skill and intelligence, and having introduced wire weaving as a department of his business, he undertook the manufacture of appliances for its use" (Hotchkin, 1897, p. 317). The ordinary weaving business that his grandfather started had been replaced by John's wire-working business. John is considered the first in America to make rolling screens and sieves for cleaning flax and wheat. Despite their increasing success and prosperity, the Sellers family made improvements to their home with a conservation approach in materials and finishes. "It was a simple and homely life that our forefathers led at Sellers Hall in its early days" (Sellers, Nicholas, 1981, p. 7).

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Many different operations continued to take place at the Sellers Hall Farm and surrounding properties, particularly during the Revolutionary War. At the adjacent Keystone Mill, John Sellers began producing tent poles and other tools for the American army and in 1776 his son Nathan was recalled from the military by Congress to fabricate wire for the Continental paper molds (Hotchkin, 1897, p. 328). Priming wires, brushes and saltpetre were also manufactured for neighboring powder mills, and Nathan and his brother Samuel signed bills of credit and created paper money (Sellers, Nicholas, 1981, p. 8).

John's paper-making skills contributed to the production of cartridges used during the war, as well as the currency that funded the army. He signed many of the bills, lending "his reputation to the credit of the United States" (Sellers, Mortimer, Oral History, July 18, 2015). During the British occupation of Philadelphia, Sellers Hall was raided by the Hessians after the Battle of the Brandywine and the horses on the farm were seized by the Continental army for service. The industries taking place at Sellers Hall during the Revolutionary War "reflect the exigencies of the time" and because of John's sympathy with the Colonies, he was disowned from the Society of Friends (Hotchkin, 1897, p. 317).

Like his father and grandfather, John served as fence viewer for Darby Township (1764), Surveyor for Lancaster Turnpike (1767), Commissioner of a new courthouse and prison in Chester County (1780), Commissioner of Schuylkill River improvements (1786) and Commissioner of the Market Street Bridge (1804) ("*Sellers Letters*" 3). Between 1767 and 1771, he represented Chester County through the Provincial Assembly, and in 1774 he was a Deputy from Chester County to the "Boston Port Bill" convention in Philadelphia (Sellers, Nicholas, 1981, p. 7).

In 1783, John was appointed Commissioner in planning a connection between the Schuylkill and Susquehanna Rivers and was involved in determining the dividing line between Chester and Delaware Counties. He was a member for Delaware County of the convention that formed the Constitution of Pennsylvania, was appointed one of the Associate Justices of the County Court and in 1790 he was elected State Senator (Hotchkin, 1897, p. 317). As a founding member of the American Philosophical Society, John observed the Transit of Venus, a large international enterprise, and his readings were coordinated with those from the Philosophical Societies of several other nations. The observations of the Transit of Venus "established Philadelphia as a place of learning in the eyes of many European savants" (Wallace, 1978, p. 221).

John remained at Sellers Hall and began four generations of John Sellerses. His four sons, Nathan, David, John and George, all played important roles in the "surge of American industrialization after the Revolution" (Sellers, Mortimer, Oral History, July 18, 2015). According to the Glass Tax of 1798, John Sellers still owned Sellers Hall, a two-story stone building situated on two acres, with a kitchen, washroom attached by bake-house, lumber house and spring house. The house had 12 windows with a total of 142 panes (University of Pennsylvania, 2010, p. 9). Given the high expense of glass in the 18th century, the amount of documented at Sellers Hall suggests that the family was quite well-off at this point. At this time,

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the Sellers family, John Sellers in particular, expanded their holdings all over Upper Darby and beyond. John also owned the land that went to his sons John, Nathan and George.

John's eldest sons, Nathan and David prospered in wire weaving and the manufacture of machinery and wire-rolling screens, and in 1782 moved their business to what would now be 533 Market Street in Philadelphia (*"Place, Memory and Time"* 156). It is said that at the time of his presidency, Washington who lived on Market Street "almost directly opposite the wire store, would often drop in to chat with the Sellers brothers, Nathan and David" (Hotchkin, 1897, p. 339). The building was demolished for the construction of Independence Mall near the National Constitution Center in the 1950s (Figure 5).

George Sellers (ownership 1804-1862)

Upon John Sellers' death in 1804, his youngest son George, who was still living at Sellers Hall at the time, inherited the homestead and the largest portion of land south of West Chester Road (Figure 6). His brother John inherited the land of Sellers Hall north of West Chester Road. George devoted his life to the farm and expressed his devotion in a poem he wrote in 1801 entitled "Harvest Day":

"Long may I toil mid these beloved fields,
And emulate the virtues of my sires,
For toil respected independence yields,
The state to which each generous mind aspires" (Sellers, Nicholas, 1981, p. 10).

After George married Ann Evans Ash on September 8, 1808, he took over the farm and further expanded the property by purchasing John Marshall's estate. George extended the main section of the building east approximately 7'-5", as well as an addition on the north side, creating a plan in the form of an 'L', with "semi-detached out-buildings, forming in all a picturesque group" (Hotchkin, 1897, p. 316) (Drawing A4). Evidence of this early 19th-century addition can be found in the floor and roof framing as they each exhibit consistently parallel vertical marks, indicating they were cut in a sawmill (Photo 17). Based on the framing of the hipped roof, it has been concluded that the east and north additions were constructed at the same time. If the house were extended in two separate phases, the roof would likely have been constructed with two intersecting gable roofs. The rafters, each containing Roman numerals, are original, however they were rearranged for the construction of the hipped roof. At this time, the knee wall in the attic was constructed, transforming the third floor from an attic to a living space.

Further evidence of these changes are found in the early 19th-century plaster on the walls of the northwest room of the second floor and the west room of the third floor. Early 19th-century nails are extant in several rooms on the first, second and third floors as well. Two fireplaces with Federal-style mantels and fireboxes were added on the first floor, and two fireplaces with early 19th-century plaster and moldings were added on the second floor. The fireplace on the third floor also dates to this 19th-century addition. Based on the molding profiles on the trim around the doorways, the western addition was opened into the house in the middle of the 19th century.

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Prior to this change, there was no connection from this addition to the house, but was likely only accessed from the outside.

Artist Charles Wilson Peale, who first visited Sellers Hall in 1814, was impressed by “the spacious horse and cow stables and method of conveying water to them” (Sellers, Nicholas, 1981, p. 10-11). This method was likely related to the streams and head race located near the property. In 1818, Peale painted the landscape looking towards Sellers Hall from Mill Bank, another Sellers property (Figure 7). Sellers Hall was one of very few houses shown in American paintings of the early republic. Peale’s daughter later married George’s nephew Coleman Sellers. During his residency at Sellers Hall, George invented survey equipment and a hill-climbing machine that assisted with the construction of the Panama Canal (*Sellers Hall Historical Marker*).

