

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 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. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Feagans' Mill Complex

other names/site number Haines Mill

2. Location

street & number 28 Feagans' Mill Lane

X

not for publication

city or town Charles Town

vicinity

state West Virginia code WV county Jefferson code 037 zip code 25414

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X 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 X 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 X local

Deputy State Historic Preservation Officer 28 November 2016

Signature of certifying official/Title Date

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:) _____

Signature of the Keeper

Date of Action

Feagans' Mill Complex
Name of Property

Jefferson County, WV
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

Category of Property

(Check only **one** box.)

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
2	1	buildings
		sites
2		structures
		objects
4	1	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

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

INDUSTRY/PROCESSING: Manufacturing Facility

Current Functions

(Enter categories from instructions.)

VACANT/NOT IN USE

7. Description

Architectural Classification

(Enter categories from instructions.)

OTHER: No style

Materials

(Enter categories from instructions.)

foundation: STONE

walls: METAL/ Aluminum

roof: METAL/ Aluminum

other:

Feagans' Mill Complex

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

See continuation sheets.

Narrative Description

See continuation sheets.

Feagans' Mill Complex

Name of Property

Jefferson County, WV

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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.)

- ☒ 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

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

Property is:

- | | |
|--------------------------|--|
| <input type="checkbox"/> | A Owned by a religious institution or used for religious purposes. |
| <input type="checkbox"/> | B removed from its original location. |
| <input type="checkbox"/> | C a birthplace or grave. |
| <input type="checkbox"/> | D a cemetery. |
| <input type="checkbox"/> | E a reconstructed building, object, or structure. |
| <input type="checkbox"/> | F a commemorative property. |
| <input type="checkbox"/> | G less than 50 years old or achieving significance within the past 50 years. |

Feagans' Mill Complex

Name of Property

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Areas of Significance

(Enter categories from instructions.)

COMMERCE

INDUSTRY

ENGINEERING

Period of Significance

ca. 1795 - 1943

Significant Dates

ca.1795

ca.1884

1940

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

UNKNOWN

Period of Significance (justification)

See continuation sheets.

Criteria Considerations (explanation, if necessary)

See continuation sheets.

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

See continuation sheets.

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Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

See continuation sheets.

Developmental history/additional historic context information (if appropriate)

See continuation sheets.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

See continuation sheets.

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: _____

Historic Resources Survey Number (if assigned): JF-0362

10. Geographical Data

Acreage of Property 9.7

(Do not include previously listed resource acreage.)

Feagans' Mill Complex

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UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>18N</u> Zone	<u>247909</u> Easting	<u>4347666</u> Northing	3	<u></u> Zone	<u></u> Easting	<u></u> Northing
2	<u></u> Zone	<u></u> Easting	<u></u> Northing	4	<u></u> Zone	<u></u> Easting	<u></u> Northing

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

See continuation sheets.

Boundary Justification (Explain why the boundaries were selected.)

See continuation sheets.

11. Form Prepared By

name/title	<u>John Demer/Researcher & Jeff Smith (WV SHPO)</u>		
organization	<u>Jefferson County Historic Landmarks Commission</u>	date	<u>September 15, 2016</u>
street & number	<u>P. O. Box 23</u>	telephone	<u>304-876-6013</u>
city or town	<u>Charles Town, WV 25414</u>	state	<u>WV</u> zip code <u>25443</u>
e-mail	<u>jdemer@hotmail.com</u>		

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

See continuation sheets.

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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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Feagans' Mill Complex

Name of Property

Jefferson County, West Virginia

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N/A

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NARRATIVE DESCRIPTION

Summary Paragraph

Feagans' Mill is a visually-commanding, rectangular-massed building with a diminutive, one-story brick ell located at 28 Feagans' Mill Lane, near Rippon, a small community outside of Charles Town, the county seat of Jefferson County, West Virginia. The 9.7-acre parcel that contains the mill complex is on the south side of Bullskin Run, a seven-mile watercourse flowing southeast through part of Jefferson County and eventually feeding into the Shenandoah River. The gently-sloping parcel was historically bisected by a long-abandoned roadway. Both the outlying and immediate surroundings of the mill site remain rural in character. Farmland surrounds the Feagans' Mill complex and Wheatland Road (CR 340/2), a modern thoroughfare, bisects many of these working farms; however, the pastoral quality of the surrounding area prevails. Although trees and other vegetation obscure an otherwise clear view of the mill building, its immediate landscape retains its historic integrity and, as evidence suggests, the land and mill appear much as they may have looked in the 1750s.¹

Feagans' Mill

ca. 1795; ca. 1884; 1940

Contributing building

Exterior

The two-story, three-bay, Feagans' Mill rectangular-massed building measures 44 feet wide by 34 feet deep. The gable-end roof is clad in standing-seam metal. The building is clad with ornamental pressed metal sheets that simulate ashlar-faced stone and sits on an uncoursed-stone and brick foundation. The building is of sound construction and retains much of its original equipment, including its Fitz iron waterwheel and flume as well as two buhr wheels, sifters, elevators, bolter, leveler, and bagger inside the building. Several of the original wood 6/6 double-hung windows are intact, while other windows have broken components (missing panes and /or muntins), and boarded openings.

The present Feagans' Mill is the third iteration of the building to stand on the site. Two previously constructed mills suffered extreme fire damage: the earliest version of the mill building, dating from the late 1700s, burned in 1884; the ca. 1884 reconstructed mill burned in 1940. The owners quickly set to repairing the mill in that same year yielding its current appearance. Based on appearance and dimension, it is believed that the present foundation appears to be that of the two earlier mills. (Photo 1).

In the first story of the south-facing, three-bay gable end (south elevation), a wood door is evenly flanked by two, 6/6, double-hung, wood windows which are covered with vines and/or plywood (Photo 2). Three evenly-spaced, 6/6, double-hung, wood windows are on the second story, and a single window, covered with plywood, is in the gable end. The raised doorway appears narrow but would allow for unloading and loading of farm trucks of the 1940s, the time when Feagans' mill was operational.

¹George Washington surveyed and owned tracts along Bullskin Run.

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The main facade is the west elevation. Three iron steps lead to a concrete deck covered by a corrugated metal shed roof (Photo 7). Two unevenly spaced, 6/6, double-hung, wood windows flank the entry door on the first story; three 6/6, double-hung, wood windows are located on the second story. This elevation is clad in pressed metal siding simulating ashlar-faced stone. At the present time an Imperial model flour bagger made by the Wolf Company, of Chambersburg, Pennsylvania (Photo 11) sits at the entry until it can be relocated into the building's interior, where it would have been located historically, nearest the bolter from which emerged the final grades of flour.

The north elevation measures 34 feet wide (exclusive of the brick creamery ell that adds another 18 feet). It has one, 6/6, double-hung, wood window that is centered within the first story and two, evenly spaced, 6/6, double-hung, wood windows on the second story (Photo 5). As with other exterior walls of the mill, it is clad in pressed metal sheets that simulate rock-faced stone.

Located adjacent to the building's north elevation, is the mill's iron Fitz overshot water wheel and other supporting components of the mill operation. The water wheel measures sixteen feet in diameter and retains its four-foot wide buckets (Photo 6). The mill's flume, or forebay, measures 24 inches in diameter and 50 feet long. It is a section of steel pipe purposely installed to direct a stream of water to buckets on the wheel. A concrete "V" sluice channels water from the pond and race through the flume to the wheel and its buckets (Photos 8, 9). The wheel appears to be in the same location as previous wheels; perhaps because it is believed those who rebuilt the mill after the 1884 and 1940 fires used the mill's original 18th-century foundation. A Mutual Assurance Society policy of 1805 depicts this footprint (Figure 2).

The east elevation measures 44 feet wide. Its full-height, exposed stone and brick foundation has two wooden doors that allow access to the main waterwheel shaft and gearing sitting atop an unfinished dirt floor. The first and second stories rise above the masonry foundation, each story with three, evenly-spaced, 6/6, double-hung wood windows (Photo 3).

Interior

Basement

Except for a modern root cellar, the basement is an open, unfinished space, measuring nominally 44 feet wide and 34 feet deep. The basement walls are uncoursed stone except at the northeast corner where the walls are coursed brick. The shaft of the waterwheel pierces the mill building's north wall and runs parallel with the width of the mill. Remnants of belting that ran to the first floor remain visible within in the space. A partitioned root cellar, added by an owner in the 1960s, is located at the southeast corner. The root cellar measures about ten feet wide and eight feet deep. The basement flooring is packed earth. Eight 8-inch by 8-inch vertical wooden posts rest on concrete footers and support floor joists and flooring above (Photo 40).

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First Floor

The mill's first floor is open with no interior partitions. Eight, 8-inch by 8-inch wooden vertical posts support the second floor. The ceiling is open showing two-inch by 12-inch floor joists spaced at about 18 inches perpendicular to and atop 8-inch by 8-inch beams running the width of the building. Wall studs are uncovered; original wood sheathing is diagonal. Flooring is a tongue-and-groove soft wood, possibly Southern Pine (Photo 12). At the floor's center is a gas-powered engine, used to supplement water power in dry summer times and in winter when Bullskin Run and the millpond froze (Photo 12).

Against the northeast wall is the smaller of two horizontal buhr stones. The smaller stone measures 30 inches in diameter and retains its hopper and casing (Photo 13). To its west is a grinder and the larger, 48"-diameter buhr stone. Above the stones are shafts and remnants of belting, the former to transfer power from the wheel, the latter to direct that power to specific equipment such as, sifters. Also, elevators with cups that would have raised the grain remain intact as well (Photo 29).

On the northwest wall is the entryway to the creamery (Photos 17, 18). Quite possibly a former window opening, the brick wall has been modified to provide access from one space to the other. None of the creamery equipment appears to remain in situ. The building's sole source of heat - a deteriorated brick chimney stack remains in the northwest corner of the creamery. In light of the two previous fires in the mill building, it is not surprising that the Feagans positioned the heat source at a relatively far distance from the mill and its equipment to avoid yet another devastating fire.

Second Floor

The second level is reached by a wooden winder staircase that runs along the northwest wall. The space is open with no partitions. Similar to the first floor, eight, 8-inch by 8-inch vertical wooden posts support roof beams, joists, and rafters. Massive, wooden beams run perpendicular to joists; wooden joists sit atop the beams. There is no ceiling in the second floor; the view is open to the wooden roof decking. Structural wall members are uncovered. Flooring is random-width wood that is secured to the joists with nails.

More original operating equipment, shafting, elevators, hoppers, and belting is on this floor as well as other pieces of equipment that would have been used in this type of manufacturing facility. At the south end of the floor are a bolter and plansifter, two pieces of equipment unique to milling. Their design and use are described further in Section 8.

Feagans' Mill - Creamery Addition

A single-story, two-bay, shed-roof, masonry ell was added to the northwest corner of the mill ca. 1885. It has a standing seam metal roof pitched inversely. It measures 18 feet wide by 14 feet deep. Its walls are a soft

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brick, laid in six-to-one Common Bond and painted a weathered cream (Photo 1). It sits on a foundation of uncoursed stone. A paneled wooden door with a two-light transom and a 2/2, double-hung, wooden, sash window comprise the south elevation's fenestration. The addition's west elevation features a single, 2/2, double-hung, wooden sash window and an interior chimney stack (Photo 7). On its north elevation is a centered, 2/2, double-hung wooden, sash window (Photo 6). The addition functioned as a creamery as indicated by the faint advertising on its south wall. Currently, the addition is in a state of deterioration but the owner proposes to rehabilitate the addition.

Feagans' Mill House

ca. 1820; ca. 1885

Contributing building

West of the mill is the miller's house. Unfortunately, documentation on the vacant building is scarce. Though physical evidence shows that its core is log construction, the building is not listed on the 1798 House Tax and Slave Tax of Berkeley County, Virginia. Land records that could give a clue to construction dates are unavailable and census records are scarce as well. The 1820 federal census suggests Daniel Haines, son of Nathan Haines, occupied the house. The entry confirms the house stood by 1820, confirming local architectural historian John Allen's construction date attribution. The 1850 U.S. Federal Census cites Daniel Haines, "miller," at the house. The Samuel Howell Brown Jefferson County map of 1852 depicts Daniel Haines as occupant of the house and the site's miller.

