
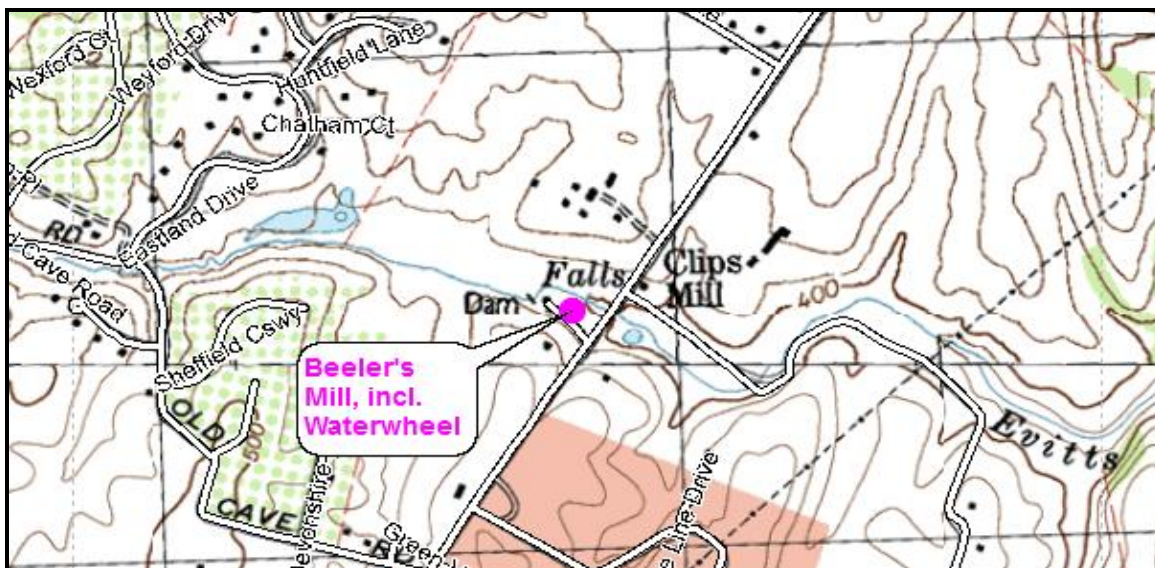


Internal Rating: _____

WEST VIRGINIA HISTORIC PROPERTY INVENTORY FORM

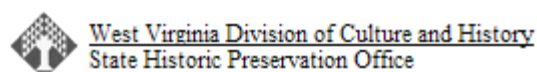
Street Address 6517 Kabletown Rd (CO 25)	Common/Historic Name/Both <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> Beeler's Mill Clipp's Mill	Field Survey # APE 1	Site # (SHPO Only) JF-0152
Town or Community South of Charles Town	County Jefferson	Negative No.	NR Listed Date
Architect/Builder Unknown (House) John Fitz/Tuscarora Iron Works (wheel)	Date of Construction House - ca. 1800 – present Waterwheel – ca. 1878	Style Colonial Revival (House) Fitz Steel Overshoot Waterwheel	
Exterior Siding/Materials Horizontal Wood Board (House)	Roofing Material Standing Seam Metal (House)	Foundation Stone (House & Waterwheel)	
Property Use or Function Residence <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Other <input checked="" type="checkbox"/>	UTM# Zone 17N NAD 1983 4349403N, 772510E (House) 4349363N, 772600E (Waterwheel)		
Survey Organization & Date WVDOH May 9, 2018	Quadrangle Name Charles Town		
Part of What Survey/FR# Waterwheel Bridge Deck Replacement State Proj #S319-25-6.68			



JF-0152

Site No.