George Sellers was also a proponent of the anti-slavery movement. On May 17, 1830, George, Nathan, and John Sellers, Jr. were appointed a committee to attend the annual meeting of the Pennsylvania State Anti-Slavery Society at Philadelphia. The few members of the society “continued to meet occasionally until the Emancipation Proclamation of President Lincoln accomplished the object of its existence” (Jordan, 1914, page 294). During George’s residency, Sellers Hall Farm was “one of the stations on the ‘underground railroad’ antedating the great Civil War. It is known that upon one occasion as many as thirty persons, men, women and children, were secreted in the spacious barns of the place, where they were fed and cared for being, in squads or detachments, passed further on” (Cope, 1904, page 212).

Thomas Powers (ownership 1862-1922)

Sellers Hall remained in the Sellers family until the middle of the 19th century (Figures 8 through 11). By this time, there were several other properties surrounding Sellers Hall that also belonged to the Sellers family including Wild Orchard, Mill Bank, Millbourne, Oak Hall, Way Side, Eel Hall, Edgefield, and Bywood, all forming within itself a “little community of kinfolk” (Sellers, Nicholas, 1981, p. 11) (Figure 11). The Sellers’ properties that are currently extant are Union School on Marshall Road (now a mechanic shop), mill workers’ homes on the site of Cardington Cotton Mill, Friends Southwestern Burial Ground at Marshall Road and Powell Lane, Sellers Library on State Road, Sellers Methodist Church on State Road, and the Friends Meeting House in Darby (interview with Ellen Cronin, Friends of Sellers Hall, June 2017).

After George Sellers died in April of 1853, members of the Sellers family remained at Sellers Hall until George’s children sold the property to Thomas Powers in 1862 for five hundred dollars an acre (Figures 12 through 14). When Powers purchased the estate, the house had an exposed stone façade, a wrap-around porch on the south and west façades, shed dormers on each roof slope and shutters on some of the first and second-story windows (University of Pennsylvania, 2010, p. 2), (Figure 15), (Drawing A4). Between 1902 and 1906, a whitewash was added to the exterior stone on each elevation, concealing building seams and original window openings (Figure 16).

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At the beginning of the 20th century, Thomas Powers still owned the land in Upper Darby and had created Elim Farm (Figures 17 through 19). The land was considered one of the most fertile farming lots in Pennsylvania and was used primarily as a dairy farm (University of Pennsylvania, 2010, p. 12). Although the neighborhood was still very rural, it was in “close proximity to the rapidly growing city and the improving borough of Lansdowne” (Cope, 1904, p. 219). By 1907, the Market Street elevated line and the Terminal Building were completed, both situated on the former Sellers plantation.

By the early 20th century, there was a heating stove located on the first floor of Sellers Hall. Most of the interior walls were wallpapered, and some of the ceilings were wallpapered as well. The fireplaces that were modified with Federal-style mantels in the early to mid-19th century, were filled in and some were covered with wallpaper (Figures 20 through 27). At this time, Powers removed the wall between the early-18th and mid-18th century additions, with a patch of machine-made bricks extant in the west wall. The wrap-around porch on the south elevation and porch with pent roof on the north section of the west elevation were removed between 1906 and 1922 (Figures 28 and 29).

St. Alice Parish (ownership 1922 – 2005)

In 1922, St. Alice Parish purchased the land from Thomas Powers, consisting of one square block. Several buildings were constructed within the perimeter of the block, and Sellers Hall was used as a chapel and rectory for the first pastor of the parish Rev. William L. Hayward. In 1922-23, the wrap-around porch was removed and the cementitious stucco coating was applied to the exterior stone walls (Drawing A5).

Immediately upon acquiring the property, the chimneys were modified, the paneled shutters were removed, a cross was added at the west gable end, the dormers were expanded at the east end of the south elevation, and single dormer was added at the south end (Figures 28 through 33). Changes to the interior included modifying the first floor framing and lowering the floor approximately two feet from original height. Some of the joists may have been reused as there are several nail campaigns extant, including hand-wrought nails. A pocket which supported the original flooring is exposed in the south masonry wall. The height of the pocket correlates to the height of the east entry and the floor height in the western addition. In Rooms 101, 102, 103 (where the floor was lowered), mantels were removed, stiles were shortened, new brick fireboxes were inserted, and the mantels were reattached above the new fireboxes by new wood studs and plasterboard.

Also at this time, a bathroom was added on the first floor, knob and tube wiring was implemented, and wall sconces were installed. In the middle of the 20th century, the outbuilding/kitchen and attached breezeway was demolished. A porch with pent roof was reintroduced on the north section of the west elevation at this time as well. As these changes were occurring, St. Alice Parish was growing. Between 1924 and 1935, the neighborhood was experiencing a complete transformation “from a rural crossroads into a densely populated urban area” (“Place, Memory and Time” 176) (Figure 31). In the mid to late 20th century, a credit union

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for the parish was headquartered in the house, at which time the firebox in Room 102 was likely altered to accommodate a large safe (still in place). The house was also used as library and bookstore for St. Alice Elementary School. By 2005, Sellers Hall was left vacant by St. Alice, however it is currently owned and used for meetings by the non-profit group Friends of Sellers Hall. While St. Alice's ownership is an interesting part of the history of Sellers Hall, it does not contribute to its significance. (St. Alice Parish may be found to be important for different reasons, independent of Sellers Hall's areas of significance, and if found eligible Sellers Hall may then be assessed for contributing status within the Parish complex; such an evaluation has not been undertaken to date).

National Register Criteria A, C and D

Sellers Hall meets National Register Criterion A for its association with multiple generations of a family whose specific contributions to events in history can be identified and documented. From the time of their arrival in Pennsylvania, the Sellenses sustained the land and built a community that would remain in the Sellers name for nearly two centuries. During that time, they constructed water-powered mills on the property that were at the time extremely innovative. The "long dynasty of mill owners, engineers, inventors and social activists were essential in the initial development of Upper Darby Township, the Philadelphia Area and the Middle Atlantic States" (University of Pennsylvania, 2010, p. 16).