It is clear that the mothballed building had two distinct building campaigns: a ca. 1820 1-1/2-story, four-bay, side-gable wood-frame section and a ca. 1885 2-story, five-bay, side-gable, single pile masonry I-House. The ca. 1885 section faces north, fronting the south side of the abandoned yet historic roadway that served the Feagans' Mill complex. Though within 20 feet north of modern Wheatland Road (CR 340/2), scrub trees and other types of overgrown vegetation obscure a clear view of the building. For purposes of this discussion, the ca. 1885 two-story I-House section will be considered the main block and the ca. 1820 1-1/2-story section will be considered the rear addition.

Exterior

The stucco-clad Feagans' Mill House measures 34 feet wide and 18 feet deep and its roof is covered with a standing seam metal roof. At all four corners of the main block, stucco has been formed to resemble quoins. Tuscan columns and pilasters support the one-story, full-span, hipped-roof porch. The first story of the façade features a central entrance flanked by boarded window openings. Five window openings, two of which feature 2/2, double-hung, wooden sash windows comprise the second-story fenestration. In the first and second stories of the west elevation are two 2/2, double-hung, wooden sash windows spaced above and below one another. Two small, wooden, 4-light casement windows are in each of the gable ends. In the south elevation of the main block are two 2/2, double-hung, wooden sash windows placed directly above the other. In the east elevation are two 2/2, single wooden sash windows on either side of an exterior-end, stucco-clad, shouldered chimney. An enclosed entry, covered with a standing-seam metal roof, encloses steps leading to

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the basement from the east elevation and a random-rubble stone foundation is also visible from this elevation.

Adjoining the west elevation of the main block is the ca. 1820 1-1/2 story rear-ell clad in white-washed asphalt "bricktex" siding. The side-gable roof – pierced by three front-gable dormers - is covered with rolled-seam metal. Sections of missing asphalt siding throughout reveal weathered vertical wood siding. In the south elevation, a boarded-over doorway is surmounted by a small gable-front portico. On its east side, the engaged roof covers a wooden porch deck that leads to the rear door of the main block. The first-story fenestration in the east elevation (façade) is comprised of (from south to north): a small square window opening (without glazing), a doorway with a five-horizontal panel door, two windows covered with plywood, and a second entrance door. The west elevation of the original house is without window openings.

Interior

In simplest terms, the interior of the main block (ca. 1885 section) of the existing Feagans' Mill House can be described as a modified I-house with a center entrance hall (including a single-stringer staircase that leads to the second floor) with two flanking rooms and an identical second-floor room configuration. The first-story room to the west of the entrance is frame on its north, west, and south walls. All other walls in the room east of the entrance and in the ell are log.

In the ell, a second dogleg stairway gives access to two attic rooms in the ell, and to the short hallway of the main house. A dogleg stairway connects the second floor hallway with the attic.

Interpret changes to Feagans' Mill House, however, is complex. On one hand, in *Uncommon Vernacular*, architectural historian John Allen interprets it:

This small, log, side-hall house, built about 1820, was home to the miller.

Again, a later addition transformed the house into a center-hall plan. The

original, single-pile cabin was built adjacent to a low, single-story kitchen.

In this case, a second rear door allowed convenient access to the kitchen.²

Allen includes a floor plan to illustrate his contention that the miller's house began as a log, side-hall house attached to a log kitchen (Figure 7). If interpreting Allen correctly, a subsequent mill owner (most likely Feagan) transformed the building, relegating the original house to a lesser role to the 'modern' two-story

² John C. Allen, *Uncommon Vernacular: The Early Houses of Jefferson County, West Virginia, 1735-1835*. Morgantown: West Virginia University Press, 2011, 72.

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stucco-clad I-House with decorative treatments like the corner quoining. The new building faced the principal roadway, and in the near distance the raceway from Bullskin Run to the mill.

Daniel Lutz, current property owner, offers an alternate interpretation of the building's evolution: the kitchen ell was an older "patent house," built to satisfy requirements of settlement established by patent holders. Lutz posits that the kitchen could date as early as the 1750s when the Haines family settled the village of Wheatland. From what is today Feagans' Mill House, the Haines family then moved around the corner to Fairfax Grant Stock Farm, a substantial stone house built in the 1760s. Because housing was scarce, another Haines or anyone else could have occupied the Feagans' Mill House. Eventually someone added the frame room west of the entrance, a second story to the two northern rooms, and stucco, transforming the house to the modern style of the mid-1800s.

Meat House

ca. 1820

Contributing structure

Southeast of Feagans' Mill House stands a log meat smoke house. Measuring 12 feet wide and 10 feet deep, the structure has been sheathed with vertical, sawn boards and is covered with corrugated metal roofing. Its entrance door is on the north façade. It has a dirt floor.

Hog House

ca. 1940

Contributing structure

East of, and perpendicular to the mill, is a single-story hog house measuring 25 feet wide by 12 feet deep by nine feet high. It has a standing seam metal shed roof. It is sheathed in vertical boards which have been nailed onto the wood framing. On its south façade is a frame half wall; its opening above is covered with plastic sheeting (Photo 30).

Lutz House

ca. 1962

Non-contributing building

South of the mill is the ca. 1962, 1-1/2 story, side-gable Agnes and Daniel Lutz, Sr., home. Measuring 26-feet by 26-feet, the residence is stucco-covered, with an asphalt shingle roof, central furnace chimney, and wide east-facing shed dormer. Its windows are aluminum cased horizontal sliders. A carport addition was placed along the west elevation. (Photos 31).

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NARRATIVE STATEMENT OF SIGNIFICANCE

Summary Paragraph

The Feagans' Mill Complex is an evolved landscape that is locally significant under *Criterion A: Industry/Processing* for its continued use and function as a manufacturing facility from the late 18th century into the mid-twentieth century in Jefferson County, West Virginia. The Feagans' Mill Complex is also eligible under *Criterion C: Engineering*, for its intact water-powered machinery and equipment including the 16-foot Fitz wheel, sluice, and forebay (flume) which powered and mill and kept the mill operation in existence. The period of significance for the Feagans' Mill Complex begins ca. 1795 at the time of construction of the mill and ends in 1943, when Cecil Feagans decided that more efficient mills rendered the Feagans' operation unprofitable and ceased the Feagan's milling operation.

CRITERION A: INDUSTRY/ PROCESSING

History of the Feagans' Mill Complex

In addition to the previously-discussed millers house and ancillary buildings and structures at the Feagans' Mill Complex, historically three distinct mill buildings have stood on the property: the Haines Mill and two Feagans' Mills. The first mill stood three stories in height, and was constructed of brick by Nathan Haines sometime prior to 1800. A fire in 1884 completely destroyed this building. Following the sale of the mill property to new owner Silas Feagans, Feagans rebuilt the mill, purportedly on the original mill building's footprint. Built of wood-frame construction, the second mill – locally referred to as Feagans' Mill – suffered the same fate of its predecessor and burned in 1940. Cecil Feagans, then current owner (one of Silas Feagans grandsons), reconstructed the mill, again, apparently on the same stone foundation. The third iteration of the mill remains intact and nearly unaltered and is still locally referred to as "Feagans' Mill." It is constructed of wood-framing which is covered with decorative pressed metal panels that simulate rock-faced stone. Although all three versions of the mill contribute to the continuum of agriculture, commerce, and engineering along Bullskin Run in Jefferson County, the "third" mill (the 1940 Feagans' Mill) is the principal focus of this nomination.

For 250 years, farms along Bullskin Run in south Berkeley County (present-day Jefferson County) maintained livestock and harvested grains.³ Bullskin Run alone supported no fewer than seven grist mills. The Joshua (and later Nathan) Haines family, mid-eighteenth century Quaker emigrants from New Jersey, developed one of the earliest such mills. Upon its completion, their masonry-constructed mill stood three stories high and measured 44 feet wide by 34 feet deep. The Haines also built a saw mill on their property in order to provide badly-needed lumber for housing, barns, and other outbuildings to the community.

³ Paula S. Reed, Ph.D. and Edie Wallace, *National Register of Historic Places Nomination for Cool Spring Farm, Bullskin Run, Charles Town, West Virginia*. (Washington, D.C.: U.S. Department of the Interior, National Park Service, 2006).

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Unfortunately, business records do not survive for the Haines or the Feagans' mill operations to document their daily and seasonal operations.⁴

The Threat of Fire

For mill owners, fire was a major fear and a threat to their livelihood. After John Haines died in 1825, his widow, Elizabeth Haines, agreed to an annual payment of \$160 with the understanding "that should the Merchant Mill now upon the premises be burnt or otherwise destroyed or materially injured, that the rent hereby reserved shall abate proportionately."⁵ Fortunately, Haines Mill did not burn during Elizabeth's lifetime.

According to local lore, General David Hunter ordered the Haines mill burned in 1864, enforcing a scorched earth policy that had been ordered by General Ulysses. S. Grant. The fallow earth would deprive the South of crops that typically resulted in food for human consumption and feed for horses, both critical during the Civil War. This contention is not documented in the Official Records or any other contemporary source.⁶ The extent of damage if any, caused by this alleged order, is not documented; however, by 1867 Nathan Haines and Jane Walker had rebuilt or repaired their gristmill and sawmill operations. When they sold the mill in 1867 the deed describes "a valuable brick Mill and sawmill."⁷ This description does not imply severe damage to either mill that was allegedly inflicted upon the complex by Hunter and the Union army in 1864.

The first documented fire at the Haines Mill occurred some years after the Civil War ended. On the night of April 3, 1884, a devastating fire destroyed the late-1700s brick mill. A local newspaper, the *Spirit of Jefferson*, reported:

The valuable Head Spring Mill of Mssrs. Feagans & Haines, on the Bullskin Run, near the Jefferson Woolen Mill of Mssrs. J. J. Jobe and Co., was destroyed by fire Thursday night last, together with several thousand bushels of wheat, and other stock. Loss probably \$7,000 to \$8,000, upon which there is an insurance of

⁴ Fortunately, records survive for a mill nearby: Isaac N. Renner, *Account Books for Bullskin Mill (1878-84) and Wheatland Mill (1884-92)*, Charles Tayloe Perry Collection. (Richmond: Library of Virginia). On microfilm, Reel 42.

⁵ Jefferson County Deed Book 11, p. 480; March 22, 1825.

⁶ In Michael Mahon, *The Shenandoah Valley, 1861-1865: The Destruction of the Granary of the Confederacy* (Mechanicsburg, Pa., 1999), 135, the author quotes official reports of Gen. Philip Sheridan, Gen. Hunter's successor, as having captured or destroyed 71 flour mills during the Valley Campaign of 1864.

⁷ Jefferson County Deed Book 2, pp. 91, 92; November 16, 1867.

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\$3,000, we understand, in the Loudoun Mutual. The gentlemanly and esteemed proprietors have the universal sympathy of the community in their loss.⁸

The property tax record for 1884, recorded in Jefferson County Land Book (1884), documented this damage by devaluing the property by half, or \$2,000, with the entry "Reduced \$2,000 for fire." Despite this loss, two weeks after the fire, the *Spirit of Jefferson* reported:

Mssrs. Feagans & Haines, whose flouring mill was recently destroyed, we are pleased to learn have, with considerable enterprise, begun work towards rebuilding at once, and ere long will have a new mill with greatly improved machinery and facilities for turning out the best flour that can be produced.⁹

After the fire in 1884, Haines sold his share to Feagans. The deed from Haines to Feagans reads as follows:

the "Haines Mill" property, [as] conveyed to E. B. Haines and Silas H. Feagans by Nathan Walker and Jane, his wife, both of Loudoun County, V^a and described in Deed dated 1st day of November 1867 and recorded 16th day of Nov 67 in Deed Book No. 2 folio, 91-92 in the Clerks office of the County of Jefferson WV^a and consisting of about 15 acres of land, more or less, upon which is a valuable frame mill and frame house, together with Steam saw mill, Engine and Boiler.¹⁰

The site, historically referred to as "Haines Mill" in the 1885 deed, eventually became referred to as "Feagans' Mill" in deference to its current owners. Silas Feagans continued the mill operation in much the

⁸ "Miscellaneous News," *Spirit of Jefferson County* 19, no. 15, April 8, 1884, 3.

⁹ "Miscellaneous News," *Spirit of Jefferson County* 19, no. 17, April 22, 1884, 3.

¹⁰ Jefferson County Deed Book O, p. 223; September 22, 1885.

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same capacity: milling grains and timber. Feagans had strong incentive to prosper. With a wife and ten children (though how many survived to adulthood is not known), he needed income to feed and care for his large family. In 1888, Silas Feagans died at age 68. A year later, Sarah, his wife, died at age 64. A son, Wilder Clayton (WC) Feagans assumed mill operations.