Present Owners Ingersoll, Thomas G & Barbara D Phone #	Owners Mailing Address 4838 Park Ave, Bethesda MD 20816
Describe Setting 2.92 Acres The Beeler's Mill property is in southeastern Jefferson County to the west side of County Rt 25. The property is adjacent to the south bank of Evitts Run. Evitts Run is a tributary of the Shenandoah River. This rural residential area of the county is not far south of Charles Town. Farm properties in the vicinity, as well as this property, represent 18th- and 19th century construction. The subject property is on assessor's Parcel 6 on Charles Town District Map 19.	
<input type="checkbox"/> Archaeological Artifacts Present	
Description of Building or Site (Original and Present) 2 Stories ___ Front Bays The subject property includes a house, garage, pump house, root cellar, garden and water wheel with associated headrace and tailrace. There is a long gravel driveway along the south side of the property. From CO 25, the driveway is entered through a modern gateway. To the north side of the gate entry, next CO 25, is a modern wood sign that reads on each side "BEELER'S MILL / (painting of the waterwheel) / CIRCA 1755." (See Continuation Sheets)	
Alterations <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe: The earliest part of the house is of hewn log construction. Due to the existence of at least one heavy post support, this earliest portion is speculated to have been renovated from initial mill use to residential. Several additions to the original portion were added early 1900s and 1970s. These additions and a reported new addition to be made in 2018 (Ingersoll 2017-18) represent at least 100% added to the original building footprint.	
Additions <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe: The back (west) wing was probably added early 1900s, by the 1910s-20s. The single-story north and south wings were added om the 1970s. The current owners have plans for a new single-story addition to the north wing, reportedly to be built in 2018 (Ingersoll 2017-18).	
Describe All Outbuildings <u>Garage.</u> The two-car garage, built ca. 1950s has a concrete slab foundation, concrete block walls, and a gabled roof with standing seam metal surfacing and wide horizontal board-sided gable ends (wood or composite). There are two paneled garage bay doors on the east side. The north side has three six-over-six wood sash windows, each sided by decorative paneled shutters, probably wooden. <u>Root Cellar.</u> Just east of the garage, at the south side of the driveway, is a root cellar (storage). It is built into the earthen terrain. The north (entry) side includes stone walls, a wooden door, and a gabled roof with metal surfacing and horizontal wood board-surfaced gable end. <u>Pump House.</u> Further to the east, also to the south side of the driveway, is a small pump house. This building has a concrete block foundation, wide horizontal board siding (wood or composite), a paneled wood door on the east side, and a standing seam metal-surfaced gable. <u>Garden.</u> Between the house and the garage, and the western end of the driveway, is a garden area that is retained by low brick walls. This is also where the headrace for the water wheel is located. The head race is lined with panel-faced masonry units. The planted areas to either side of the headrace contain ornamental plantings. The ramp entry to this area, near the garage, takes one on a stone walkway to a new wooden footbridge. The bridge was installed in 2008 during the 2008-2009 period in which the two diversions of Evitts Run in that area were repaired (Ingersoll 2017-18). The garden area is more recently added/renovated as well. The rest of the property is largely grass lawn, dotted with trees.	
Statement of Significance (See Continuation Sheets)	
Bibliographical References (See Continuation Sheets)	
Form Prepared By: Tracy D. Bakic Date: May 9, 2018 Name/Organization: West Virginia Division of Highways Address: Capitol Complex Building 5, Rm 450 Charleston, WV 25305 Phone #: 304-558-9676	



WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME: Beeler's/Clipp's Mill Property

SITE#: JF-0152

Description of Building or Site:

Water Wheel: The closest of the main structures to CO 25 is the Fitz overshoot steel water wheel, initially added to the property around 1878 and repaired for reuse in the early 1920s. The steel wheel is 22-foot in diameter by 4-foot in width (width of the curved buckets). The wheel is set onto a stone base/pit and transitions to the tailrace at the east end. The shaft at the center of the wheel is longer at the south side of the wheel; this evidences the side that was connected to former mill equipment. This wheel is still operable.

The water to power the wheel comes from a millrace that starts at Evitts Run along the west/back property line. There is a manmade dam at this location to help collect and divert water to the headrace. The headrace is a short masonry-lined channel located in the garden area between the house and garage on the property. The channel ends at a gate that, when opened, lets water into a two-foot-diameter riveted steel pipe/flume that is initially underground for 225 feet and then aboveground for 120 feet at the eastern portion. The end of the pipe connects to the gated drop-end steel tank and chute which pours the water over the wheel. The above ground pipe/flume section is supported on a few masonry piers over its length.