Since its construction in 1684, Sellers Hall played a large part in the development of Upper Darby and Delaware County. During nearly 200 years of occupation, each generation of Sellenses contributed to the "civic life, technical innovations, financial support and growth of the industrial base that propelled the continued growth of the region into the 20th century" (University of Pennsylvania, 2010, p. 16). They were involved with politics, religion and planning, including the division of Delaware and Chester Counties. Geographically centered in Upper Darby their "kin network extended throughout the lower Delaware Valley; their business connections extended throughout the United States and Great Britain; and their technical contributions to mechanics, engineering, and science, both during and after this period, were widely recognized as important" (Wallace, Anthony F.C, 1978, p. 220).

Sellers Hall also meets National Register Criterion C as it retains architectural fabric from the late 17th, 18th, 19th and early 20th centuries, including stone walls, wood floors and roof framing systems. It embodies the distinctive characteristics of construction beginning in the late-17th century and many of its original features, as well as those from the 18th, 19th and early-20th centuries, remain *in-situ*. These include fireplaces, brick chimneys, wood windows and doors. The historic fabric of the building documents the development of a Pennsylvania farmhouse, and its evolution over three centuries, two of which were under the ownership of one family. The removal of early-20th-century stucco (added at the beginning of St. Alice's ownership) shows the original 1684 exterior stone walls and historic pointing. Masonry seams and original window openings on the south façade clearly show the development of the building over the last three centuries, and how these changes correspond with the development and prosperity of the Sellers family.

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Sellers Hall is one of few extant examples a late 17th-century dwelling in Delaware County, with much of its historic integrity and building fabric in place. Other examples of similar buildings include the Thomas Massey House (1696) and the Barns-Brinton House (1714). Each house was constructed in the vernacular Georgian style, typical of this period and area. Although the Sellerses were not considered wealthy or prominent upon arriving in Delaware County in the 1680s, their small farmhouse was well constructed with appropriate and sound materials, exemplifying the skilled craftsmanship of a master carpenter. The exterior stone walls, the interior white oak board partitions, the roof and framing systems, and the fireplaces all demonstrate the work of a skilled carpenter, likely similar to the master carpenter employed in the construction of the Thomas Massey House. The house remained a rural farmhouse that discretely evolved over several centuries with the growing success and prosperity of the Sellers family. By the 18th century, the family also had a residence and office in Philadelphia, retaining Sellers Hall as a farm, in which it stayed until the early 20th century.

The interior details of the house shifted from Georgian to Federal at the beginning of the 19th century, further demonstrating that the Sellerses were becoming more affluent in the region. By the 20th century, the interior became more modern, accommodating the new users of the space. Many of the 17th, 18th and 19th-century details and materials, however, remained *in situ*. The remnants of these styles and materials explain how construction methods, tools and materials changed from the late 17th to early 20th centuries. Sellers Hall is an excellent example of how the early settlers in Pennsylvania constructed their homes and continued to expand as they became more prosperous. The building is also a good example of how the home evolved over three centuries, eventually leading to the adaptive reuse by a parish in an area that transformed into an urban mixed-use residential and commercial neighborhood.

Finally, Sellers Hall meets National Register Criterion D for its ability to yield important information about settlement patterns in rural Pennsylvania during the late 17th and early 18th centuries, particularly by English immigrants in Chester and Delaware Counties. Sellers Hall yields information about important events in history, especially in the northeast region of the Union States. The Sellers' endeavors included sawing, cotton and machining mills, wire screening, paper, flour and locomotives. During architectural investigations of the house under the direction of John Milner, a woven wire sieve was discovered which confirms some of the important activities and inventions that took place at Sellers Hall. While the 2011 subsurface investigation located possible foundations of a former building on the east side of the building, a more extensive archaeological investigation should identify an abundance of features and artifacts pre-dating the earliest part of mid-17th-century dwelling.

Sellers Hall also played an important role during the Revolutionary War; the Sellers family produced tent poles, brushes, wire and cartridges for the American army, as well as currency that was used during the war. Archeological investigations would likely yield information from this important period in history as well. Information can also be gathered from the site into the late 19th century. Under the ownership of Thomas Powers, the land continued to be used for agriculture, primarily dairy production. This demonstrates that until the late 19th century, parts

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of Delaware County were still quite rural, despite the rapidly growing city. Information can be gathered by the change in function of the property in the early 20th century. Upper Darby was quickly transforming, and farm land diminished as urban sprawl quickly moved west from Philadelphia.

9. Major Bibliographical References

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Previous documentation on file (NPS):

- 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 #
- recorded by Historic American Landscape Survey #

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other Name of repository: Upper Darby Historical Society; Friends of Sellers Hall; Historical Society of Pennsylvania; American Philosophical Society

Historic Resources Survey Number (if assigned): NA

10. Geographical Data

Acreege of Property Approximately 0.5 acres.

Latitude/Longitude Coordinates (decimal degrees, enter coordinates to 6 decimal places)

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Datum if other than WGS84: _____

1. Latitude: 39.957119

Longitude: -75.261455

Verbal Boundary Description (Describe the boundaries of the property.)

The National Register boundary corresponds to current Delaware County tax parcel map number #16-17B-132-008, as shown in Figure 3.

Boundary Justification (Explain why the boundaries were selected.)

The boundary includes the dwelling and the land directly around the perimeter of the building. The boundary does not include the adjacent parish buildings. No other buildings or structures directly associated with Sellers Hall within the period of significance have been excluded from the boundary, as none remain. If archeological features related to the house are discovered and relate to the areas of significance, helping to convey some aspect of its importance, it may be appropriate to expand the boundary at that time.

11. Form Prepared By

name/title: Alanna Stewart Piser, Architectural Historian

organization: John Milner Architects, Inc.

street & number: 104 Lakeview Drive city or town: Chadds Ford state: PA zip code: 19317

e-mail: apiser@johnmilnerarch.com telephone: (610) 388 - 0111, x. 449 date: February 2018

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Sellers Hall

City or Vicinity: Philadelphia

County: Delaware State: PA

Photographer: Alanna Stewart Piser

Date Photographed: September 8, 2015

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Description of Photograph(s) and number, include description of view indicating direction of camera (Photos 1 through 7, and 14 are on Photo Location Map, the other photos are details and are not indicated on any plan):