According to a newspaper account in the *Farmers Advocate* for October 22, 1937, WC Feagans bought the mill from his parents' heirs in 1894, presumably his surviving siblings. He would own and operate the mill from 1888 until his death in 1937 at age 80. Judging from accounts of equipment Wilder bought (described later in this section), he modernized the mill by replacing the mill's wooden wheel with a new, efficient metal Fitz wheel made in Martinsburg (Berkeley County). He also installed a Haggenmacher plansifter, then a modern machine - by 19th-century standards - for separating different grades of flour.

The *Advocate* article further announced that Cecil Feagans, one of Wilder's sons, bought the mill from his siblings following their father's death in 1937. Included in the sale were "the mill, a large dwelling house, and 13 acres of land." In 1938 Cecil installed a 50-foot steel forebay, or flume, to concentrate the flow of water to the wheel. Cecil milled for another two years, but then again, tragedy struck.

On January 20, 1940, another fire destroyed the second mill building.¹¹ This fire may have been caused by spontaneous combustion of oily rags, but no definitive cause was determined. The account in the *Spirit of Jefferson* reveals grain and flour lost as: "1,400 bushels of wheat, 200 bushels of corn, and 25 barrels of flour, corn, and stock feed. The entire loss was \$12,000 with insurance of less than half that amount."¹²

For mid-winter, the quantities of wheat and corn Feagans' Mill had on-hand to be processed seemed high. Time needed to grind 1,400 bushels of wheat to flour and 200 bushels of corn to meal is not known, but these quantities suggest those who sent their wheat and corn to Feagans had faith in the manufacturing capabilities of Feagans' Mill, or perhaps Feagans charged sufficiently low rates that would offset a longer wait time, or, Feagans' produced superior flour and/or meal.

Undaunted by the devastating fire, Cecil Feagans started to rebuild his mill in order to continue his wheat and corn processing operation. A newspaper account in 1940 reported that "Cecil Feagans, whose flour and feed mill was burned near Wheatland three months ago, has begun the work of rebuilding. The new structure will have the same manufacturing capacity as the destroyed building had."¹³ There is no mention of the reconstruction of the saw mill and it is presumed that the timber mill ceased operation at that time.

¹¹ "Feagans' Mill Is Destroyed by Fire Saturday," *Farmers Advocate* 56, no. 3, January 26, 1940, 1; "Fire Destroys Feagan's Mill Saturday Night," *Spirit of Jefferson* 76, no. 4, January 24, 1940, 1.

¹² Ibid, *Spirit of Jefferson*. Cecil Feagans printed the following Card of Thanks in the same issue: "We wish to thank the Charles Town Fire Companies, our neighbors, and the general public for the excellent aid given us on the occasion of our mill burning Saturday night," 6.

¹³ "Begin Rebuilding Mill," *Spirit of Jefferson* 76, no. 9, February 28, 1940, 6.

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Perhaps to show appreciation to the friends and neighbors who assisted in extinguishing the fire and to demonstrate rapid progress in rebuilding his mill, Cecil Feagans advertised a "Mill Dance/ Round and Square" to be held at the Feagans Mill on the evening of March 29. Feagans extended an open invitation to the community and did not collect admission.¹⁴ This dance occurred two months after the fire and attests to the ingenuity and dedication of work crews in clearing the burned mill and rebuilding it.

The Feagans operated their flour mill for another three years. However, on November 1, 1943, they sold the mill complex to Jacob Keller for an undisclosed price.¹⁵ In April, 1944, Keller advertised: "Reopening Cream Buying Station/ at Wheatland/ Formerly Feagans' Mill/ Under New Management/ This Station Will Be Open/ Every Saturday/ Beginning April 29, 1944/ CASH paid for Sweet/ or Sour Cream/ J. E. Keller Operator."¹⁶ For the first time since the last quarter of the eighteenth-century, a milling operation of some variety was not in operation at this site. Jacob Keller kept the property for less than a year, and on August 1, 1944, Keller and his wife granted the property "and all equipment and machinery" to Charles R. Keller. No price is given.¹⁷

Milling in Jefferson County and the Shenandoah Valley

Milling in the Shenandoah Valley can be seen in two phases: (1) settlement through the Civil War; and (2) post-Civil War to 1945. However, it does not appear feasible to study any mill in isolation. A mill operation was part of a larger calculus of time, place, climate, weather, soil, transport, demand, seed, eventual product, and skill of humans who farmed, milled, and transported that product to market. If one component of this multifaceted network operation was absent, the operation may not succeed. For example, if there was a bad growing season, a farmer had no wheat and the mill was unnecessary. Another example, if there was no economical mode of transport there were no sales beyond the local community.

In phase one of the aforementioned 'Settlement to Civil War' era, the Shenandoah Valley benefitted from available land, good soil, ample water, and a favorable climate. These conditions attracted many farmers to settle the Valley from Pennsylvania, New Jersey, the Palatinate Region of what is today Germany, and rural Britain. They knew how to farm and how to raise livestock, and they came to the area establish permanent roots.

From the 1760s to the 1880s, wheat was a major crop in the lower Shenandoah Valley.¹⁸ Beginning in the 1740s, farmers grew wheat for export to Philadelphia, Baltimore, and Alexandria, Virginia. Wheat required milling in order to remove a grain's hull and to expose its germ which the miller then ground into flour. In an

¹⁴ Advertisement, *Spirit of Jefferson* 76, no. 12, March 20, 1940, 7.

¹⁵ Jefferson County Deed Book 159, p. 428.

¹⁶ Advertisement, *Spirit of Jefferson County* 80, no. 18, April 26, 1944, 6.

¹⁷ Jefferson County Deed Book 162, p. 415.

¹⁸ Kenneth E. Koons and Warren R. Hofstra, "The World Wheat Made," in *After the Backcountry: Rural Life in the Great Valley of Virginia, 1800-1900*, ed. Kenneth E. Koons and Warren R. Hofstra (Knoxville: University of Tennessee Press, 2000), xvii-xxix.

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effort to reduce the high cost of overland transport of raw grain to distant markets, farmers took their grain to local gristmills to be processed into flour. Though still expensive to transport, flour weighed less than intact wheat hulls and it occupied less space than the unrefined grain from which it was milled.

For farmers in the Lower Shenandoah Valley (Berkeley, Clarke, Frederick, and Jefferson Counties) surplus wheat was an important export. Farmers shipped flour by road and river to Harpers Ferry, and after 1827 from there by rail or canal to Alexandria, Fredericksburg, or Richmond. From eastern Virginia shippers sent flour beyond the region as far away as the West Indies. As tobacco was an export to farmers east of the Blue Ridge, wheat became an export to farmers west of the Blue Ridge in the Shenandoah Valley. Because Valley farmers had smaller farms and used horses rather than humans to tend their crops, farmers were able to invest less in human needs and devote greater resources to their land and livestock. By contrast, tobacco farmers east of the Blue Ridge incurred greater human costs and depleted vast tracts of land by sacrificing arable land for greater profits. But during this period, hundreds of mills in the Valley transformed grain to flour and meal for domestic use or export.

Settlers valued the soil, their livestock, as well as their tools and equipment. They knew the value of field fertilization, crop rotation, and leaving fields fallow. They allowed large areas for their livestock to graze. At the same time they quickly adopted new techniques and methods. For example, one was the use of "plaster and clover husbandry."¹⁹ During this process, farmers applied lime to deeply-plowed fields, and planted clover seed for a thick carpet of red clover that turned over helped rejuvenate the soil with rich nutrients. The adopted plow designs that allowed for deep furrows. Valley farmers also recognized the value of livestock manure to meet this same goal of soil rejuvenation. To that end, farmers collected manure and spread it over their fields to make soil that much more fertile. As a result, these aforementioned methods helped increased crop yields. If crop surpluses drove down prices, farmers had the option of feeding excess grain to livestock or converting corn or rye to alcohol.²⁰ Thus, when warranted, mills could transform grain into feed for livestock or poultry.

After the Revolutionary War ended, the demand for locally-grown wheat and milled-flour extended into Pennsylvania, Maryland, and even into Europe and the West Indies. With this increased demand came high prices. Wisely, farmers diversified what they grew by rotating their crops and thus yielding a greater diversity in their output production. In addition, Berkeley County (later Jefferson County) farmers raised cattle, swine, and sheep at this time. By diversifying their crops and their livestock holdings, farmers avoided reliance on a single crop that could deplete the rich, fertile Shenandoah Valley soil like tobacco did in much of Virginia's tidewater region.²¹

From the early 1800s to the Civil War wheat and other grains remained major crops of the Shenandoah Valley. According to the late agricultural historian John Schlebecker, people in the Shenandoah Valley ate

¹⁹ Ibid., 5.

²⁰ Ibid., 5.

²¹ Ibid., xviii.

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well in decades leading up to the Civil War. Perhaps surprisingly, they ate mostly meat: "140 pounds of pork, 70 pounds of beef, 30 pounds of lamb, and chicken, turkey, duck, and goose."²² Add to this considerable of protein, the consumption of abundant vegetables and fruits. For starches the per capita consumption of wheat was about five or six bushels. Finally dairy cattle provided Valley farmers with considerable butter and cheese.

In Phase Two, dating from the end of the Civil War to the 1945, the Shenandoah Valley quickly recovered from devastation of war. Despite this devastation, farmers harvested nearly ten percent more wheat in 1870 than in 1860.²³ Aiding this recovery was the Baltimore Agriculture Aid Society that supplied farmers in Virginia "stock, agricultural implements and seed to enable them to resume their farming operations and provide bread for their families."²⁴ The aid further helped ensure grain would ship through the Port of Baltimore. With the exception of the Civil War, from 1860 to 1900 per capita wheat production in the Valley exceeded that of states in the Midwest. Most of this wheat, processed into flour by mills like Feagans' fed a growing population in the East.

Kenneth Koons credits use of manure and fertilizer, expansion of arable land, and mechanization as factors to explain increases in wheat harvests. He also cites diversification as an important element ensuring success in farming. Though farmers relied principally on wheat, they also grew corn and hay as fodder, raised cattle, planted apple orchards, and raised dairy herds. Diversification helped ensure stability when prices dropped on one market such as wheat.²⁵

Parallel with change in farming methods came change in milling. The 1884 fire of Haines' and Feagans' mill allowed the partners to upgrade outdated equipment. Though they retained horizontal buhrs and the small bucket elevator system developed by Oliver Evans they may have bought a Haggemacher plansifter and a Salem bolter for their new mill. If business practices of Haines and Feagans are comparable to those of Isaac Renner, whose mill was about a mile downstream from the Haines and Feagans mill, Renner's records give a clue to mill operations on the Bullskin.²⁶

Renner milled year round. His daybook for the years 1879 to 1882 show he continued, in part, the practice of tolling, where a miller keeps a percentage of grain brought to him in exchange for milling. Farmers brought wheat by the bushel and took away flour packaged by the barrel, cotton sack, or paper bag. Names most commonly appearing in Renner's accounts were adjoining neighbors: Burns, Higginbotham, and Porter. Renner ground wheat to flour in no fewer than three grades: "bread," "E," and "F." He also ground

²² John T. Schlebecker. "Farmers in the Lower Shenandoah Valley, 1850." *The Virginia Magazine of History and Biography* 79, no. 4 (1971): 464.

²³ Kenneth E. Koons, "The Staple of Our Country: Wheat in the Regional Farm Economy of the Nineteenth-Century Valley of Virginia," in Kenneth E. Koons and Warren R. Hofstra, *After the Backcountry: Rural Life in the Great Valley of Virginia 1800-1900*, Knoxville: University of Tennessee Press, 2000, 8.

²⁴ *Ibid.*, 9.

²⁵ *Ibid.*, 15.

²⁶ Isaac Renner's daughter, Minnie, married Silas Feagans' son, Wilder (also knowns as "WC").

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buckwheat, corn meal, and offal. While “offal” is commonly associated with animal organs, for grains it is the dregs that are most often used as feed for poultry. Buyers put a deposit on returnable containers (barrels) for their flour. Renner gave credit when a buyer returned a barrel. Not all buyers bought flour by the barrel. A Mrs. Davis bought small quantities of five or six pounds packaged in paper. While a daybook captures daily exchanges it does not show account reconciliation. Thus we do not know what percentage of Renner’s transactions were toll or cash.²⁷

Wheat remained a major farm product in Virginia from 1840 to 1940.²⁸ Farmers grew as much wheat in 1940 as in 1840, about 2,000,000 bushels. Wheat production peaked in 1920 at 4,000,000 bushels. Though records no longer survive, local mills processed more wheat in the first decades of the 20th century than at any other time. Buyers no longer had to visit local mills for flour. From newspaper ads in the *Spirit of Jefferson* and *Farmers' Advocate*, county grocery stores carried flour from Feagans’ and Weirick’s mills, both on the Bullskin. A five-pound bag of local flour ranged from 25 cents to 28 cents. The same weight for Gold Medal flour (Midwestern) was 38 cents, nearly half again as much as for local flour.

