


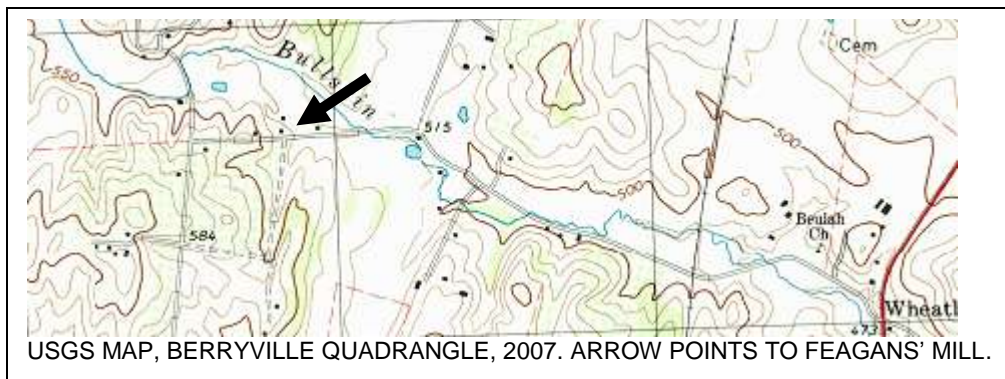


Internal Rating: _____

WEST VIRGINIA HISTORIC PROPERTY INVENTORY FORM

Street Address 28 Feagans' Lane Charles Town, WV 25414	Common/Historic Name/Both X X O Feagans' Mill/ Haines Mill/ Head Spr. Mill/ Haines'-Feagans' Mill	Field Survey #	Site # (SHPO Only)
Town or Community Near Rippon, WV	County Jefferson	Negative No.	NR Listed Date
Architect/Builder Cecil Feagans	Date of Construction Ca. 1940	Style Vernacular (flour mill)	
Exterior Siding/Materials Pressed tin over frame	Roofing Material Metal standing seam	Foundation Uncoursed stone	
Property Use or Function Residence O Commercial X Other O	UTM# Easting: 247909 Northing: 4347666	 <p style="text-align: center; margin-top: 5px;">WV_Jefferson_County_Feagans'_Mill_0001</p>	
Survey Organization & Date	Quadrangle Name Berryville (Virginia)		
Part of What Survey/FR#			

**Sketch Map of Property
Or Attach Copy of USGS Map**



Site No.