- 1: View facing northwest towards the south (main) façade. Church is visible on north side of Sellers Hall.
- 2: View of southeast corner of Sellers Hall, facing Rectory on east side.
- 3: View facing southwest towards the east elevation.
- 4: View facing southwest towards the north elevation of the addition.
- 5: View facing southeast towards the north elevation of the original building.
- 6: View facing northeast towards the west elevation of the original building.
- 7: View facing northeast towards the west elevation of the addition.
- 8: Typical pit saw marks found in early sections of Sellers Hall (University of Pennsylvania, 2010).
- 9: 17th-century floor joists mortised into the chimney girt and summer beam (University of Pennsylvania, 2010).
- 10: Original wood board partition on second floor (University of Pennsylvania, 2010).
- 11: Late 17th/early 18th-century board door on third floor (University of Pennsylvania, 2011).
- 12: H-hinge on third floor board door, likely dating to the early 18th century (University of Pennsylvania, 2011).
- 13: Interior side of soffit board from south elevation with hand-planed wood and hand wrought nails (University of Pennsylvania, 2011).
- 14: Fireplace on west wall of Room 102 showing brick arch of firebox and north cove (University of Pennsylvania, 2011).
- 15: Summer beam with notch cut into it locating the original placement of the hearth (University of Pennsylvania, 2011).
- 16: Hand hewn joist in Room 302 (University of Pennsylvania, 2010).
- 17: Vertical sawmill marks on floor joists (University of Pennsylvania, 2010).

Figures and Historic Images List

- 1: USGS Topographic Map of Upper Darby. Courtesy of Greater Philadelphia GeoHistory Network.
- 2: Aerial view, Upper Darby, Pennsylvania 2015. Courtesy of Google Maps.
- 3: Tax parcel map showing National Register boundary. Source: Delaware County tax parcel map, 2017. Map #16-17B-132-008.
- 4: Site Plan of Sellers Hall.
- 5: The Sellers House in Philadelphia, 231 High Street, 1785-1829, from a sketch left by the late George Escol Sellers. Courtesy of Joseph Jackson.
- 6: Map of Sellers Hall Farm Land in 1808. Courtesy of Greater Philadelphia GeoHistory Network.
- 7: Painting of Sellers Hall by Charles Wilson Peale, ca. 1818. Courtesy of Upper Darby Historical Society.
- 8: Map of Sellers Hall Farm Land in 1855. Courtesy of Greater Philadelphia GeoHistory Network.
- 9: Sketch of Sellers Hall by Anna Sellers, ca. 1860. Courtesy of Upper Darby Historical Society.
- 10: View of Sellers Hall, ca. 1860. Courtesy of Upper Darby Historical Society.
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- 12: View of Sellers Hall, including stone retaining wall and farm buildings, during the late 19th century. Courtesy of S.F. Hotchkin.
- 13: Detail of Sellers Hall during the late 19th century showing kitchen building on right, single dormers, fence, chimneys, and wrap around porch. Courtesy of S.F. Hotchkin.
- 14: Map showing Thomas H. Powers Estate in 1889. Courtesy of DelawareCountyHistory.com

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- 15: View of west elevation of Sellers Hall ca. 1902, with exposed stone façade, pent roof/ porch on north section of west elevation, shed dormers and paneled shutters on the first and second-story windows. Courtesy of Upper Darby Historical Society.
- 16: View of the south façade of Sellers Hall, ca. 1906, with wrap-around porch and whitewash added to exterior stone. Courtesy of Upper Darby Historical Society.
- 17: Detail of Elim Farm, ca. 1909. Courtesy of A.H. Mueller, Delaware County Archives.
- 18: Tenant houses at Sellers Hall Farm, later renamed Elim Farm, ca. 1906. Courtesy of Upper Darby Historical Society.
- 19: Farmer at Sellers Hall Farm, later renamed Elim Farm, ca. 1906. Courtesy of Upper Darby Historical Society.
- 20: Room 101, facing east, ca. 1906.
- 21: Room 101, facing north, ca. 1906.
- 22: Room 102, facing west, ca. 1906.
- 23: Room 103, facing northwest, ca. 1906.
- 24: Room on south side of second floor, facing west, ca. 1906.
- 25: Southeast corner of second floor, ca. 1906.
- 26: Third floor, northwest, ca. 1906.
- 27: Third floor, southeast, ca. 1906.
- 18: View of west elevation in 1922. Wrap-around porch and pent roof/porch on north section of west elevation have been removed, and a cross has been added on the west gable. Courtesy of Upper Darby Historical Society.
- 29: View of the south (main) façade of Sellers Hall, ca. 1923. Chimneys have been modified and the connection/breezeway to outbuilding is visible. Courtesy of Upper Darby Historical Society.
- 30: View of the west elevation of Sellers Hall, in use as the chapel and rectory for St. Alice Parish, ca. 1923. Two dormers on south elevation have been modified to double-wide, pent roof was added over door on west elevation, and paneled shutters have been removed. Courtesy of Upper Darby Historical Society.
- 31: Map of Upper Darby in 1934. Courtesy of Greater Philadelphia GeoHistory Network.
- 32: View of the south (main) façade of Sellers Hall, ca. 1936, showing combination of double-hung windows on first story and casement on second, front door modified to set of two doors, stucco added to exterior stone walls, breezeway modified and dormer added to outbuilding. Courtesy of Upper Darby Historical Society.
- 33: View of the west façade of Sellers Hall from Walnut Street in 1946. Courtesy of Upper Darby Historical Society.
- 34: Photo Key, current photos 1-7 and 14 (other images are details, not shown on key)
- 35: South elevation and first floor plan, c.1682 (based on current evidence)
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- 39: South elevation and first floor plan, c.1923 (based on current evidence)

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Current Photos



Photo 1: View facing northwest towards the south (main) façade. Church is visible on north side of Sellers Hall.



Photo 2: View of southeast corner of Sellers Hall, facing Rectory on east side.

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Photo 3: View facing southwest towards the east elevation.



Photo 4: View facing southwest towards the north elevation of the addition.

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Photo 5: View facing southeast towards the north elevation of the original building.



Photo 6: View facing northeast towards the west elevation of the original building.

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Photo 7: View facing northeast towards the west elevation of the addition.



Photo 8: Typical pit saw marks found in early sections of Sellers Hall (University of Pennsylvania, 2010).