With the Depression of the 1930s wheat production in the Valley plummeted. Wilder Feagans, now in his seventies, continued to mill. Upon Wilder’s death, Cecil, his son, modernized the mill in hopes of continuing his family legacy. The end of World War II brought American military men and women home to their farms; the timing was fortunate. Much of Europe and Russia lay devastated from years of war. These countries needed sustenance in order to enable them to rebuild. Farms in Canada, the United States, and to some extent, Australia, produced sufficient surpluses. Despite this apparent worldwide demand for processed grains, Feagans’ Mill did not fare well, unfortunately. Simple economies of scale meant large farms in the western United States and Canada could produce grain more economically than small farms in the east.

After the fire in 1940, the mill never recovered, and by 1943, Feagans’ Mill ceased the mill operation. Feagans’ Mill flour helped feed not only locals but also others from more distant locales. From the Haines family in the mid-eighteenth century to the Feagans family into the mid-twentieth century, these mill owners operated a grist mill and a saw mill as well, and helped to sustain regional agriculture and commerce for nearly two centuries.

CRITERION C: ENGINEERING.

Feagans’ Mill is also eligible for the National Register under *Criterion C: Engineering*, for its intact machinery and operating equipment, including the 16-foot Fitz wheel, sluice, flume, and mill race. The National Register defines “engineering” as the “application of scientific principles to design, construct, and operate equipment to serve human needs.” Owners over the life of the Feagans’ Mill Complex have demonstrated ingenuity from the late-1700s to the mid-1940s with respect to the design, construction, and operation of the mill. Although Nathan Haines did not subscribe to Oliver Evans’s seminal tract, *Young Mill-*

²⁷ Isaac N. Renner, Accounts, Charles Tayloe Perry Collection, on microfilm, reel 43, Shepherd University.

²⁸ See Figure 1.3, “Valley of Virginia wheat production, 1840-1980,” in Koons, “The Staple of Our Country,” 15.

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Wright and Miller's Assistant (1795), Haines's brick merchant mill and sawmill described and illustrated in his Mutual Assurance Society policy of 1804 depict a mill strikingly similar to an Evans' mill prototype design: brick, 3-1/2 stories, 32 feet by 55 feet (slightly narrower but longer than Haines's mill), with two stones.²⁹ Evans' cross-section illustrations depict two- and three-story mills using water-powered augurs to raise wheat to the third story, then gravity to force the grain from between horizontal, rotating buhr stones to become flour. His was the modern technology of its day.

As previously discussed, the pre-1884 Haines mill stood three stories in height and was of masonry (brick) construction. A gristmill is a complicated structure for any owner to plan, build, operate, and maintain but especially lacking a copy of the Evans treatise. Nevertheless, the Haines mill (c. 1760 – 1884) reflected the application of several of Evans' technologies - including specific machine types and a hydraulics system - and it stood as a fine example of a quite sophisticated engineering method on America's first frontier. Although this Haines' Mill no longer stands, its dimensions and construction methods were gleaned from Nathan Haines' 1804 insurance application from the Mutual Assurance Society in Richmond, Virginia. While Haines Mill was an important antecedent to Feagans' Mill, the focus of this nomination is the current Feagans' Mill, the third iteration on the 19th-century stone foundation.

The following discussion focuses on the existing machinery that was historically used and is currently housed in the Feagans' mill building.

Fitz wheel: In early 1919, Silas Feagans installed a new, metal waterwheel made by the Fitz Water Wheel Foundry in nearby Martinsburg (Berkeley County) West Virginia. The Fitz Company advertised efficiency as high as 90 percent, especially for its I-X-L wheels. Fitz wheels achieved this efficiency through the use of metal – a material that is more durable and more malleable than wood – and the use of a rounded bottom bucket. Although not his original designs, Fitz saw the benefits of these advances in waterwheel technology originally conceived by English wheel makers and a Scotch inventor.³⁰

Fitz took advantage of wheel design and material of manufacture. Metal was less affected by cold; a miller's season could be extended when metal wheels – as opposed to wooden wheels – were employed. Metal could be lubricated and was more durable than wheels made of wood. Metal could be engineered to fine tolerances. A Fitz wheel was so well balanced the company said a child could turn it by hand. A rounded bucket could be filled more quickly and hold its water longer than a wooden bucket. Thus a miller needed less water to power a mill, an advantage during a dry spell. Buckets holding water longer on the down slope meant the wheel developed more torque to power wheels and equipment in the mill. A Fitz wheel, then, represents a well-engineered product, and a product so well designed it could be made and sold in quantity. The Fitz

²⁹ Evans, *The Young Mill-wright and Miller's Guide*, 500-508. At least four (Jefferson) county mill owners owned *Young Mill-wright*: Robert Rutherford, George Hite, William Darke, and Benjamin Beeler. Beeler was a neighbor to Haines. Other subscribers to *Young Mill-Wright* lived nearby in what is now Berkeley County, West Virginia, and Frederick County, Virginia.

³⁰ "Recent I-X-L Sales," *American Miller*, May 1, 1919, 447; Theodore R. Hazen, *A History of the Fitz Water Wheel Company*. <http://www.angelfire.com/journal/millrestoration/excel.html>. 1996. Accessed June 1, 2015.

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wheel survived the fire of 1940 and the Feagans used it in the reconstructed mill. The wheel survives to date.³¹

Metal flume: In 1938 the *Spirit of Jefferson* reported that Cecil Feagans was having equipment of the mill “thoroughly remodeled” and “overhauled.” Among those changes, Feagans installed a new steel 50-foot forebay to replace one of wood construction.³² In the context of gristmills, a forebay is a flume or large pipe that directs water to the water wheel. This innovation remains in situ adjacent to the Fitz water wheel.

Gas engine: In addition to fire, reliable waterpower was a problem for Jefferson County mill owners during the 1930s and 1940s. As a result, some of these owners relied on gas and/or diesel engines for backup power. Feagans' Mill has a large, single-cylinder gas engine of unknown origin. Weirick's Mill, also on Bullskin Run near Feagans' Mill, predated 1800, had burned, and was rebuilt. In 1946 Weirick's owner sold it for lumber. The newspaper article on the sale said: “The shortage of waterpower due largely to the loss of water for domestic purposes in Charles Town impaired the value of the plant, and in recent years steam and gasoline engines had to be used as an auxiliary power plant.”³³ Feagans' Mill faced the same lack of water as Weirick's Mill, and as a preventative measure, Cecil Feagans installed a one-cylinder gas engine.

Wolf Bagger: As stated, considerable original equipment survives from the active mill period. One such item is a Wolf Flour Bagger manufactured in Chambersburg, Pennsylvania. Wolf was a major producer of flour-processing equipment for a national market. “The Wolf” bagged flour in weights of 12 pounds, 24 pounds and 48 pounds, sizes more useful to consumers in the 1930s and 1940s than smaller sizes (e.g., five pounds) that are more popular today. For buyers of Feagans' Mill flour, a 24-pound bag was a useful and a valued size. In 1938 the forerunner to today's annual Jefferson County Fair was the Fall Festival Fair. Fall Festival Fair winners in the bread and rolls categories who used flour from Feagans' Mill each won a 24-pound bag of Feagans' Mill flour.³⁴

Oliver Evans elevator system: Inside the mill, an elevator that followed the designs of a late 18th-century Oliver Evans-devised elevator system, still exists in place. The small buckets of the elevator raised grain to the top floor of the mill where began the process of transforming grain to flour.

After separating wheat from chaff, gearing transformed the vertical motion of the wheel to a lateral motion, necessary to turn the horizontal stone buhr wheels. Buhr wheels did the actual grinding of grain to flour. Feagans' Mill used two such buhr wheels and both survive intact. The smaller wheel measures approximately 30 inches in diameter and the larger wheel is approximately 48 inches in diameter. The Feagans millers' choice of buhr wheels demonstrates their commitment to a technology with which they were familiar. Other mill owners adopted roller milling (sometimes called the Hungarian System) in which a

³¹ Ibid., Hazen 1996.

³² “New Equipment for Feagans Mill,” *Spirit of Jefferson* 74, no. 11, March 6, 1938, 1.

³³ “Weirick's Mill Sold,” *Spirit of Jefferson* 82, no. 26, July 3, 1946, 1.

³⁴ “Fall Festival Prizes,” *Spirit of Jefferson* 74, no. 41, October 12, 1938, 6.

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series of rollers gradually ground the hull, germ, and endosperm to produce a finer grade of wheat. Roller mills required new equipment and a steady stream of water, two needs not readily available to Feagans millers.³⁵

Bolter: Another critical piece of milling equipment, and a forerunner to a plansifter, was the mill's Level Bolter, made by the Salem Foundry and Machine Works of Salem, Virginia, self-described "Mill Builders" (Photos 19, 20, 21). Bolters separated, or sifted, the grain into one of three grades: superfine and fine, middlings and shorts, and bran. Bolters separate different grinds using rotating drums of iron mesh screening. Finer screening allowed the smallest particles of flour to pass. Less fine screening allowed increasingly larger particles to pass. The largest mesh gauges allowed bran to pass. Any particles remaining could be reground, or more likely, used as feed for livestock. The term "whole grain" refers to a flour mixture of fine, middlings, and coarse particles, thus the whole of the grain.

Plansifting scalper: A more significant piece of equipment on the mill's second floor is a "plansifting scalper." This particular model was invented by Carl Haggenmacher and manufactured by the Barnard and Leas Manufacturing Company of Moline, Illinois, sometime after 1892 (Photos 22, 23, 24, 25). Haggenmacher was a Hungarian miller who secured U. S. and other international patents for his machine, and according to his patent application, it was intended to separate or sift different grades of flour. In their history of milling, Storck and Teague claim Haggenmacher's plansifters "convinced European millers they could operate large mills automatically."³⁶

In 1892 Bernard & Leas bought exclusive rights to Haggenmacher's plansifter. From its 1893 broadside in *American Miller* Barnard and Leas appear to have sold the Haggenmacher plansifter to millers across the United States (Fig. 10).³⁷ The broadside, however, does not mention the plansifter's use by Feagans' or any other mill in West Virginia. A Haggenmacher plansifter made by Bernard & Leas and like that at Feagans' Mill appears to have active use in Thorp Mill, Thorp, Washington (Fig. 11).

Corn grinder: In addition to wheat, millers processed corn, rye, and other grains. Corn was as important to livestock as it was to humans. Grinding is an indispensable step in the manufacture of cornmeal (Photo 14). The grinder at Feagans' was made by the Union Iron Works of Decatur, Illinois. Founded in 1852, Union Iron remains in business in 2015. Near the northwest wall is the larger of the two buhr stones. (Photo 15). Two sets of buhr stones allowed a miller to grind different grains at the same time. The source of these stones is unknown. Millers imported the best mill stones from Epernay, France. The bottom stone (or "bed") remained stationary; the upper stone (or "runner") rotated between 60 and 120 times per minute. In his treatise, Evans expressed his preference for a slower rotation to lessen heat and consequently avoid fire or scorching flour.

³⁵ Yellow Spring Mill, NRHP, WV-(Pending), 7.

³⁶ John Storck and Walter Dorwin Teague, *Flour for Man's Bread: A History of Milling* (Minneapolis: University of Minnesota Press), 262, 263.

³⁷ Broadside on eBay, American Miller, 1893, p. 569; <http://www.ebay.com/itm/LARGE-1893-BARNARD-LEAS-PLANSIFTER-GRIST-MILL-AD-MOLINE-IL-LIST-OF-GRIST-MILLS-/271659497335>, accessed 2016-07-11.

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Millstone leveler: Another tool of note is a millstone leveler made by "Jno. T. Noye Buffalo" (Photo 27). On page 646 of *Transactions of the New York State Agricultural Society for 1858*, a John T. Noye of Buffalo is listed as maker of a portable grist mill. Clearly Noye made tools and equipment for milling. The leveler at Feagans' is sand-cast iron. According to a Pennsylvania State University website on English milling, millers used a "leveler to find high spots on a stone."³⁸ Finding high spots helped avoid premature wear of two stones. Only a straight, heavy slab of cast iron would help ensure a miller could find such high spots.