Present Owners	Owners Mailing Address
Daniel P. Lutz, Jr.	175 Wheatland Road Charles Town, WV 25414
Phone # N/A	
Describe Setting	
<p>The 9.7-acre property is on the south side of Bullskin Run, an important watercourse in the 1700s, 1800s, and early 1900s. Raceways from Bullskin Run diverted water to power this and other grist- and saw-mills and at least one woolen mill. No fewer than seven mills were located on Bullskin Run; today only Feagans' survives. The setting remains rural. Farmland surrounds the mill site. Wheatland Road bisects these farms. Except for the paved road and a modern structure across the street, the setting looks much as it probably did in the 1750s. Bullskin Run so appealed to George Washington that he surveyed it and owned several tracts along it. 9.7 Acres</p>	
<u>Unknown: archeology needed</u> Archaeological Artifacts Present	
Description of Building or Site (Original and Present)	
<u>2</u> Stories <u>X</u> Front Bays	
<p><u>Original:</u> Three mills have stood on the site of present day Feagans. A Mutual Assurance Society policy of 1804 depicts Haines Mill, the first, as a three-story brick structure, 34 feet by 44 feet with a wood roof. The complex included a separate sawmill. That structure General David Hunter damaged in 1864 while destroying crops and mills in the Shenandoah Valley. After the Civil War Silas Feagans repaired the flour mill and sawmill. A deed of 1867 describes the saw mill as "steam powered." That mill burned again in 1883 or 1884, this time completely. The Feagans built a replacement mill. In 1940 this mill also burned to the ground.</p>	
<p><u>Present:</u> The Feagans rebuilt their mill after the devastating fire of 1940. The present mill, third on the site, is two-and-a-half stories, gable-roofed, wood framed, and clad in pressed plates of sheet tin. In style the structure is vernacular; the Feagans built it as a working mill. It measures 34 feet by 44 feet; its Fitz iron overshot water wheel measures sixteen feet in diameter with a face (a mill term for "buckets" four feet wide. The mill's flume measures 24 inches in diameter.</p>	
<i>(Use Continuation Sheets)</i>	
Alterations: Yes. If yes, describe: Except for its deteriorated condition, the structure has not been altered.	
Additions: Yes. If yes, describe: A single-story, shed-roofed ell has been added to the west. It was a creamery.	
Describe All Outbuildings: Although the mill is the focal structure of this request, to the south is a mill operator's house dating to the late 1930s. Another outbuilding is a pig pen.	
<i>(Use Continuation Sheets)</i>	
Statement of Significance: Feagans' Mill is nominated based on two criteria: Criterion A, "historic event or role"; and Criterion D, "probable archeological site". Justification for each of the criterion follows. (Please see Continuation Sheets).	
<i>(Use Continuation Sheets)</i>	
Bibliographical References: Feagans' Mill awaits a monograph. It has been referenced in the Magazine of the Jefferson County Historical Society. This report hopes to further document the mill site and its role in the Lower Shenandoah Valley.	
(Please see Continuation Sheets for additional bibliographical references).	
<i>(Use Continuation Sheets)</i>	
Form Prepared By:	Date:
Name/Organization:	
Address:	
Phone #:	



West Virginia Division of Culture and History
State Historic Preservation Office

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WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

Name: Haines Mill/ Feagans' Mill

Sheet A: Timeline and narrative

Timeline and narrative

- 1734 Orange County, Virginia, is formed from Spotsylvania County.
- 1734 October 3. Benjamin Borden, Andrew Hampton, and David Griffith buy 1122 acres on Bullskin Run from the Colony of Virginia. Sale recorded in Virginia State Library, Land Office Patents, volume 15, pages 328 and 329.¹
- 1743 Frederick County, Virginia, is formed from Orange County.
- 1745 Abram (1745) and Joshua (1746) Haines arrive in Virginia. Abram applied to affiliate with "Opequon (Quaker) Meeting" on 9 July 1745 from their meeting in New Jersey. Joshua applied in February 1746 from meeting in New Jersey.² They lived someplace in the area, probably in the oldest log section of the "Feagans' House". This house still stands and is in need of preservation.
- 1750 Joshua Haines purchases 700+ acres from Benjamin Borden, Jr., of Augusta County, Virginia. This land is believed to have been part of the Bullskin tract.³
- 1752 Abraham Haines buys an additional 314 acres of land from Borden, Jr.⁴
- 1754 Joshua Haines dies intestate.⁵
- 1758 Abraham Haines, Sr., dies, leaving a will. Nathan Haines (1754-1825) inherits his father's Virginia lands on reaching age 21 in 1775 or 1776.⁶
- 1772 Berkeley County, Virginia, is formed from Frederick County.
- 1784 Joseph Thompson sells 12 acres plus a 50-acre plot adjacent to "Col. George Washington's line" to Nathan Haines.⁷
- 1786 The Jonathan Clark Notebook cites "Improvements on the Northern Neck," a description of condition of land and structures in the lower Shenandoah Valley. Haines Mill is not mentioned.⁸

¹ "Benjamin Borden : West Virginia Geohistory / Geoexplorer Project / Land Grant Maps," http://www.wvgeohistory.org:8888/flexviewers/Land_Grants/.