From the wheel, the spent water falls into the stone pit/tailrace. This portion of the tailrace leads to a dry-laid arched stone tunnel (four-foot wide by two-foot high) that extends beneath CO 25 to a point about 10 feet east of the paved road width; the tunnel is a total of approx. 65 feet long. From that point, the tunnel empties into an approximately 100-foot-long modern underground concrete pipe, installed around 1971, to outlet into a pond area created by a former owner of that property. The collected water is then filtered through another pipe to empty back into Evitts Run.

The north wall of the tailrace wall is presently splaying inward. Therefore, the present property owner has not been operating the wheel in order to protect the resource from further damage.

House. The house is set far back at the west end of the property. It was originally a log building. This log portion is today the kitchen and dining room areas of the overall house. The log construction can be seen at the north wall of south wing entry room and the south wall of the living room. The stone fireplace/chimney in the living room is also an early/original feature. There is also at least one heavy timber structural post associated with the original log section; this type of post is known to be typical of early industrial/mill buildings. Thus, it is felt/speculated that the earliest use of the log portion was as a mill before transitioning to a residence.

The current horizontal wood board siding on the exterior of the present house structure, including all wings, is wood (or possibly composite) was probably added sometime in the 20th century. The roofing over all one- and two-story portions of the house is gabled and surfaced with standing seam metal. The extant wooden front door with Colonial Revival-style surround likely dates to ca. 1920s or later. No original/early windows appear to exist on the entire building. All appear to be vinyl sash, probably installed within the past 25 years.

The back (west) single-story wing of the house was likely added in the early 1900s, by the 1910s-20s. Back then it was reportedly called the "Big Kitchen" and was used for dances hosted by the owners (Ingersoll 2017-18). It includes a stone exterior chimney at its west elevation. There is an enclosed glazed porch/solarium at the north side that is probably less than 50 years old. The south side of the back wing has an addition with brick walls and shed roof that was done less than 50 years ago and includes modern fenestration, included vinyl sash windows.

The north and south single-story wings (side wings) were added in the 1970s and include modern bay windows and other fenestration. The brick portion to the west side may be a more recent extension.

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME: Beeler's/Clipp's' Mill Property

SITE#: JF-0152

Statement of Significance:

Area History

This property is located on CO 25 (Kabletown) Road in the Charles Town Magisterial District in Jefferson County. The county was established in 1801 and was named in honor of Thomas Jefferson, author of the Declaration of Independence and President of the US from 1801-1809. The county was formed from Berkeley County, which itself was formed in 1772 from part of Frederick County, VA (Taylor & Taylor 2005; Theriault 2013; VA 1908).

“The Civil War was a tumultuous time for Jefferson County. Local residents witnessed invasions and battles and experienced military occupation and martial law. Located on the border between the United States and the fledgling Confederacy, Jefferson County was trapped between two nations at war. Jefferson County's strategic location at the gateway into the Shenandoah Valley made it a target for both North and South during the Civil War. Battle action occurred here every year. The largest engagement in present-day West Virginia happened here when Stonewall Jackson captured 12,700 Union troops in the Battle of Harpers Ferry - the biggest surrender of U.S. soldiers during the war” (DiscoverItAllwv.com).

During the Civil War, Jefferson County inhabitants were split on Union or Confederate allegiances, perhaps with more tending toward the latter (Pawlak 2016). Amongst the many military actions within the county during the war, one was at Beeler's/Clipp's Mill – a skirmish on Sept. 2, 1861 with the Massachusetts Thirteenth regiment surrounding the Charlestown Confederate Home Guards Cavalry and taking 20 prisoners, having first killed three and wounded five (CivilWarScholars.com).