What is striking about the remaining milling tools and equipment in Feagans' Mill is their age; all seem to predate 1920. Their presence suggests that Feagans' millers did not need to have what might have been considered state-of-the-art equipment, as, for example, roller mills instead of buhr stones. Perhaps the cost of reconfiguring the mill would have been too great to warrant modern equipment. *American Miller*, the trade journal of milling, ran many ads for used mill equipment. Knowing this, it would seem that a miller was not opposed to the idea of using a more seasoned form of technology as long as the task was accomplished.

Local Context

The Haines' / Feagans' mill is the last of several water-powered mills that operated on the South Fork of Bullskin Run prior to 1800. In a 1936 article, "A History of the Bullskin Run," the Jefferson County Historical Society states the mill is one of seven mills on that stream.³⁹ Of those seven, Feagans' is the only one that stands intact. Remnants of three other mill sites exist throughout the county: the wheel of Clipp's Mill (once Benjamin Beeler's Mill) on Evitts Run was restored a few years ago and is still turning; the second is Jennings' Mill in Middleway, now called Gibson's Mill, and though overgrown, its metal wheel will still turn; the third is Thomas Shepherd's grist mill in Shepherdstown that has a 40-foot Fitz wheel but whose mill has been converted into a residence and is non-operational.⁴⁰

SUMMARY

Feagans' Mill and the mill complex is a visual hybrid. Its intact mill site, headrace, tailrace, and significant footprint foundation of uncoursed stone date to the late 1700s. Its 16-foot Fitz wheel dates to 1919; its 50-foot steel forebay (flume) dates to 1938. The mill structure clad in sheets of pressed metal dates to 1940. Extant equipment inside the mill dates from about the 1870s to about 1920 and conveys the workings of an evolved 20th century grain processing enterprise. Although a hybrid, the mill complex retains integrity of

³⁸ Pennsylvania State University, "Millstones from England," in *Medieval Technology and American History*, http://www.engr.psu.edu/mtah/photos/photos_millstones.htm, accessed November 29, 2015.

³⁹ "The Bullskin Run," *Magazine of the Jefferson County Historical Society* II (1936).

⁴⁰ With appreciation to Martin Burke who reminded of the Middleway wheel. An illustration of the Middleway wheel is seen in John S. Stealey III, ed., *Between the Shenandoah and the Potomac: Historic Homes of Jefferson County, West Virginia*. (Charles Town, West Virginia: Jefferson County Historical Society, 1990), 110.

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location, setting, design, materials, workmanship, feeling, and association unlike most of its aforementioned Bullskin Run contemporaries.

In function, Feagans' Mill, the extant (and third) mill on the site (and foundation), rebuilt in 1940 after a major fire, operated from its reconstruction until about 1943. It supplied processed grains for local distribution to the northern Shenandoah Valley and for export to Europe. Although short-lived, it contributed what it could to a global war effort thereby demonstrating its capabilities to function beyond a local market and qualifying the complex for inclusion in the National Register under *Criterion A: Industry/ Processing*. In addition, the mill retains the essential structure and equipment to depict local mid-twentieth century milling, if not earlier in Jefferson County: purpose-built mill building, headrace and flume, Fitz waterwheel, buhr grinding wheels, various sorters and sifters, and a bagger. Beyond the important existence of the mill building and equipment, the Feagans' Mill Complex is able to convey its significance for eligibility under National Register *Criterion C: Engineering*, for how waterpower, a renewable resource, could drive a host of equipment to process grain to feed humans and livestock as well.

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VERBAL BOUNDARY DESCRIPTION

The recommended National Register boundary of Feagans' Mill is formally identified on the Plat of Merger recorded in Jefferson County Deed Book 757, page 736, and follows the Jefferson County assessor's tax map boundary for property 06 13001300000000. Its shape is a polygon that is more successfully illustrated than described.

The National Register Boundary for Feagans' Mill includes the historic frame mill, adjoining creamery, and miller's house as illustrated on the accompany plat (Figure 1).

BOUNDARY JUSTIFICATION

The single parcel includes the historic mill, miller's house, and mill race. The property includes deeded access to Bullskin Run in the event the current owner or a successive owner wishes to harness the run to power the mill. No additional properties are needed for this nomination.

The property boundaries are nearly identical to those described in the deed transferring the mill from Haines to the Feagans in 1885 after the disastrous fire of 1884.⁴¹

⁴¹ Jefferson County Deed Book O, p. 223; September 22, 1885.

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FIGURES and PHOTOS

LIST OF FIGURES

- Figure 1 of 6 **Verbal Boundary Description:** Plat of Merger, Jefferson County Deed Book 757, page 736; abstract of plat depicting boundary more clearly.
- Figure 2 of 6 **Mutual Assurance Society (1805)** policy application depicting footprint of earliest mill. Its foundation supports the existing mill.
- Figure 3 of 6 **Architectural Rendering.** Floor plan of Feagans' Miller House circa 1820. In John C. Allen, *Uncommon Vernacular: Early Houses of Jefferson County, West Virginia, 1735– 1835*. Morgantown: West Virginia University Press, 2011, 72. Rendering by Andrew Lewis.
- Figure 4 of 6 **Rendering.** First floor, Feagans Miller House, 2016. Courtesy Daniel Lutz.
- Figure 5 of 6 **Broadside.** Image of Bernard & Leas plansifter like that in Feagans' Mill, ca. 1893.
- Figure 6 of 6 **Bernard & Leas plansifter** in current use at Thorp Mill, Thorp, Washington.

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Recommended National Register boundary:

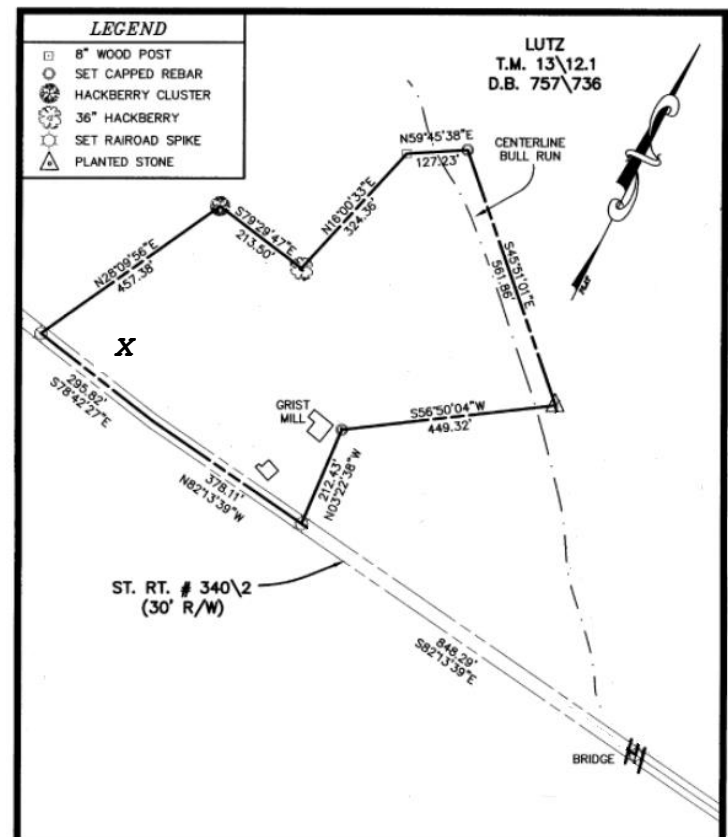
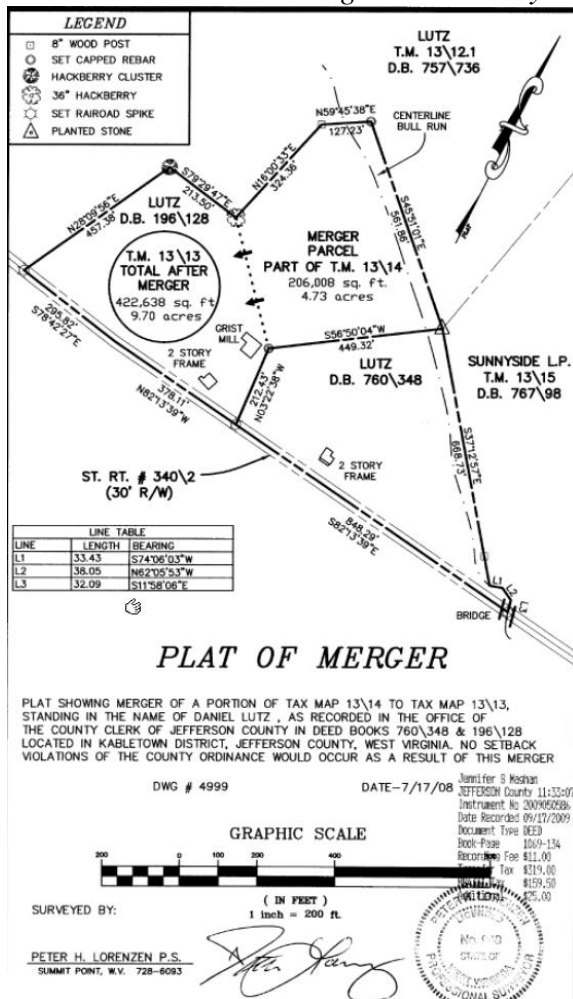


Figure 1 (Abstract) where X represents the location of Feagans' Mill House and Meat House.

Figure 1. Verbal Boundary Description and Figure 1 (Detail)

The recommended National Register boundary of Feagans Mill is identified on the Plat of Merger recorded in Jefferson County Deed Book 757, page 736, and follows the Jefferson County assessor's tax map boundary for property 06 13001300000000. Figure 1 (Abstract) depicts the 9.7-acre area of Feagans' Mill Site. See Figure 4 for an aerial view of the property oriented to North. Peter Lorenzen, P. S., surveyor.

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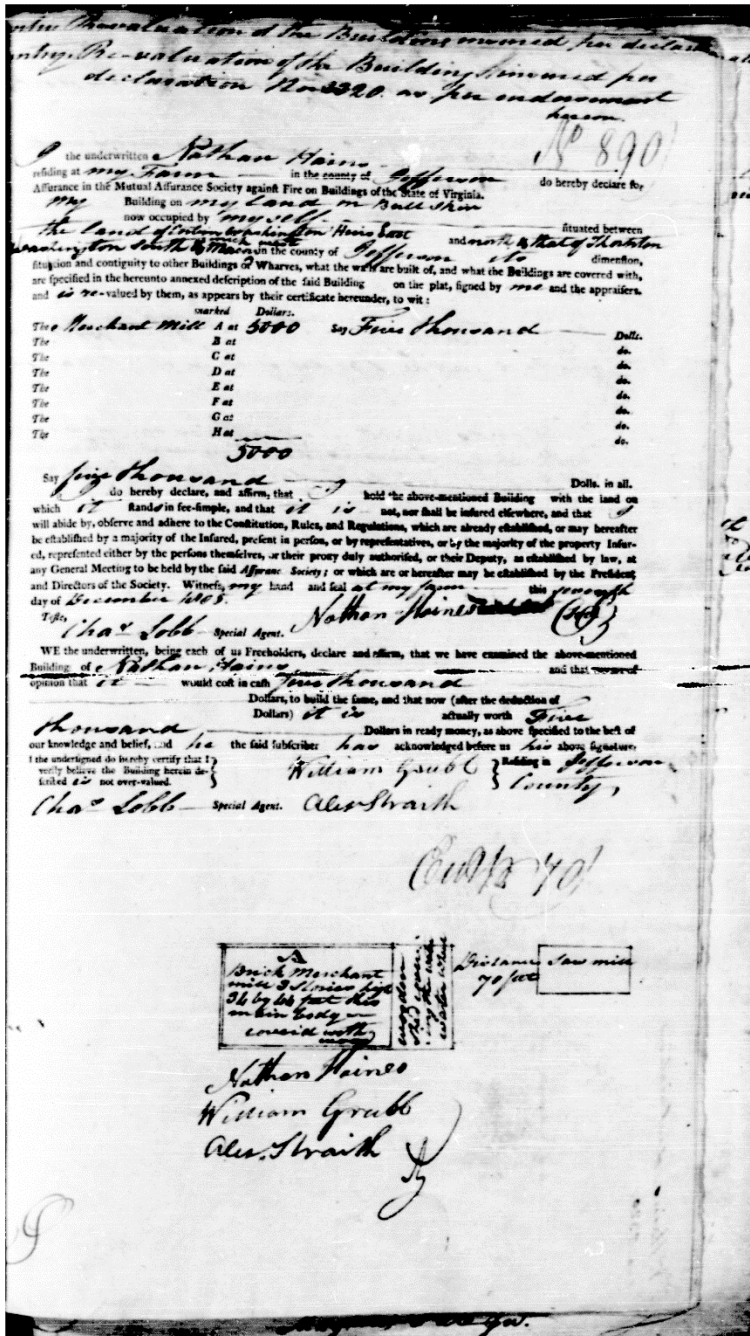


Figure 2. Mutual Assurance Society (1805) depicting footprint of earliest mill. Its uncoursed stone foundation 44 feet wide and 34 feet deep supports the existing mill.