² Warren Hofstra, *The Planting of New Virginia* (Baltimore, Md.: Johns Hopkins University Press, 2004), 29; cited from Paula S. Reed, Ph.D. and Edie Wallace, *Nation Register of Historic Places Registration Form for Cool Spring Farm, Bullskin Run, Charles Town, West Virginia*. (Washington, D.C.:U.S. Department of the Interior, National Park Service, 2006), Section 8, 2.

³ Robert Brooke Survey Notebook, Thornton Perry Collection (microfilm), Ruth Scarborough Library, Shepherd University, Shepherdstown, WV. Also Patent Book 15, 324 (from Jim Surkamp notes; first cited by Reed and Wallace, 2006, Section 8, 7).

⁴ Frederick Co., Va., DB 2, 464; cited from Reed and Wallace, 2006, Section 8, 7.

⁵ Frederick Co., Va., Will Book 2, 222; cited from Reed and Wallace, 2006, Section 8, 8.

⁶ Daniel Lutz, "History," Feagans' Mill Museum, <http://feaganshouse.weebly.com/history.html> (accessed June 1, 2015).

⁷ Ibid.

- 1795 Oliver Evans (1755-1819) publishes his *Young Mill-wright and Miller's Guide*, a practical treatise on mill design and operation. The book remained in print through several editions, the last in 1860. In his first edition Evans lists no fewer than four property owners in what became Jefferson County in 1801. A Haines was not among them.⁹
- 1797 Nathan Haines purchases 14 acres "on the south side of the Bullsken marsh" originally surveyed for Joist Hite and partners Robert Green, William Duff, and Robert McKay for 90 pounds sterling.¹⁰
- 1798 The 1798 Federal Direct House Tax lists Nathan Haines living on Bullsken Run in a house valued at \$1,260.¹¹
- 1801 Jefferson County, Virginia, is formed from Berkeley County.
- 1804 February 9. Nathan Haines applies for an insurance policy from the Mutual Assurance Society of Virginia, located in Richmond. His application describes a "Brick Mill – Three story high – 44 feet by 34. Covered with wood – One water wheel, two pair – Stones with Seating and – Other Machinery." Below is written: "Within 40 feet of a Sawmill."¹² [Figure 5].
- 1805 December 7. Nathan Haines renews his insurance policy with the Mutual Assurance Society. His application depicts a "Brick Merchant mill 3 stories high, 34 by 44 feet, covered with wood." A separate roof covers the waterwheel. A saw mill is 70 feet distant from the mill.¹³ [Figure 6].
- 1809 Charles Varlé publishes his map of Berkeley and Jefferson counties. He records three mills on the Bullsken Run, the eastern most being the Grubb Mill (now known as the John Grove Place). Since Haines descendants married Grubb sisters, the Haines family came to have an interest in this mill as well. The middle mill was the Alexander Straith fulling (woolen) mill, later Jobe's and Porter's Mill. To the west was the Haines Mill complex of grist mill and saw mill.¹⁴ [Figure 7].
- 1852 Samuel Howell Brown, county surveyor, publishes a map of Jefferson County. Brown identifies the property as a "G.M." (grist mill) occupied by "Dan'l Haines." [Figure 8].
- 1864 According to tradition, Union General David Hunter orders the Haines Mill burned. The resulting damage, if any, could not have been severe. Three years later the property sells as described below.
- 1867 November 1. Nathan Walker and Jane Walker, husband and wife, grant to Edward B. Haines and Silas H. Feagans:

Their rights, title interest & estate both legal and equitable in [illeg.] to the property Situate at the Bullsken Run in said County of Jefferson usually called & Recorded as the "Haines Mill" property & consisting of about Ten

⁸ Peggy Shomo Joyner, "Jonathan Clark Notebook," in *Abstracts of Virginia's Northern Neck Land Warrants & Surveys, 1697-1784, Hampshire, Berkeley, Loudoun, Fairfax, King George, Westmoreland, Richmond, Northumberland, and Lancaster Counties* (Portsmouth, Va.: New Papyrus Publishing, 1987), 161-85.