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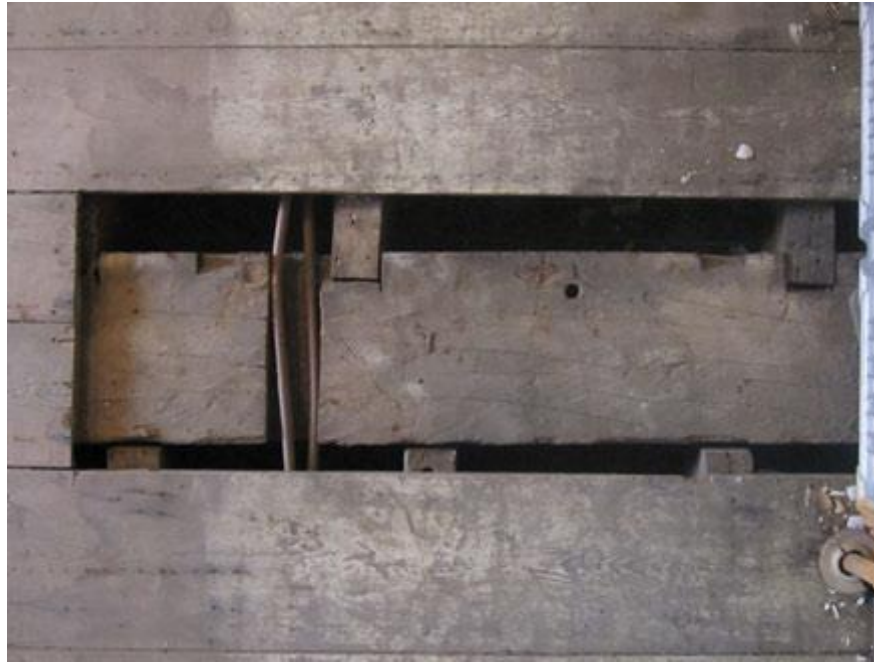


Photo 9: 17th-century floor joists mortised into the chimney girt and summer beam (University of Pennsylvania, 2010).



Photo 10: Original wood board partition on second floor (University of Pennsylvania, 2010).

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Photo 11: Late 17th/early 18th-century board door on third floor (University of Pennsylvania, 2011).



Photo 12: H-hinge on third floor board door, likely dating to the early 18th century (University of Pennsylvania, 2011).

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Photo 13: Interior side of soffit board from south elevation with hand-planed wood and hand-wrought nails (University of Pennsylvania, 2011).



Photo 14: Fireplace on west wall of Room 102 showing brick arch of firebox and north cove (University of Pennsylvania, 2011).

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Photo 15: Summer beam with notch cut into it locating the original placement of the hearth (University of Pennsylvania, 2011).



Photo 16: Hand hewn joist in Room 302 (University of Pennsylvania, 2010).

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Photo 17: Vertical sawmill marks on floor joists (University of Pennsylvania, 2010).

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Figures and Historic Images

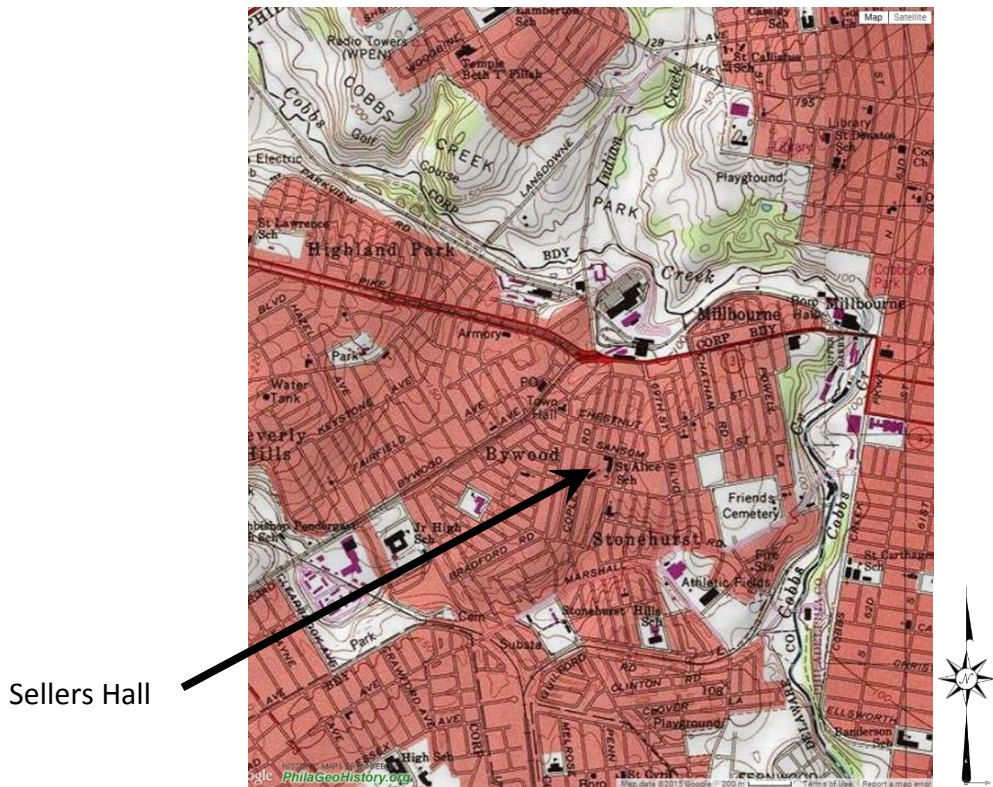


Figure 1: USGS Topographic Map excerpt showing Sellers Hall (Latitude: 39.957119, Longitude:-75.261455). Courtesy of Greater Philadelphia GeoHistory Network.

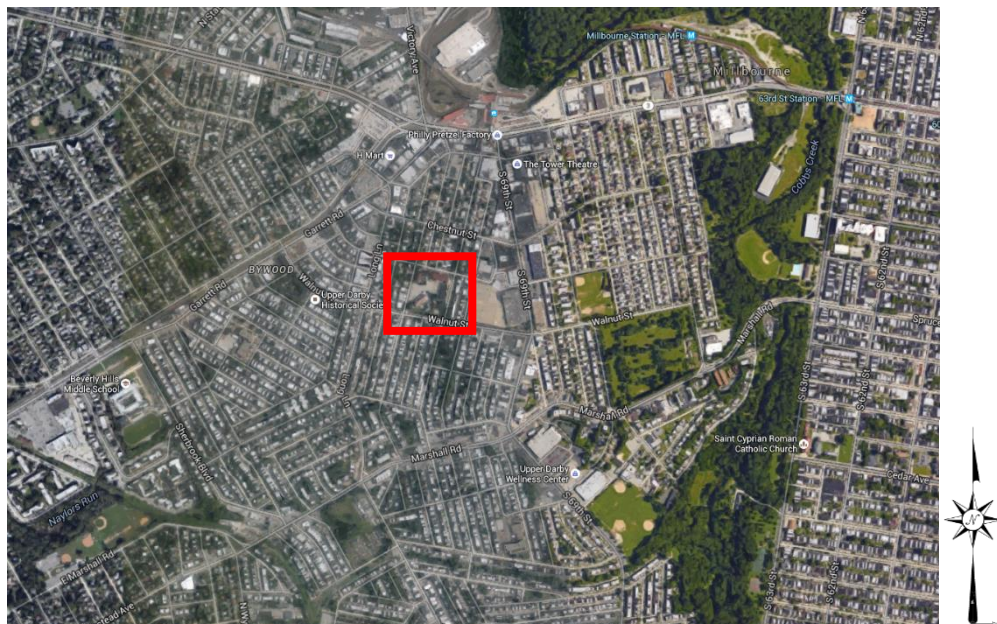


Figure 2: Aerial view showing area surrounding Sellers Hall (inside box). Courtesy of Google Maps.