When the State of WV was created and admitted to the Union in 1863, Jefferson County was subdivided into seven townships, with the subject bridge falling within Charles Town Township. In 1872, the townships were reestablished as magisterial districts and Charles Town Township became Charles Town District (Taylor & Taylor 2005).

The area's economy has been largely driven by agriculture over the years since settlement. By the beginning of the 1800s and until the Civil War wheat was Jefferson County's most important crop. The county included at least 31 grist and merchant mills by 1810. Also prior to the Civil War, iron producers erected furnaces along the Shenandoah River, including at Vestal, Bloomery, Shannondale and near Harper's Ferry. By this time Bloomery also housed lumber production facilities as that area was a landing point on the Shenandoah where timber from elsewhere was off-loaded. After the Civil War and into the present the largely rural/agricultural environment, including orchards and dairying, has prevailed. However, since around the 1980s the area has become subject to residential sprawl (Taylor & Taylor 2005).

CO 25 (Kabletown Rd) has generally followed the alignment of a road that existed by the early 1800s and likely earlier (Madison 1818; Varle 1809). CO 25, along with today's CO 9/3 & CO 340/4, were part of the Kabletown and Bloomery Turnpike, incorporated March 3, 1869 (WV Acts 1869:85). The turnpike had a south terminus at or near Meyerstown (also spelled Myerstown) and a north terminus at the Smithfield and Harper's Ferry Turnpike (mainly today's US 340). As well, the Kabletown and Bloomery Turnpike had a branch (present WV 115) from Bloomery/Mechanicstown into Charles Town. Modern CO 25 is an approximately 7.5-mile county road that extends from Mechanicsown south through Kabletown and Meyerstown to the Virginia state line where it turns into VA Rt 608 in Clarke County. By the 1950s CO 25 was fully asphalt-surfaced (WV SRC 1933; 1951:199; 1954).

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME: Beeler's/Clipp's' Mill Property

SITE#: JF-0152

Statement of Significance (cont'd):

The direct area is identified on modern maps as "Clips Mill," honoring a past owner of the subject property, and is located between the unincorporated villages of Mechanicstown (to the north) and Kabletown (to the south) on CO 25. The area is rural, much of land having been used for agricultural purposes over time.

Beelers/Clipp's Mill Background

The subject property was part of land conveyed from Samuel Walker to Christopher Beeler in 1752. Beeler was the first to occupy the property and he built a mill there by 1761. It is suspected that the Beeler family used its mill operations, including one or two wooden waterwheels, for carding wool. Eventually the property was transferred to Benjamin Beeler, probably Christopher's son. Benjamin died in 1827. In 1834 his will was probated and his widow, Sarah, and her new husband, Abraham Isler, were given an 80³/₄-acre portion of Benjamin's property, which included the two mills but no house. It has been speculated that Sarah and Abraham could have been the earliest party to convert one of the mill buildings into the initial portion of the extant house (Brown 1852, 1862; JCHLC 2015; Ingersoll 2017-18).

In 1869 the property was sold by the heirs of Abraham Isler to J. B. McElroy. By 1878 the property was in poor condition and was sold by the Jefferson County Court to William F. Weirick and John Weller, two prominent Charles Town business men. In the same year, Weirick & Weller built the largest mill (four stories) to ever be constructed on the property, close to the turnpike road (today's CO 25); this new grain mill included the Fitz waterwheel that still exists on the property. By 1883, they had also built a sawmill on the property. Weirick took full control of the property in 1883. The grain mill was destroyed by fire in 1907 (Ingersoll 2017-18; Brown 1883). Weirick was also the owner of the farm called "Fairview" located adjacent to the subject property, to the north (Brown 1883).

Along with Beeler's/Clipp's Mill, at least three other mill properties appear to have been powered by Evitts Run in the 19th century – one west of Beelers Mill, off of Old Cave Rd; one at Charles Town and another (Piedmont Mill) west of Charles Town (Brown 1852, 1862, 1883; JCHS 1955; Varle 1809).