⁹ Oliver Evans, *The Young Mill-wright and Miller's Guide* (Philadelphia: By the author, 1795), 500-508.

¹⁰ Lutz, "History," <http://feaganshouse.weebly.com/history.html> (accessed June 1, 2015).

¹¹ Don C. Wood, *1798 House Tax and Slave Tax of Berkeley County, Virginia* (Martinsburg, W. Va.: Berkeley County Historical Society, 2003), 8.

¹² *Mutual Assurance Society, Declaration for Assurance Book* (Richmond: Library of Virginia) On microfilm, Reel 3:27:2320.

¹³ *Ibid.*, Reel 4:38:890.

¹⁴ Charles Varle, "Frederick, Berkeley, and Jefferson Counties in the State of Virginia," (Philadelphia: Charles Varle and Benj. Jones, Engraver, 1809).

Acres of Land, more or less, on which [are] a valuable brick Mill and Saw Mill adjoining the land of D Dovenberger and the said Edward B. Haines....” Jefferson County Deed Book volume 2, page 291 (hereafter in the format “JCDB-2-91”).

- 1883 Samuel Howell Brown, county surveyor, publishes an updated map of Jefferson County. Brown identifies the property as “Head Spr. Mill,” occupied by “Feagans and Haines.” [Figure 9].
- 1884 April 3. A fire at night destroys the mill. The Jefferson County Land Book reduces the appraised value of the Haines and Feagans’ Mill by \$2,000 – half the appraised value -- with the entry “Reduced \$2000.00 by fire.”
- 1885 September 22. Edward B. Haines grants and sells to Silas Feagans:

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. JCDB-O-223.
- 1891 December 1. Special Commissioners Forrest W. Brown, Joseph Trapnell, and George Baylor convey title of Haines Mill property to Wilder C. Feagans. JCDB-Y-53.
- 1911 Wilder C. Feagans places an order for a Unique sifter to replace a sifter of another make.¹⁵
- 1919 Wilder C. Feagans installs a Fitz Water Wheel Company I-X-L wheel.¹⁶
- 1937 October 16. Children of Wilder C. Feagans convey the Haines Mill property to Cecil B. Feagans. No price is cited. JCDB-146-273.
- 1940 January 20. Feagans’ Mill burns; Cecil Feagans announces he will rebuild.¹⁷
- 1943 November 1. Cecil B. Feagans and Sallie A. Feagans, husband and wife, convey the Haines Mill property to Jacob E. Keller. JCDB-159-428. No price is cited.
- 1944 August 1. Jacob E. Keller and his wife, Gladys L. Keller, grant to Charles R. Keller the Haines Mill property and all equipment and machinery. JCDB-162-415. No price is cited.
- 1949 January 26. Charles R. Keller and his wife, Ellen L. Keller, sell the Haines Mill property to Percy Drury for \$9,000. JCDB-175-223.
- 1954 September 3. Percy Drury and his wife, Mary Drury; and Agnes L. Lutz and her husband, Daniel P. Lutz, Sr., convey the Haines Mill property to James R Mason and his wife, Martha Burns Mason. No price is cited. JCDB-202-216.

¹⁵ “Robinson Mfg. Co. Sales,” *The Operative Miller* 16, no. 6 (June, 1911): 383.

¹⁶ “Recent I-X-L Sales,” *The American Miller* 47, no. 5 (May 1, 1919): 447.

¹⁷ “Feagan’s Mill is Destroyed by Fire on Saturday,” *The Farmers Advocate* 56, no. 3 (January 26, 1940): 1-3.