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Figure 3: National Register Boundary shown by red dashed line (Unit 3).
Source: Delaware County tax parcel map, 2017. Map #16-17B-132-008.



Figure 4: Site Plan of Sellers Hall, current property boundary (approximate) indicated by white dashed line. Source: Google Maps. If related archeological features are discovered in the future, boundary expansion may be appropriate.

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Figure 5: The Sellers House, 231 High Street, Philadelphia 1785-1829, from a sketch left by the late George Escol Sellers. Courtesy of Joseph Jackson.

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Figure 6: Map of Upper Darby in 1808 with Sellers Hall located within red box. Courtesy of Greater Philadelphia GeoHistory Network.

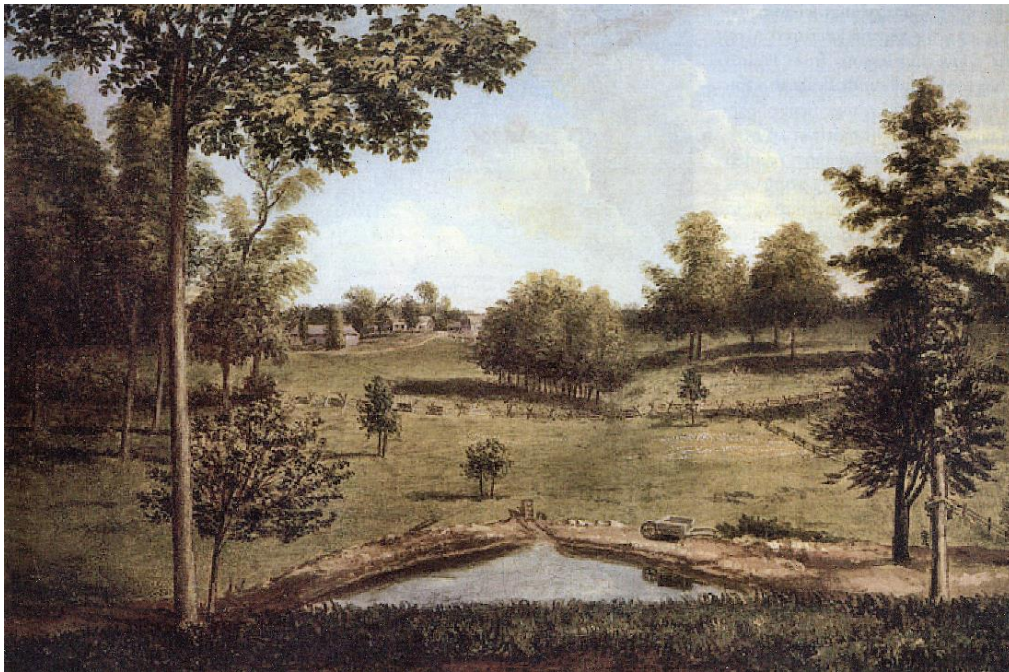


Figure 7: Painting of Sellers Hall property by Charles Wilson Peale, ca. 1818. Courtesy of Upper Darby Historical Society.

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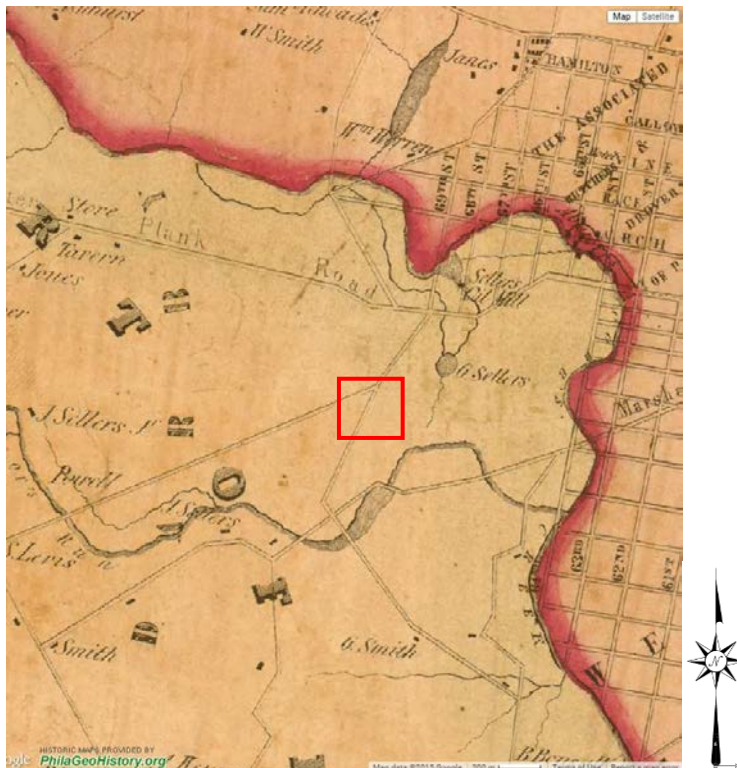


Figure 8: Map of Upper Darby in 1855, with Sellers Hall located within red box. Courtesy of Greater Philadelphia GeoHistory Network.