In 1920-21 the Clipp family purchased property and T. Wilmer Clipp built a new gristmill, reusing the Fitz water wheel. The Clipp's mill operation ended in 1946 when the property was sold to D. Edgar Stultz. T. Wilmer Clipp dismantled the mill building and the lumber was used in the building of Children's Haven at Bloomery. Children's Haven was place for homeless children operated the mid-1940s to 1960 by Rev. Temple Goode Wheeler and his wife, Helen Caljouw Wheeler, aka Mom & Pop Wheeler (Church Hymnal Corp. 1947:358; Herald-Mail.com; Ingersoll 2017-18; *Living Church* 1959; *Spirit of Jefferson Farmers Advocate* 1990).

Subsequent owners of the subject property have been D. E. McMillan from 1948 to 1951; Carley Dawson from 1951 to 1964; John Howard from 1964 to 1971; William A. Brown from 1971 to 1985; Walter J. Cronin from 1985 to 1997; Emmett B Shotts from 1997 to 2000; Sheila Birnbach from 2000 to 2007; and the current owners Tom and Barbara Ingersoll since 2007. Birnbach and the Ingersolls have been the parties responsible for significant restoration and repairs to the waterwheel, allowing it to be operable again (Ingersoll 2017-18; JCHLC 2015).

As previously mentioned in the Building Description section of this form, it is felt/speculated that the log portions of the subject house were originally part of a mill building. In a 1955 edition of the *Magazine of the Jefferson County Historical Society* it is mentioned that "there is nothing left but an iron water wheel and the Miller's House [subject house] now owned by Mrs. Carley Dawson" (JCHLC 2015; JCHS 1955 & Dec. 1955).

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME: Beeler's/Clipp's' Mill Property

SITE#: JF-0152

Statement of Significance (cont'd):

In its early years, this mill property extended to the opposite/east side of CO 25 and on that side of the road there had reportedly been a stone house. When T. Wilmer Clipp sold the subject property, he had the deed worded so that the owner had perpetual right to access the stone house property to the east side of CO 25 in order to maintain/repair the tailrace at that side in connection with operation of the water wheel (Ingersoll 2017-18).

The "Beeler's Mill Water Wheel" is a Jefferson County Landmark, designated as such since 2015 by the Jefferson County Historic Landmarks Commission (<http://jeffersoncountyhlc.org/index.php/landmarks/county-landmarks/>). The Ingersoll's created the Beeler's Mill Foundation Incorporated in 2016, related to certain tax exemptions for the property (Ingersoll 2017-18).

Milling in Jefferson County and the Shenandoah Valley

Early milling in the Shenandoah Valley - through to the Civil War era – "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" (Demer & Smith 2016).

"From the 1760s to the 1880s, wheat was a major crop in the lower Shenandoah Valley. 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 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" (Demer & Smith 2016).

"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 . . . After the Revolutionary War ended [1783], the demand for locally-grown wheat and milled-flour extended into Pennsylvania, Maryland, and even into Europe and the West Indies" (Demer & Smith 2016). By the Civil War era Jefferson County was amongst the leading wheat-producing counties in Virginia and had approximately 30-40+ mills, a significant number of these gristmills (Brown 1852, 1862; Perks 2017; Varle 1809)

From "the end of the Civil War to the [sic] 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. . . 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 . . . fed a growing population in the East." (Demer & Smith 2016). The increase in production has been credited to post Civil War changes in farming methods, including mechanization (Demer & Smith 2016).

"Wheat remained a major farm product in Virginia from 1840 to 1940. 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" (Demer & Smith 2016).

"With the Depression of the 1930s wheat production in the Valley plummeted." Even though there was a post-WWII worldwide demand for surplus processed grains from the US and Canada, the small farms and local mills of the east tended to not fare well as "large farms in the western United States and Canada could produce grain more economically" (Demer & Smith 2016).