- 1993 October 14. Following deaths of Burns and Mason family members and administration of their wills, the 10.7-acre property known as “Haines Mill” conveys to Daniel P. Lutz, Jr., and his sister, Nancy K. Lutz. The property is valued at \$10,000. JCDB-757-730.
- 2009 September 17. Daniel P. Lutz and Nancy Lutz convey a “merger parcel” of 9.7 acres solely to Daniel P. Lutz, Jr., current owner. JCDB-1069-127.
- 2015 Though Daniel P. Lutz, Jr., remains sole property owner, for tax year 2015 the county parcel identification cited is “06 13001300000000,” owned by “Daniel P. Lutz, Jr.,” and “Nancy K.” Legal description for the property is: “Feagan’s Home & Mill.” Size remains as cited in JCDB-1069-127, 9.7 acres. Mr. Lutz hopes to restore the mill to grind wheat and to demonstrate advantages of his Fitz Water Wheel.

Statement of Significance

Feagans’ Mill is the last of several water-powered mills that operated on the South Fork of Bullskin Run in Jefferson County, West Virginia, 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.¹⁸ Of the seven, Feagans’ is the only one that still stands, and one of four mill sites in the county. The remnants of three other mill sites exist elsewhere in the county. First is the wheel only of Clipp’s Mill (once Benjamin Beeler’s Mill) on Evitts Run which was restored a few years ago and is still turning; the second wheel powered Jennings’ Mill in Middleway (now called Gibson’s Mill, and though overgrown will still turn); the third is Thomas Shepherd’s grist mill in Shepherdstown which has been converted into a residence and is non-operational.¹⁹ But Feagans’ Mill site is the only one that is complete enough to be restored to full operation. It lies in a largely agricultural area surrounded by historical houses and farms, all of which predate 1880.

Two mills stood on the property, Haines Mill and Feagans’ Mill. Haines Mill, built of brick before 1800, burned completely in 1883 or 1884. Haines Mill no longer stands. Feagans’ Mill, built of wood in 1884 or 1885, and presently covered with pressed tin plates, remains. It is the principal focus of this nomination. Both mills, Haines and Feagans’, contribute to the continuum of agriculture, commerce, and engineering along Bullskin Run in Jefferson County.

CRITERION A. Feagans’ Mill is significant under National Register Criterion A for representing a continuum of historical events in the defining sub-categories of agriculture, commerce, and engineering.

Agriculture and commerce. As Paula Reed and Edie Wallace noted in their National Register nomination for the adjoining Cool Spring Farm, for 250 years farms along Bullskin Run in south Berkeley (later Jefferson) County maintained livestock and harvested grains.²⁰ From the 1760s to the 1880s wheat was a major crop in the lower Shenandoah Valley.²¹ Farmers grew wheat for export to Philadelphia, Baltimore, and Alexandria, Virginia. Wheat required milling to remove a grain’s hull and expose its germ or flour. To reduce the high cost of overland transport of unmilled grain to distant markets, farmers took their grain to local gristmills. Though still expensive to transport, flour weighed less and occupied less space than the grain from which it was milled.

¹⁸ “The Bullskin Run,” *Magazine of the Jefferson County Historical Society* II (1936).

¹⁹ 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.

²⁰ Paula S. Reed, Ph.D. and Edie Wallace, *Nation Register of Historic Places Registration Form for Cool Spring Farm, Bullskin Run, Charles Town, West Virginia*. (Washington, D.C.: U.S. Department of the Interior, National Park Service, 2006).

²¹ 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.

Bullskin Run alone supported no fewer than four grist mills. The Haines family, Quaker emigrants from New Jersey in the 1750s, developed one of the earliest. Eventually their mill, made of brick, stood three stories, and measured 44 feet by 34 feet. The Haines also built a sawmill to provide neighbors with badly-needed lumber. Business records do not survive for the Haines Mill, although account records (daybooks) survive for Isaac N. Renner (1831-1900) who operated two other mills on Bullskin Run in the 1870s, 1880s, and 1890s, Bullskin Mills and Wheatland Mills.²²

According to local lore, in 1864, during the Civil War, General David Hunter (1802-1886) ordered the mill burned, enforcing a scorched earth policy of General Philip Sheridan (1831-1888) to deprive the South of flour for bread, a critical foodstuff during the Civil War. The extent of damage is not documented, but by 1867 Nathan and Jane Walker had rebuilt or repaired the gristmill and sawmill. When sold in 1867 the deed describes “a valuable brick Mill and sawmill.” This description does not imply severe damage to the mill or sawmill in 1864 by Hunter and the Union army.