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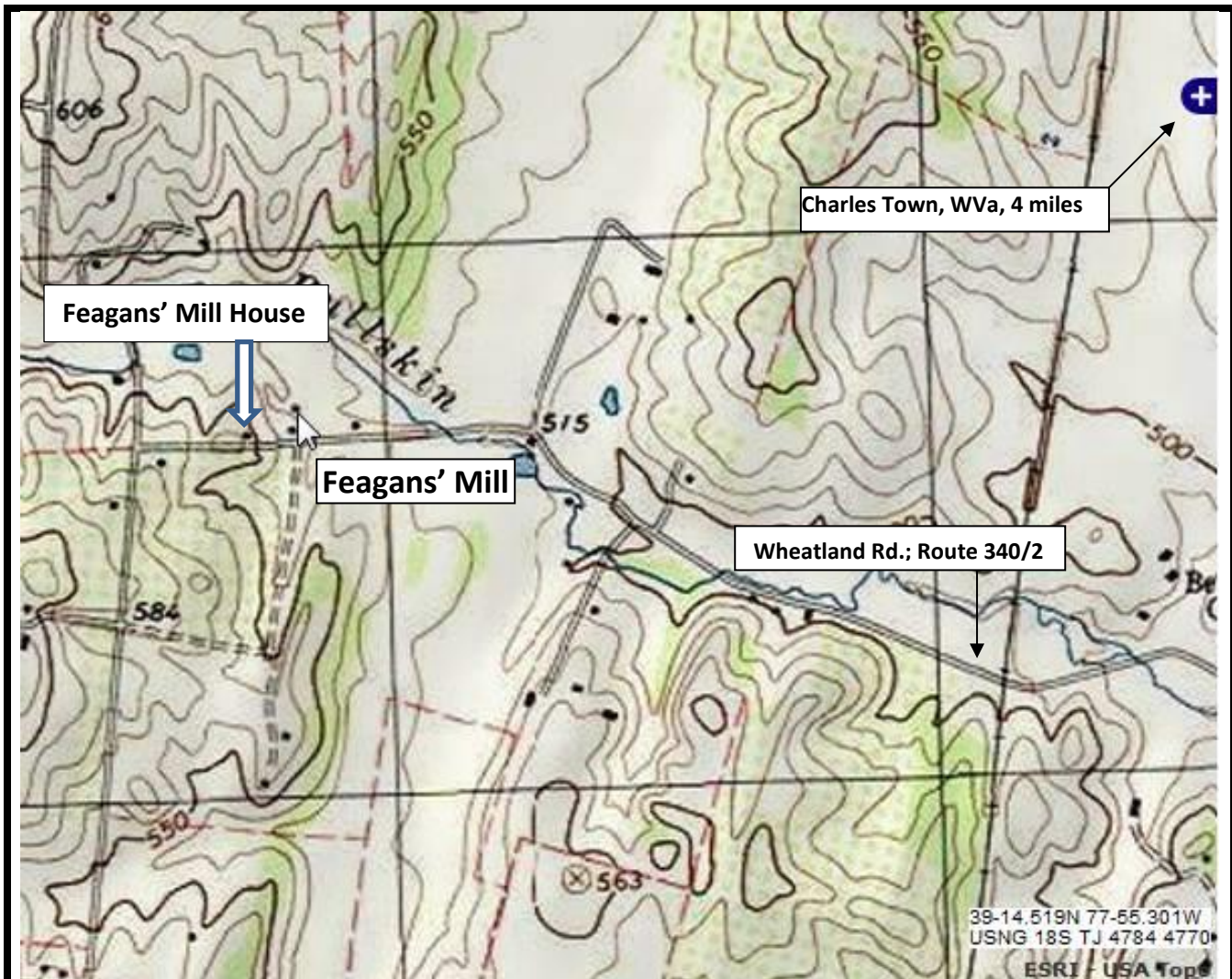
Name of Property

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Scale 1:1500 Berryville Quadrangle
Base imagery from <http://store.usgs.gov>

Figure 3. Location Map, Feagans' Mill, Southwest of Charles Town, Jefferson County, West Virginia

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Feagans' Mill Complex

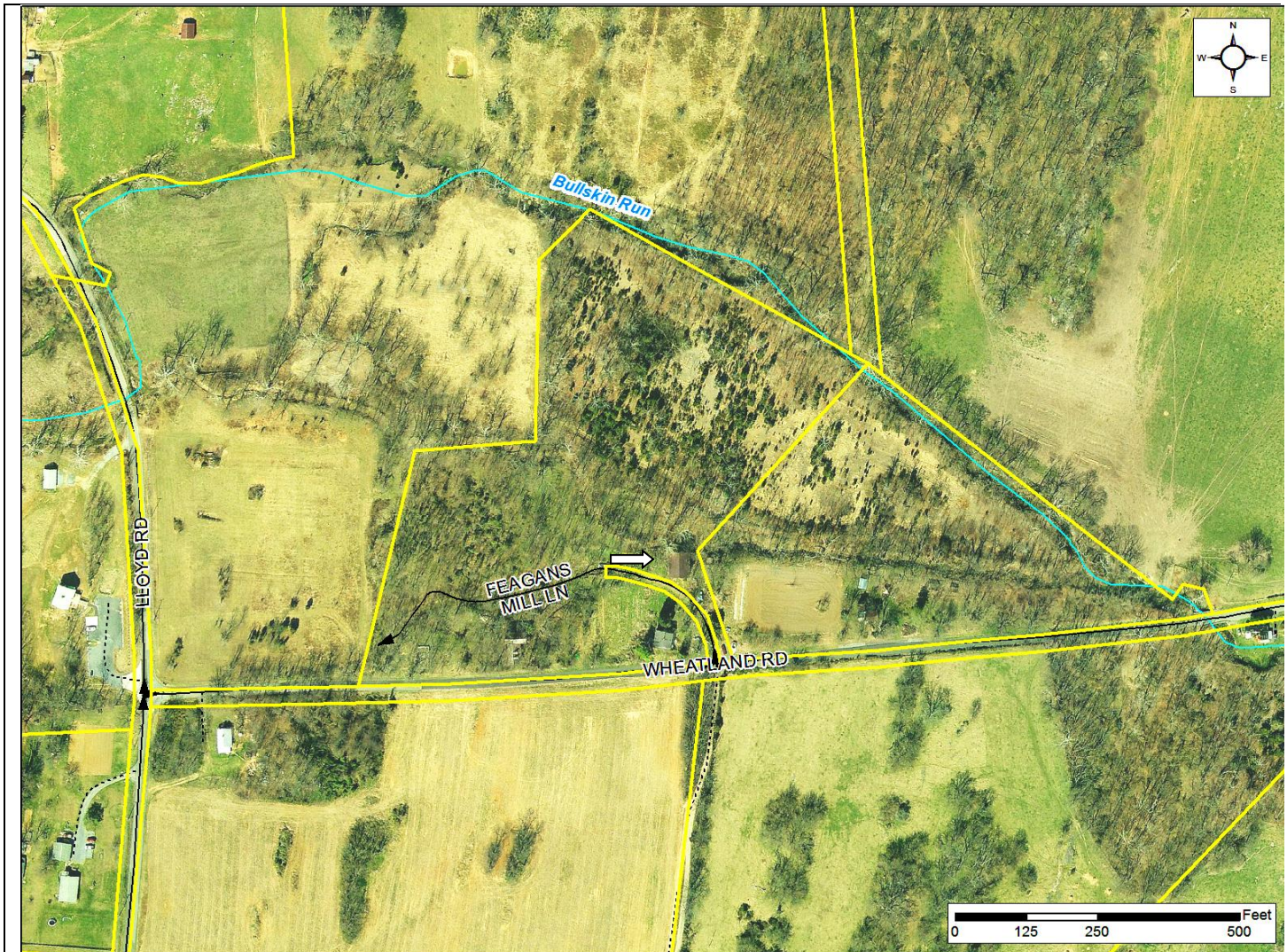
Name of Property

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Scale as depicted.

Figure 4. Overview of Feagans' Mill site. White arrow points to the mill. Faint dark line descending from below the "u" in "Bullskin" is the trace that carried water to power the mill, then flowing to rejoin Bullskin Run near Wheatland Road. Image courtesy Jefferson County Assessor's Office and Office of GIS Mapping.

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Scale 1 inch = 57 feet

Base imagery from <http://mapwv.gov>

Figure 5. Photo Location Map 1 of 3, Feagans' Mill, 28 Feagans' Lane, off Wheatland Road (U.S. Route 340/2), Southwest of Charles Town, Jefferson County, West Virginia. Feagans' Lane is unmarked.

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Feagans' Mill Complex

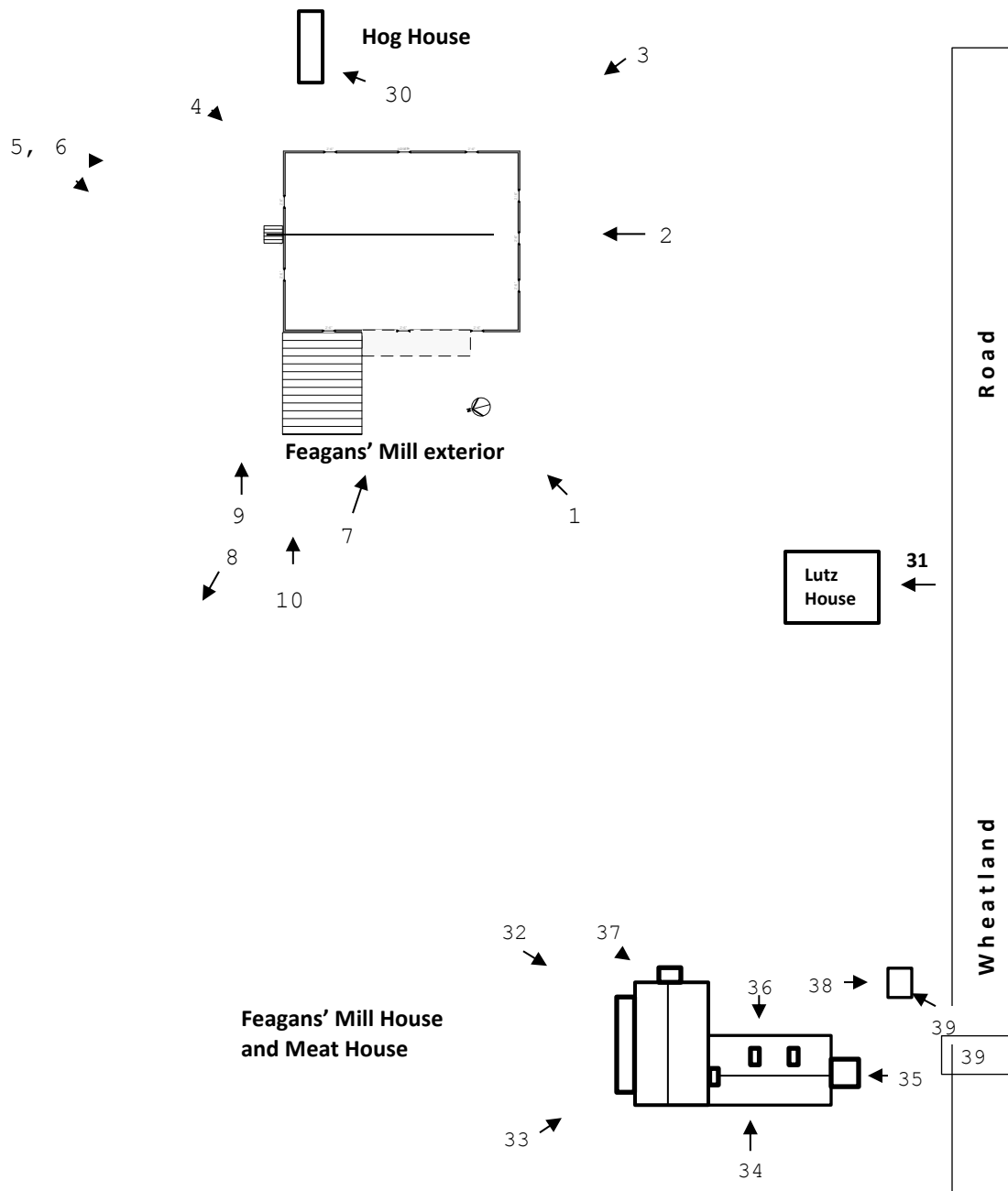
Name of Property

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N/A

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Not to scale; for reference only