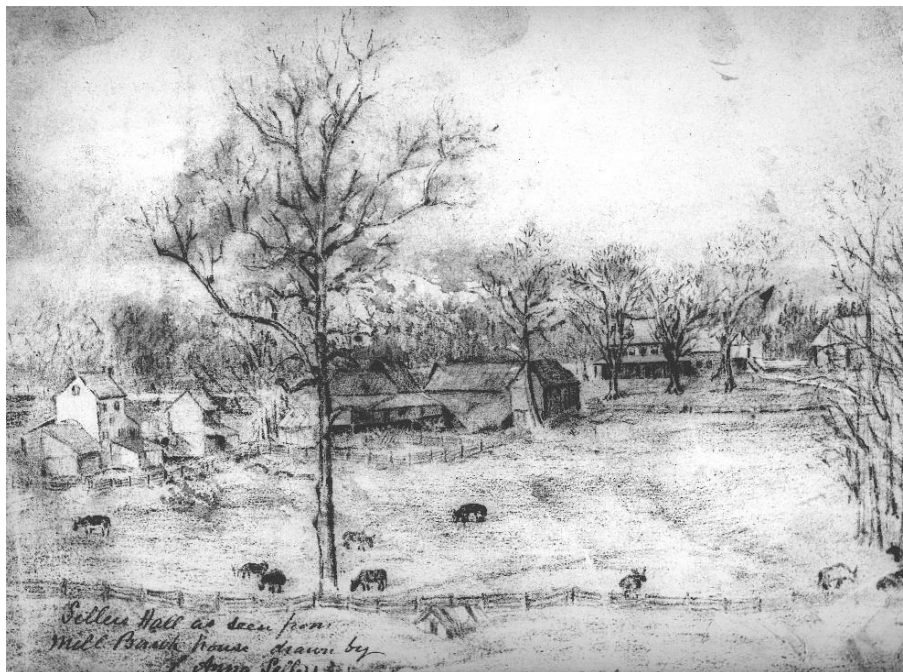


Figure 9: Sketch of Sellers Hall by Anna Sellers, ca. 1860. Courtesy of Upper Darby Historical Society.

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Figure 10: View of Sellers Hall, ca. 1860.
Courtesy of Upper Darby Historical Society.

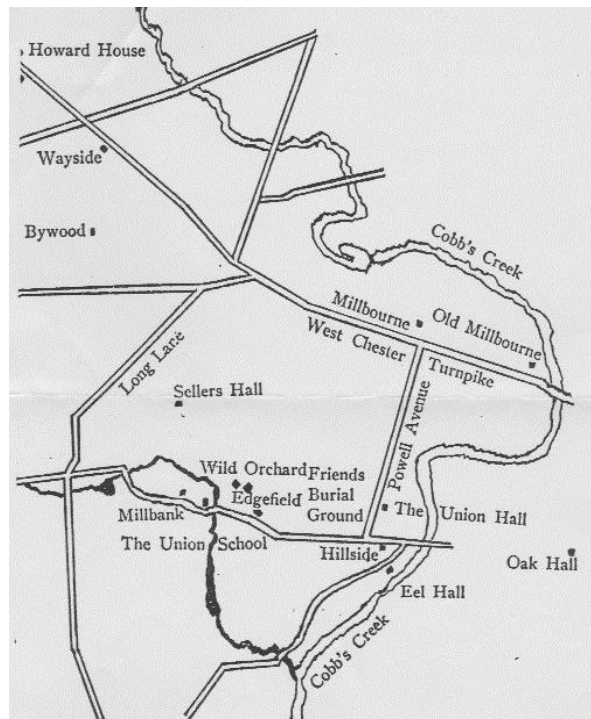


Figure 11: Map of Sellers' Properties present by late 19th/early 20th century.

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Figure 12: View of Sellers Hall, including stone retaining wall and farm buildings, during the late 19th century. Courtesy of S.F. Hotchkin.



Figure 13: Detail of Sellers Hall during the late 19th century showing kitchen building on right, single dormers, fence, chimneys, and wrap around porch. Courtesy of S.F. Hotchkin.

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Figure 14: Map showing Thomas H. Powers Estate in 1889. Courtesy of DelawareCountyHistory.com



Figure 15: View of west elevation of Sellers Hall in 1902, with exposed stone façade, pent roof/porch on north section of west elevation, shed dormers and paneled shutters on the first and second-story windows (see Photos 6 and 7 for current appearance). Courtesy of Upper Darby Historical Society.

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Figure 16: View of the south façade of Sellers Hall in 1906, with wrap-around porch and whitewash added to exterior stone (see Photo 1 below for current appearance).
Courtesy of Upper Darby Historical Society.



Figure 17: Detail of Elim Farm, ca. 1909, showing Sellers Hall (blue mansion) and corresponding outbuildings. Thomas Powers created Elim Farm after purchasing Sellers Hall and surrounding land in 1862. Sellers Hall is the only extant building (the others, and the wall, have been demolished). Courtesy of A.H. Mueller, Delaware County Archives.

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Figure 18: Tenant houses at Sellers Hall Farm, later renamed Elim Farm, c.1906. All associated farm and tenant resources believed no longer extant.
Courtesy of Upper Darby Historical Society.



Figure 19: Farmer at Sellers Hall Farm, later renamed Elim Farm, ca. 1906.
Courtesy of Upper Darby Historical Society.

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Figure 20: Room 101, facing east, c.1906.



Figure 21: Room 101, facing north, c.1906.

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Figure 22: Room 102, facing west, c.1906.



Figure 23: Room 103, facing northwest, c.1906.

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Figure 24: Room on south side of second floor, facing west, c.1906.



Figure 25: Southeast corner of second floor, c.1906.

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Figure 26: Third floor, northwest, c.1906.



Figure 27: Third floor, southeast, c.1906.

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Figure 28: View of west elevation in 1922. Wrap-around porch and pent roof/porch on north section of west elevation have been removed, and a cross has been added on the west gable (see Photos 6 and 7 for current appearance). Courtesy of Upper Darby Historical Society.



Figure 29: View of the south (main) façade of Sellers Hall, ca. 1923. Chimneys have been modified and the connection/breezeway to outbuilding is visible (see Photo 1 for current appearance). Courtesy of Upper Darby Historical Society.

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Figure 30: View of the west elevation of Sellers Hall, in use as the chapel and rectory for St. Alice Parish, c.1923. Two dormers on south elevation have been modified to double-wide, pent roof was added over door on west elevation, and paneled shutters have been removed (see Photos 1, 6 and 7 for current appearance). Courtesy of Upper Darby Historical Society.



Figure 31: Map of Upper Darby in 1934. The red square indicates the block where Sellers Hall is located. By 1935, the surrounding area had been developed extensively since the early 20th century. Courtesy of Greater Philadelphia GeoHistory Network.

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Figure 32: View of the south (main) façade of Sellers Hall, c.1936, showing combination of double-hung windows on first story and casement on second, front door modified to set of two doors, stucco added to exterior stone walls, breezeway modified and dormer added to outbuilding (see Photo 1 for current appearance). Courtesy of Upper Darby Historical Society.