On the night of April 3, 1884, a devastating fire destroyed the 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 \$3,000, we understand, in the Loudoun Mutual. The gentlemanly and esteemed proprietors have the universal sympathy of the community in their loss.²³

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.” Nonetheless, 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.²⁴

In 1885, after the fire, Haines sold his share to Feagans. The deed describes “a valuable frame mill and frame house, together with Steam saw mill, Engine and Boiler.” Wording in these deeds is critical: The deed for 1867 describes a “brick mill,” the deed for 1885 describes a “frame mill.” That second mill dates to 1884. Moreover, although the site’s historical name is “Haines Mill,” the property becomes known as “Feagans’ Mill” in deference to its current owners. Silas Feagans continued to mill grain and saw wood.

On January 20, 1940, another fire destroyed the second mill built in 1884.²⁵ This fire presumably was caused by spontaneous combustion of oily rags. The Feagans rebuild and continue to mill. They will operate their mill through the end of the Depression and to mid World War Two. Wheat from the United States and Canada, ground to flour, fed troops and Allied civilians throughout the world. The mill operated until the late 1940s. Thus, from the Haines family in the 1750s to the Feagans family in the mid 1940s, all owners operated a grist mill, and some a saw mill as well. They sustained regional agriculture and commerce for two centuries.

²² 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.

²³ “Miscellaneous News,” *Spirit of Jefferson County* 19, no. 15, April 8, 1884, 3.

²⁴ “Miscellaneous News,” *Spirit of Jefferson County* 19, no. 17, April 22, 1884, 3.

²⁵ “Feagans’ Mill Is Destroyed by Fire Saturday,” *Farmers Advocate* 56, no 3, January 26, 1940, 1.

Engineering. The National Register defines “engineering” as the “application of scientific principles to design, construct, and operate equipment to serve human needs.”

Owners of the property have demonstrated ingenuity from the mid 1700s to the late 1940s. Although Nathan Haines did not subscribe to Oliver Evans’s (1755-1819) seminal tract, *Young Mill-Wright and Miller’s Assistant* (1795), at least four other (Jefferson) county mill owners did – Robert Rutherford, George Hite, William Darke, and Benjamin Beeler. Other book owners lived nearby in what is now Berkeley County, West Virginia, and Frederick County, Virginia.²⁶ Evans’ cross-section illustrations for mills 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.

The pre-1883 Haines mill stood three stories and was made of brick. Even lacking a copy of Evans, a gristmill is a complicated structure for any owner to plan, build, operate, and maintain. Evans discusses such engineering topics as machinery and hydraulics; the Haines mill of the 1760s to 1883 reflected the application of these and was an example of sophisticated engineering on America’s first frontier. Unfortunately this mill no longer stands. We know its dimensions and construction only from Nathan Haines’ application for insurance in 1805 from the Mutual Assurance Society in Richmond. While Haines Mill was an important antecedent to Feagans’ Mill, the focus of this nomination is the current mill – Feagans’ Mill.

In early 1919 the Feagans installed a new, metal waterwheel. This was a Fitz made by the Fitz Water Wheel Foundry in Martinsburg, Berkeley County, West Virginia. The Fitz Company advertized 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 more durable and easier to shape than wood – and the use of a rounded bottom bucket. Fitz did not discover either advance in waterwheel technology: English wheel makers had used metal, and a Scot developed the rounded bucket.²⁷

Fitz took advantage of wheel design and material of manufacture. Metal was less affected by cold -- a miller’s season extended longer than those of millers who used wooden wheels. Metal could be lubricated -- a metal wheel lasted longer than one 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. Fitz sold water wheels throughout the East. By one estimate Fitz sold 700 wheels in Virginia and 1,000 in Pennsylvania. A Fitz wheel, then, represents a well-engineered product, and a product so well designed it could be made and sold in quantity.