Figure 6. Photo Location Map 2 of 3, Feagans' Mill and Feagans' Mill House, Bird's-Eye View Looking East, Southwest of Charles Town, Jefferson County, West Virginia

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Feagans' Mill Complex

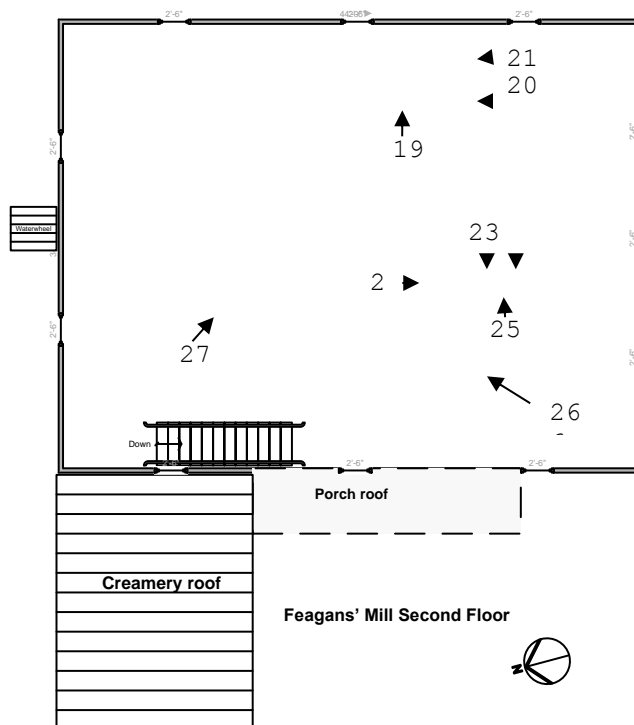
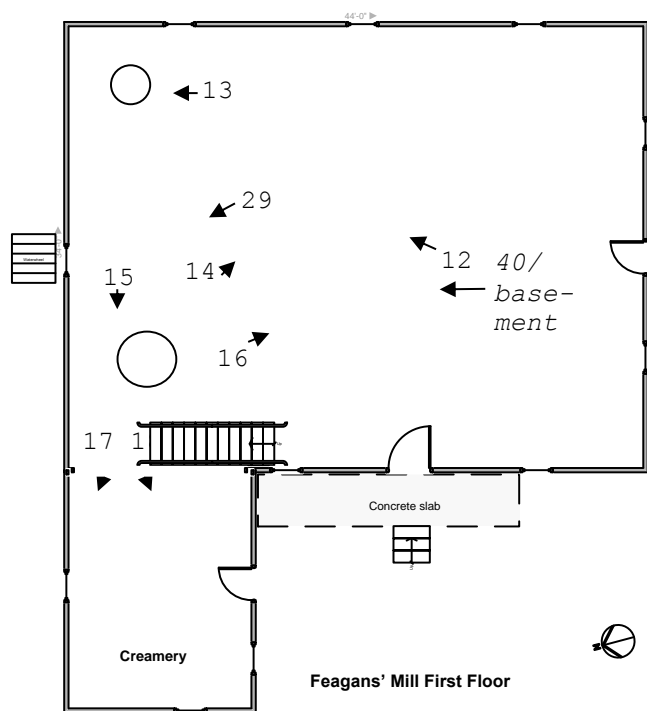
Name of Property

Jefferson County, West Virginia

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N/A

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Not to scale; for reference only

Figure 7. Photo Location Map 3 of 3, Feagans' Mill, First and Second Floors, View Looking East, Southwest of Charles Town, Jefferson County, West Virginia

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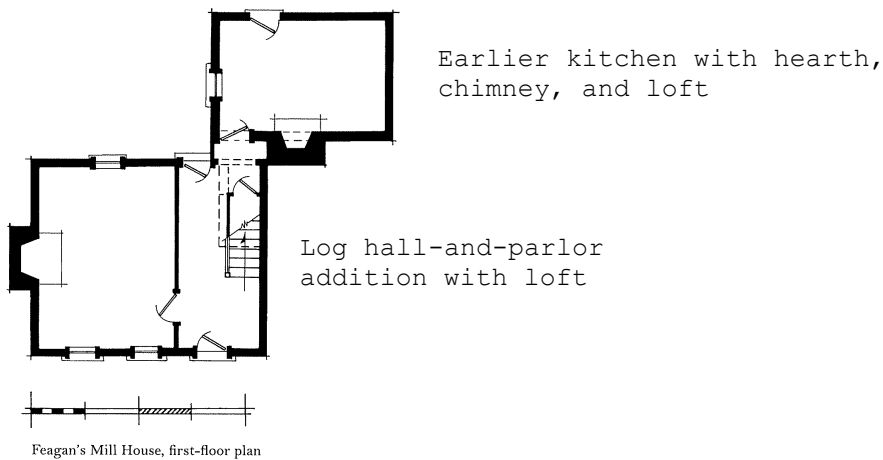


Figure 3. Architectural Rendering. Floor plan of Feagans' Miller House circa 1820. In John C. Allen, *Uncommon Vernacular: Early Houses of Jefferson County, West Virginia, 1735 – 1835*. Morgantown: West Virginia University Press, 2011, 72. Rendering by Andrew Lewis. Allen posits that a builder attached a log, hall-and-parlor structure to an older kitchen.

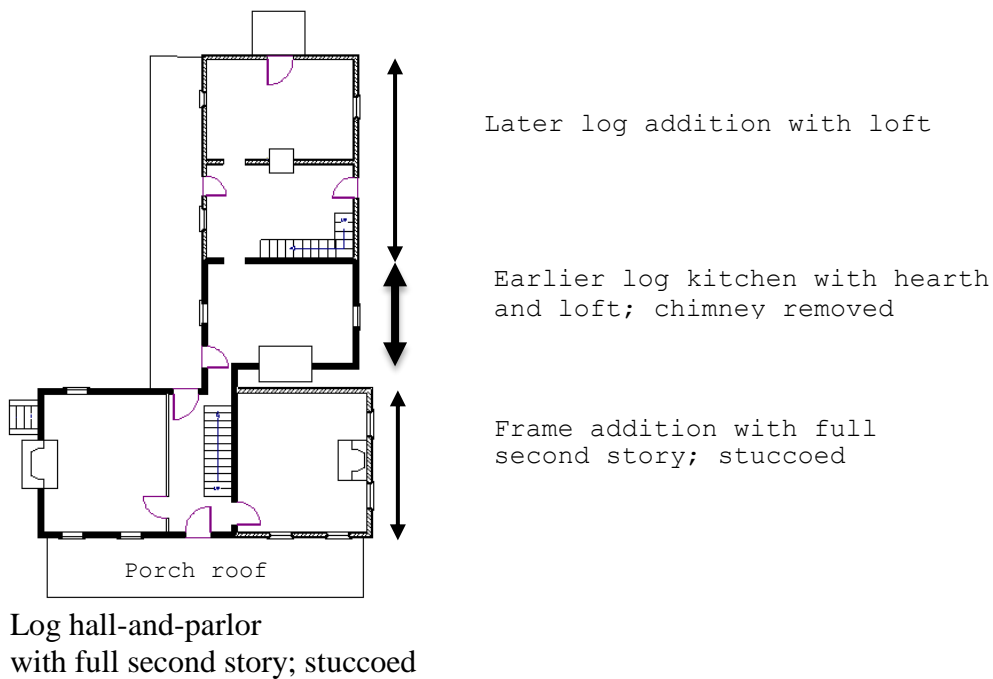


Figure 4. Rendering. First floor, Feagans Miller House, 2016. Plan provided by Daniel Lutz, Jr.

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Feagans' Mill Complex

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AMERICAN MILLER. 569

BARNARD & LEAS
MOLINE,

Sole Manufacturers of the Plansifter



MANUFACTURING CO.,
ILLINOIS.

. . for the United States. . .

On Exhibition at the World's Fair.

See this Machine at Work Before Closing a Contract for Remodeling or Building New Mill.

MILLS NOW IN OPERATION USING PLANSIFTERS:			PLANSIFTER MILLS THAT ARE IN COURSE OF CONSTRUCTION:		
		CAPACITY.			CAPACITY.
Eckhart & Swan,	Chicago, Ill.,	1,000 Barrels.	Barkley Mfg. Co.,	West Superior, Wis.,	500 Barrels.
Arkansas City Milling Co.,	Arkansas City, Kan.,	1,000 "	Logan & Sleeper,	Sheldon, Iowa,	400 "
Riverside Milling Co.,	Davenport, Ia.,	500 "	M. P. Bewley,	Fort Worth, Texas,	400 "
C. C. White,	Crete, Neb.,	400 "	Albert Lea Milling Co.,	Albert Lea, Minn.,	200 "
Howell & Buehler Milling Co.,	Jackson, Mo.,	400 "	J. H. Gambrill,	Frederick, Md.,	200 "
Geo. R. Davidson,	Port Huron, Mich.,	250 "			

Figure 5. Broadside Masthead image of Bernard & Leas plansifter like that in Feagans' Mill, ca. 1893. Neither Feagans nor any other West Virginia mill is list as using or planning to use this.



Figure 6. Bernard & Leas plansifter (Carl Hagenmacher, Inventor) in current use (2016) at Thorp Mill, Thorp, Washington. "Thorp Mill," accessed July 17, 2016, <http://www.thorp.org/grist-mill-diagram/>

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PHOTO LOG

Name of Property: Feagans Mill

Address: 28 Feagans' Mill Lane, approximately 1.5 miles west of U. S. Route 340

Town: Charles Town vicinity

County: Jefferson

Photographer: John Demer

Date Photographed: November 16, 2015

Photo 1 of 40	WV_JeffersonCounty_Feagans'Mill_001 Feagans' Mill, South and West Elevations, Facing Northeast
Photo 2 of 40	WV_JeffersonCounty_Feagans'Mill_002 Feagans' Mill, South Elevation, Facing North
Photo 3 of 40	WV_JeffersonCounty_Feagans'Mill_003 Feagans' Mill South and East Elevations, Facing Northwest
Photo 4 of 40	WV_JeffersonCounty_Feagans'Mill_004 Feagans' Mill North and East Elevations, Facing Southwest
Photo 5 of 40	WV_JeffersonCounty_Feagans'Mill_005 Feagans' Mill North Elevation with Fitz Wheel and Partial Flume
Photo 6 of 40	WV_JeffersonCounty_Feagans'Mill_006 Feagans' Mill North Elevation with Fitz Wheel and Partial Flume (variant)
Photo 7 of 40	WV_JeffersonCounty_Feagans'Mill_007 Feagans' Mill West Elevation, Facing East
Photo 8 of 40	WV_JeffersonCounty_Feagans'Mill_008 Feagans' Mill Race, Facing West
Photo 9 of 40	WV_JeffersonCounty_Feagans'Mill_009 Feagans' Mill Race Connecting with Flume, Facing East (detail)
Photo 10 of 40	WV_JeffersonCounty_Feagans'Mill_010 Feagans' Mill Race Connecting with Flume, Facing East (creamery and mill)
Photo 11 of 40	WV_JeffersonCounty_Feagans'Mill_011 Feagans' Mill Entry Pad, Facing North, Wolf Imperial Bagger
Photo 12 of 40	WV_JeffersonCounty_Feagans'Mill_012 Feagans' Mill, First Floor, Gas Engine