Figure 33: View of the west façade of Sellers Hall from Walnut Street in 1946. Currently, the view from Walnut Street is obscured by heavy vegetation. Courtesy of Upper Darby Historical Society.



















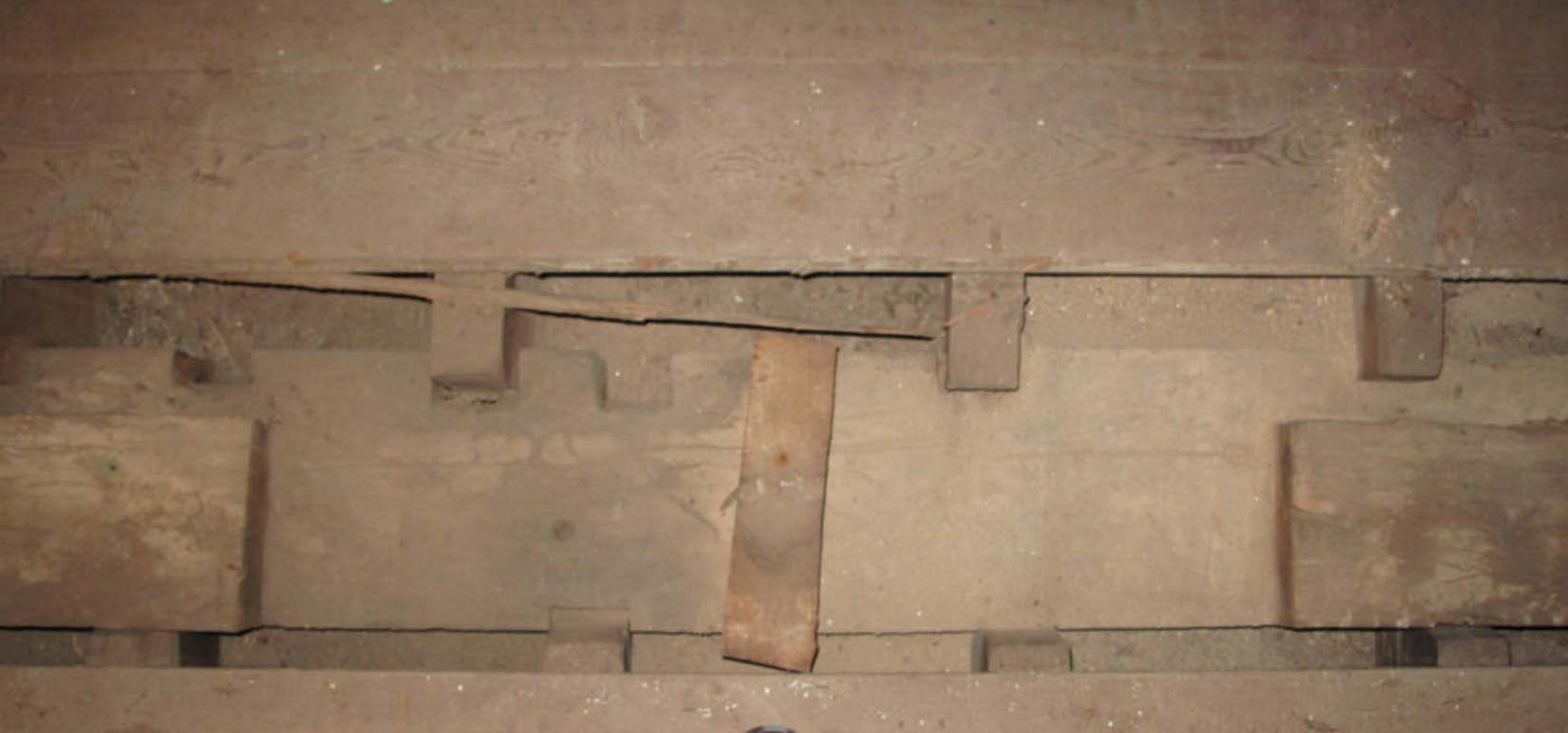
















UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Sellers Hall

Multiple Name:

State & County: PENNSYLVANIA, Delaware

Date Received: 3/7/2018 Date of Pending List: 4/2/2018 Date of 16th Day: 4/17/2018 Date of 45th Day: 4/23/2018 Date of Weekly List:

Reference number: SG100002339

Nominator: State

Reason For Review:

X Accept Return Reject 4/18/2018 Date

Abstract/Summary
Comments:

Recommendation/
Criteria Accept, National Register Criteria A, C and D.

Reviewer Patrick Andrus *Patrick Andrus* Discipline Historian

Telephone (202)354-2218 Date 4/18/2018

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

September 29, 2017

April E. Frantz
National Register Reviewer
Pa State Historic Preservation Office

Dear Ms. Frantz,

The Heritage Commission of Delaware County would like to encourage the Pa State Preservation Office to consider granting National Register status to Sellers Hall. The Heritage Commission is charged with coordinating and promoting the cultural heritage of Delaware County. Towards that goal, the Commission wants to encourage The Preservation Office to list this very significant structure. Historic buildings allow future generations to better understand where they have come from and the development of their community. If these resources are not protected, Upper Darby and Delaware County may lose precious reminders of their past that once lost can never be regained.

This better understanding of where a community has come from helps to foster community pride by recognizing the unique history of the town, creating a sense of place. These resources, if lost, would leave a generic setting for Upper Darby residents, without the context of their significant local heritage. The listing of Sellers Hall would help to protect this resource while sustaining and enhancing the community.

Thank you for your consideration

Respectfully,

A. Richard Paul
Chairman, Delaware county Heritage
Commission



Pennsylvania State Historic Preservation Office
PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION



March 2, 2018

Paul Loether, Keeper
National Register of Historic Places
National Park Service, US Department of Interior
1849 C Street, NW, Mail Stop 7228
Washington DC 20240

Re: Sellers Hall, Delaware County, PA

Dear Mr. Loether:

Enclosed please find a National Register nomination for your review. Included are the signed first page, a CD containing the true and correct copies of the nomination, and a CD with tif images. Copies of correspondence are enclosed as well.

The proposed action is listing in the National Register. Our Historic Preservation Board members support this nomination. If you have any questions please contact April Frantz at 717-783-9922 or afrantz@pa.gov. Thank you for your consideration of this property.

Sincerely,

Andrea L. MacDonald, Director
State Historic Preservation Office

enc.

ALM/aef