Another engineering accomplishment of a Fitz wheel: the company developed a water-powered generator for electricity. Unfortunately Fitz never installed its generator at Feagans’. A generator survives there, but it is a diesel-powered model made by United States Systems in the early 1930s. Daniel P. Lutz, Sr., a commercial electrician, bought the generator at a federal government surplus sale in 1972 and moved it to the mill site, intending its use as a back-up source of power. Though the Lutz family never used the generator, Daniel Lutz, Jr., the electrician’s son, said the generating capacity is sufficient to power Feagans’ and other farms in southern Jefferson County.

CRITERION B. Perhaps Feagans’ Mill is eligible under National Register Criterion B as “associated with persons significant in our past.”²⁸

²⁶ Oliver Evans, *The Young Mill-wright and Miller’s Guide* (Philadelphia: By the author, 1795), 500-508.

²⁷ “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.

²⁸ U. S. Department of the Interior National Park Service, *How to Complete the National Register Registration Form* (Washington, DC: National Park Service, 1991), 37.

Beside individual members of the Haines, Feagans, Keller, Drury, and Lutz families, two other individuals distantly associated with the site include John S. Fitz (1872-1965) and Donald C. Wisensale (1911-2002). Both worked for the Fitz Water Wheel Company, the former, son of the founder and the founder's successor, and the latter, restoration specialist for the company. While their association may be too distant to justify recognition under Criterion B, their contributions to restoring water-powered mills must be acknowledged.

Among others, Henry Ford, John D. Rockefeller, and the National Park Service turned to the Fitz Water Wheel Company to restore or reconstruct historical mills. As president of the company John S. Fitz saw the importance of mill restoration and made available a young, eager draftsman, Donald Wisensale, to carry out those projects. An early client was Henry Ford (1863-1947). Ford hired Fitz Water Wheel and a former employee of Fitz, John Blake Campbell (1890-1997), to build a mill at Longfellow's Wayside Inn in Sudbury, Massachusetts. Other projects followed. During the height of the Depression, Secretary of the Interior Harold Ickes (1874-1952) hired the Fitz Water Wheel to rebuild Pierce Mill in Washington, D.C. Another National Park Service restoration by Fitz Water Wheel was at Saugus Iron Works National Historic Site. A later reconstruction, perhaps the company's last, was Robertson's Windmill at Colonial Williamsburg.²⁹ In 2015 Daniel Lutz, Jr., seeks to carry on the tradition of mill restoration through his efforts at Feagans' Mill.

Although the association of Fitz and Wisensale with Feagans' Mill is distant, a restored Feagans' Mill is an apt location to interpret a history of mill restoration in America. The Fitz Water Wheel Company of Martinsburg (with corporate headquarters in Hanover, Pennsylvania), built modern, efficient equipment for mills throughout the East. In Jefferson County alone, Fitz wheels survive at Feagans' Mill, Beeler's (mill site), Shepherd Mill in Shepherdstown, and Gruber's Mill in Middleway. More than manufacture waterwheels, the company restored or reconstructed waterwheels and mills at prominent historical sites throughout the United States and from the 1920s to late 1960s.

CRITERION D. Feagans' Mill is significant under National Register Criterion D for the prospect of yielding information about pre-history or history. Though locations of the three-story brick mill and the sawmill described in Nathan Haines application for insurance in 1805 are known, archeology would help establish whether metal fittings or machinery survives, buried. A professional archeologist would lead this examination.