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME: Beeler's/Clipp's' Mill Property

SITE#: JF-0152

Statement of Significance (cont'd):

Beeler's/Clipp's Mill is one of four late 1800s-early 1900s gristmill sites that still exist in Jefferson County. The three others are: Feagan's Mill Complex in Rippon/Wheatland area (south of Charles Town), which includes a 16-foot Fitz waterwheel (not-operating) and several buildings/structures; Jennings' Mill in Middleway, today called Gibson's Mill; although overgrown, its metal wheel is considered capable of turning; and Thomas Shepherd's grist mill in Shepherdstown which has a 40-foot Fitz wheel, however the mill has been converted into a residence and is not operational (Demer & Smith 2016). Other mill ruins/remains are within in county (Perks 2017), such as archaeological remains at the Flowing Springs Mill, a former gristmill north of Charles Town (Urdike 2003).

Fitz Overshot Water Wheel

The extant Fitz overshoot water wheel on the subject property is understood to have first been installed ca. 1878 for the Weirick & Weller milling facility. It later was renovated for use by Clipp's Mill.

"In 1840, Samuel Fitz organized the Hanover Foundry and Machine Shop in Hanover, Pennsylvania. Ten years later, in 1850, he opened the Tuscarora Iron Works in present day Martinsburg, West Virginia (in 1850 West Virginia was still a part of the state of Virginia) and set up a machine shop, saw mill, and foundry. The Tuscarora Iron Works was to become [sic] the first site of the first all metal water wheel constructed by Fitz in 1852. Prior to this date, Fitz built water wheels that were the traditional wooden variety. The first all metal wheel was constructed for Equality Mills, located in Martinsburg, West Virginia, across from the Tuscarora Iron Works. The Iron Works building is still standing, but Equality Mills burned to the ground several years ago. Although all metal wheels appeared frequently in England by the middle of the 19th century, and while wheels with iron hubs and shafts were used in America before 1852, Samuel Fitz believed that his was the first all metal overshoot water wheel to be constructed in the United States" (Hazen 1996).

"John Fitz (born April 15th, 1847 and died April 12, 1914), was the inventor and creator of their Fitz Steel Overshoot Water Wheel, for a mill in Augusta County, Virginia, in 1870. [John was the son of Samuel]. He was not the first to use the curvilinear bucket form. In 1841, a French iron water wheel was built with curvilinear buckets. A change from the elbow bucket which appeared late in the middle ages. Later in the United States, a similar wheel was built by Henry Burden, a Scottish born iron worker, near Troy, New York. He built an overshoot water wheel in 1851. It was 69 feet in diameter by 22 feet wide. It had a cast iron axle, wrought iron rods for spokes. The shrouding being made of cast iron sections, buckets of Georgia Pine, with iron reinforcing. The Burden wheel developed 278-280 horse power, with an efficiency of 80% to 84.25%" (Hazen 1996).

"So Fitz was not the first to break with the elbow bucket, but he was the first to apply mass production to water wheel construction. The curvilinear bucket form reduced impact, less spillage, less losses of water entry, it retarded [sic] spillage losses later and retained water longer in the wheel. All the water captured, was discharged into the tail race. And finally the only other thing to say about them is, 'They run with less water'" (Hazen 1996).

"The Fitz Company built water wheels from 4 to 45 feet in diameter, and from one to 16 feet in width. In 1896, the Tuscarora Iron Works and the Hanover Foundry and Machine Shop were merged into the, 'I-X-L Water Wheel Company,' and on July 15, 1902, the name finally was changed to The Fitz Water Wheel Company under John S. Fitz (1847-1914), company President and son of Samuel Fitz" (Hazen 1996).

During this period of consolidation it was announced early on the expectation of the workings of the Martinsburg plant being moved to the Hanover plant. The 1891 Sanborn fire insurance map for Martinsburg shows the Fitz Tuscarora works along Tuscarora Creek at the North Queen St. and West Commerce St intersection. The Tuscarora works vacated and the Fitz name unassociated with the property by 1897-1902 (*Iron Trade Review* 1895; Sanborn-Perris Map Co. 1891, 1897; Sanborn Map Co. 1902).