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Photo 13 of 40	WV_JeffersonCounty_Feagans'Mill_013 Feagans' Mill, First Floor, Northeast Corner, Small Buhr Wheel
Photo 14 of 40	WV_JeffersonCounty_Feagans'Mill_014 Feagans' Mill, First Floor, Facing East, Union Ironworks Corn Grinder
Photo 15 of 40	WV_JeffersonCounty_Feagans'Mill_015 Feagans' Mill, First Floor, Facing West, Larger Buhr Wheel
Photo 16 of 40	WV_JeffersonCounty_Feagans'Mill_016 Feagans' Mill, First Floor, Facing South, Sifter
Photo 17 of 40	WV_JeffersonCounty_Feagans'Mill_017 Feagans' Mill, First Floor, West Wall Looking into Creamery (North and West Walls)
Photo 18 of 40	WV_JeffersonCounty_Feagans'Mill_018 Feagans' Mill, First Floor, West Wall Looking into Creamery (South and West Walls)
Photo 19 of 40	WV_JeffersonCounty_Feagans'Mill_019 Feagans' Mill, Second Floor, Facing East, Salem Foundry Bolter
Photo 20 of 40	WV_JeffersonCounty_Feagans'Mill_020 Feagans' Mill, Second Floor, Facing North, "Level Bolter" Stencil (detail)
Photo 21 of 40	WV_JeffersonCounty_Feagans'Mill_021 Feagans' Mill, Second Floor, Facing North, "Salem Foundry Works" Stencil
Photo 22 of 40	WV_JeffersonCounty_Feagans'Mill_022 Feagans' Mill, Second Floor, Facing West, "Plansifter Scalper" (partial)
Photo 23 of 40	WV_JeffersonCounty_Feagans'Mill_023 Feagans' Mill, Second Floor, Facing West, "Carl Haggemacher" Stencil
Photo 24 of 40	WV_JeffersonCounty_Feagans'Mill_024 Feagans' Mill, Second Floor, Facing South, Plansifter Patent Numbers
Photo 25 of 40	WV_JeffersonCounty_Feagans'Mill_025 Feagans' Mill, Second Floor, Facing East, "Barnard and Leas" (Plansifter) Stencil
Photo 26 of 40	WV_JeffersonCounty_Feagans'Mill_026 Feagans' Mill, Second Floor, from Southwest Corner facing Northeast

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Photo 27 of 40	WV_JeffersonCounty_Feagans'Mill_027 Feagans' Mill, Second Floor, Buhr Stone Leveler made by "Jno. T. Noye Buffalo"
Photo 28 of 40	WV_JeffersonCounty_Feagans'Mill_028 Feagans' Mill, Entry, Looking North, Diesel Generator (United States Systems)
Photo 29 of 40	WV_JeffersonCounty_Feagans'Mill_029 Exposed view of elevator cups to raise grain from basement to upper floors
Photo 30 of 40	WV_JeffersonCounty_Feagans'Mill_030 Hog House looking North
Photo 31 of 40	WV_JeffersonCounty_Feagans'Mill_031 Lutz House facing North
Photo 32 of 40	WV_JeffersonCounty_Feagans'Mill_032 Feagans' Miller House facing Southwest
Photo 33 of 40	WV_JeffersonCounty_Feagans'Mill_033 Feagans' Miller House facing Southeast
Photo 34 of 40	WV_JeffersonCounty_Feagans'Mill_034 Feagans' Miller House facing East
Photo 35 of 40	WV_JeffersonCounty_Feagans'Mill_035 Feagans' Miller House facing North
Photo 36 of 40	WV_JeffersonCounty_Feagans'Mill_036 Feagans' Miller House facing West
Photo 37 of 40	WV_JeffersonCounty_Feagans'Mill_037 Feagans' Miller House facing South-Southwest
Photo 38 of 40	WV_JeffersonCounty_Feagans'Mill_038 Feagans' Miller House Meat House facing South
Photo 39 of 40	WV_JeffersonCounty_Feagans'Mill_039 Feagans' Miller's House Meat House facing Northeast
Photo 40 of 40	WV_JeffersonCounty_Feagans'Mill_040 Basement view to North showing shaft and pulleys

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Photo 1: WV_JeffersonCounty_Feagans'Mill_001
Feagans' Mill, South and West Elevations, Facing Northeast



Photo 2: WV_JeffersonCounty_Feagans'Mill_002
Feagans' Mill, South Elevation (façade), Facing North

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Photo3: WV_JeffersonCounty_Feagans'Mill_003
Feagans' Mill East Elevation, Facing West



Photo 4: WV_JeffersonCounty_Feagans'Mill_004
Feagans' Mill North and East Elevations, Facing Southwest

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Photo 5: WV_JeffersonCounty_Feagans' Mill_005
Feagans' Mill North Elevation with Fitz Wheel and Partial Flume



Photo 6: WV_JeffersonCounty_Feagans' Mill_006
Feagans' Mill North Elevation with Fitz Wheel and Partial Flume (variant)

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Photo 7: WV_JeffersonCounty_Feagans' Mill_007
Feagans' Mill West Elevation, Facing East



Photo 8: WV_JeffersonCounty_Feagans' Mill_008
Feagans' Mill Race, Facing West

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Photo 9: WV_JeffersonCounty_Feagans' Mill_009
Feagans' Mill Race Connecting with Flume, Facing East (detail)



Photo 10: WV_JeffersonCounty_Feagans' Mill_010
Feagans' Mill Race Connecting with Flume, Facing East (creamery and mill)

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Photo 11: WV_JeffersonCounty_Feagans' Mill_011
Feagans' Mill Entry Pad, Facing North, Wolf Imperial Bagger



Photo 12: WV_JeffersonCounty_Feagans' Mill_012
Feagans' Mill, First Floor, Steam Engine

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Photo 13: WV_JeffersonCounty_Feagans'Mill_013
Feagans' Mill, First Floor, Northeast Corner, Small Buhr Wheel



Photo 14: WV_JeffersonCounty_Feagans'Mill_014
Feagans' Mill, First Floor, Facing East, Union Ironworks Corn Grinder

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Photo 15: WV_JeffersonCounty_Feagans' Mill_015
Feagans' Mill, First Floor, Facing West, Larger Buhr Wheel



Photo 16: WV_JeffersonCounty_Feagans' Mill_016
Feagans' Mill, First Floor, Facing South, Sifter

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Photo 17: WV_JeffersonCounty_Feagans' Mill_017

Feagans' Mill, First Floor, West Wall Looking into Creamery (North and West Walls)



Photo 18: WV_JeffersonCounty_Feagans' Mill_018

Feagans' Mill, First Floor, West Wall Looking into Creamery (South and West Walls)

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Feagans' Mill Complex

Name of Property

Jefferson County, West Virginia

County and State

N/A

Name of multiple listing (if applicable)

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Photo 19: WV_JeffersonCounty_Feagans'Mill_019
Feagans' Mill, Second Floor, Facing East, Salem Foundry Bolter



Photo 20: WV_JeffersonCounty_Feagans'Mill_020
Feagans' Mill, Second Floor, Facing North, "Level Bolter" Stencil (detail)

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Feagans' Mill Complex

Name of Property

Jefferson County, West Virginia

County and State

N/A

Name of multiple listing (if applicable)

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Photo 21: WV_JeffersonCounty_Feagans' Mill_021

Feagans' Mill, Second Floor, Facing North, "Salem Foundry Works" Stencil



Photo 22: WV_JeffersonCounty_Feagans' Mill_022

Feagans' Mill, Second Floor, Facing West, "Plansifter Scalper" (partial)

United States Department of the Interior
National Park Service

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Feagans' Mill Complex

Name of Property

Jefferson County, West Virginia

County and State

N/A

Name of multiple listing (if applicable)

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Photo 23: WV_JeffersonCounty_Feagans'Mill_023
Feagans' Mill, Second Floor, Facing West, "Carl Haggenmacher" Stencil



Photo 24: WV_JeffersonCounty_Feagans'Mill_024
Feagans' Mill, Second Floor, Facing South, Plansifter Patent Numbers

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Feagans' Mill Complex

Name of Property

Jefferson County, West Virginia

County and State

N/A

Name of multiple listing (if applicable)

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Photo 25: WV_JeffersonCounty_Feagans' Mill_025

Feagans' Mill, Second Floor, Facing East, "Barnard and Leas" (Plansifter) Stencil

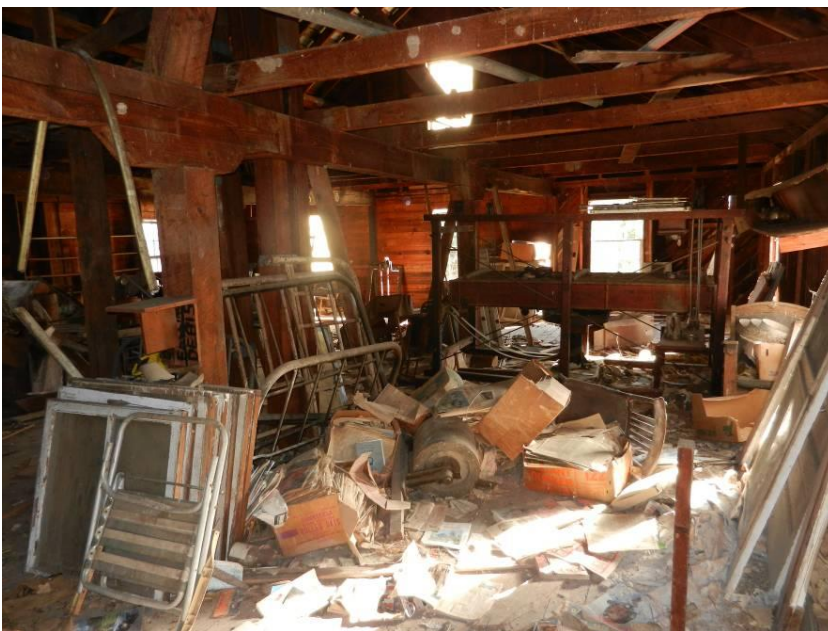


Photo 26: WV_JeffersonCounty_Feagans' Mill_026

Feagans' Mill, Second Floor, from Southwest Corner looking Northeast

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Feagans' Mill Complex

Name of Property

Jefferson County, West Virginia

County and State

N/A

Name of multiple listing (if applicable)

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Photo 27: WV_JeffersonCounty_Feagans'Mill_027

Feagans' Mill, Second Floor, Buhr Stone Leveler made by "Jno. T. Noye Buffalo"



Photo 28: WV_JeffersonCounty_Feagans'Mill_028

Feagans' Mill, Entry, Looking North, Diesel Generator (United States Systems)

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Feagans' Mill Complex

Name of Property

Jefferson County, West Virginia

County and State

N/A

Name of multiple listing (if applicable)



Photo 29: WV_JeffersonCounty_Feagans'Mill_029

Exposed view of elevator cups to raise grain from basement to upper floors



Photo 30: WV_JeffersonCounty_Feagans'Mill_030

Hog Shed, Looking North

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Feagans' Mill Complex

Name of Property

Jefferson County, West Virginia

County and State

N/A

Name of multiple listing (if applicable)

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Photo 31: WV_JeffersonCounty_Feagans'Mill_031
Lutz House, Looking North



Photo 32: WV_JeffersonCounty_Feagans'Mill_032
Feagans' Miller House, Facing Southwest

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Feagans' Mill Complex

Name of Property

Jefferson County, West Virginia

County and State

N/A

Name of multiple listing (if applicable)



Photo 33: WV_JeffersonCounty_Feagans' Mill_033
Feagans' Miller House, Facing Southeast



Photo 34: WV_JeffersonCounty_034
Feagans' Miller House, Facing East

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Feagans' Mill Complex

Name of Property

Jefferson County, West Virginia

County and State

N/A

Name of multiple listing (if applicable)



Photo 35: WV_JeffersonCounty_035
Feagans' Miller House, Facing North



Photo 36: WV_JeffersonCounty_Feagans' Mill_036
Feagans' Miller House, Facing West

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Feagans' Mill Complex

Name of Property

Jefferson County, West Virginia

County and State

N/A

Name of multiple listing (if applicable)

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Photo 37: WV_JeffersonCounty_Feagans'Mill_037
Feagans' Miller House, Facing South-Southwest



Photo 38: WV_JeffersonCounty_Feagans'Mill_038
Feagans' Miller House Meat House, Facing North

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Feagans' Mill Complex

Name of Property

Jefferson County, West Virginia

County and State

N/A

Name of multiple listing (if applicable)



Photo 39: WV_JeffersonCounty_Feagans'Mill_039
Feagans' Miller's Meat House, Facing Northeast



Photo 40: WV_JeffersonCounty_Feagans'Mill_040
Basement, Facing North

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.460 et seq.). Estimated burden: 100 hours per response.