In summary, the Haines and Feagans' Mill site is important to the State of West Virginia as representing a continuum of agriculture and commerce, engineering, association with prominent persons, and as a potential archeological site. For nearly 200 years Haines and Feagans' Mills ground grains to flour to be shipped first to Philadelphia, Baltimore, and Alexandria, and later throughout the world. Their sawmills provided lumber for housing, barns and other buildings. A mill is a complicated feat of engineering, especially one driven by a relatively low flow of water as happens on Bullskin Run. For nearly 200 years the Haines and Feagans millwrights surmounted these complex problems of agriculture, commerce, and engineering.

The site is important in telling the story of John Fitz and Donald Wisensale, the former a water wheel innovator, the latter his employee who led restoration of mills in early historic sites. While benefactors deserve credit for funding restoration, restoration occurred because artisans like Wisensale and his crews solved site-specific problems to recreate mills visitors see today. For these reasons the property warrants consideration for inclusion on the West Virginia Register of Historic Places, and with additional documentation, the National Register of Historic Places.

²⁹ Theodore Hazen, "Remembering Donald C. Wisensale, Father of Mill Restoration," www.angelfire.com/journal/pondlilymill/index.html.

References

Unpublished Interviews

The principal source of details on Feagans' Mill is its owner and lifelong Jefferson County resident, also historian of Wheatland Village, Daniel P. Lutz, Jr.

For Jefferson County history, the West Virginia GeoExplorer website, as developed, expanded, and maintained by William D. Theriault, Ph.D., has been indispensable.

Primary Sources

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Samuel Howell Brown maps of Jefferson County for 1852 and 1883, Office of the County Clerk, Jefferson County Courthouse, Charles Town, West Virginia.

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Illustrations



Figure 1. Feagans' Mill from the southwest. WV_Jefferson County_Feagans'_ Mill_0001



Figure 2. Feagans' Mill from the south. WV_Jefferson County_Feagans'_ Mill_0002



Figure 3. Feagans' Mill from the north showing Fitz Water Wheel manufactured in Martinsburg, West Virginia.
WV_Jefferson_County_Feagans'_Mill_0003

Figure 4. Interior of Feagans' Mill showing mill equipment. WV_Jefferson_County_Feagans'_Mill_0004



Figure 7. Charles Varlé, Map of Frederick, Berkeley, and Jefferson Counties, Virginia (1809) (detail). In the center of the map to the left of the two chimneys of H.S. Turner is a sunburst that according to the map legend represents a saw mill or grist mill. This is the location of Haines Mill in 1809.

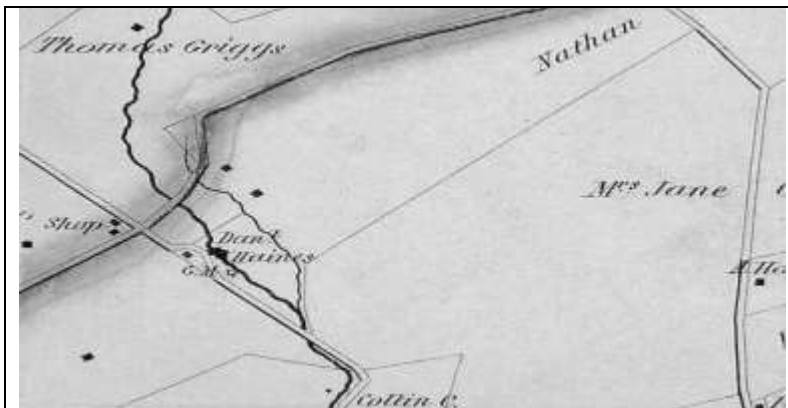


Figure 8. Samuel Howell Brown map of 1852 (detail) depicting mill site of Daniel Haines. "GM" represents "grist mill." WV_Jefferson_County_Feagans'_Mill_0008.



Figure 9. Samuel Howell Brown map of 1883 (detail) depicting Head Spr[ing] Mill, owned by Feagan and Haines. WV_Jefferson County_Feagans'_Mill_0009.