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME: Beeler's/Clipp's' Mill Property

SITE#: JF-0152

Statement of Significance (cont'd):

“Early Fitz overshoot water wheels, built of wood, had an efficiency of 75% at best. It was to this relative inefficiency and then present day technology that caused Fitz to hit upon the idea of constructing steel wheels. Such wheels, he reasoned, would have none of the draw backs of their clumsy cousins: Wooden Buckets could not be shaped with the optimum curve needed for receiving and discharging water; they were frequently out of balance and jerky in rotation; swelling and drying caused loose parts and leaky buckets made for a loss of power and efficiency. Why, even in a small flood, a little back water would reduce efficiency as the wheel had to drag through the tail race; sometimes the wheel stopped turning completely under a load. In the winter, ice would prevent the wheel from turning (causing northern millers to consider placing their wheels inside the mill); and, finally, ice or water soaked wheels made their static weight increase so dramatically that efficiency was again compromised. The average life of a wooden wheel ranged from 10 to 30 years depending on how well the wheel was maintained. Repairs were always frequent, and down time because of wheel repairs and/ or inefficiencies were a common phenomenon with wooden wheels. Furthermore, their jerky motion made them impossible to govern. An all iron wheel would end all of these troubles” (Hazen 1996).

“Fitz's Steel Overshoot Water Wheel (Fitz called his wheels "overshoot" principally as a promotional gimmick to distinguish his design) have none of the disadvantages of wooden wheels. Fitz himself would claim, "The field of the overshoot wheel lies in the development of small powers. It is not suitable for use in large water power on account of the increase in size and weight of the wheel as the head and discharge are increased beyond certain limits." In the Fitz design, water enters the buckets 10" behind vertical center. Because of their scientifically designed curve, water is retained in the buckets almost to the bottom vertical position at the tail race. The slow motion of the wheel (rim speed was about 6 feet per second) was increased with gearing for machines that needed faster rotation speeds. Fitz's Overshoot Water Wheels developed an efficiency of about 90%. Tests done in the hydraulic laboratory at the University of Wisconsin in 1913 proved Fitz's claims” (Hazen 1996). This was opposed to old style wooden wheels with a 50% efficiency rating and contemporary turbines with a 70% efficiency rating (JCHLC 2015).

“Early water wheels built with metal hubs and shafts usually had wooden arms and buckets. The Steel Fitz Wheel, was nicknamed by John Fitz as the "I-X-L' (I excel) - again showing Fitz's proclivities for promotion. The original name came from a Water Turbine Company in Martinsburg, West Virginia, builders of the Excelsior Water Wheel. John Fitz purchased the company sometime, between 1872 and 1882. This is the source origin of excel (I-X-L) when they dropped the "sior" from the brand name. For many years, their buckets were riveted on the rims; later, reluctantly, a few were welded together. The wheels were built in near secrecy. Designs specifications, and even plant operation, remained safe guarded secrets. No person could obtain permission to tour their plant. They built their wheels in sections which were later knocked down for easy shipping. Buckets/rim sections were built in either 8 or 20 sections according to the diameter of the wheel. The best year was in 1932 while the country was in the midst of the Great Depression. Over the years, Fitz claimed to have installed over 1,000 water wheels in Pennsylvania alone, and over 700 in the state of Virginia” (Hazen 1996).

“Fitz Overshoot Water Wheels became the wheel of choice for small custom mills, located along small streams, in eastern rural America in the 20th century. At these locations, there usually wasn't enough water supply to consider a turbine . . . Most Fitz Wheels were painted red, some were silver” (Hazen 1996).

“The end of the company came with the passing of Samuel Fitz's grandson, John Samuel Fitz, age 94, on September 4, 1965. . . All drawings, records, patterns, etc, were purchased and shipped to the James Leffel Company at Springfield, Ohio. The sheet metal templates and patterns were cut up and sold for scrap. The wooden patterns were all destroyed by J. Robert Groff” (Hazen 1996). It is believed/speculated that “Leffel, a leader in the turbine business at the time, did this [purchased the Fitz materials] to destroy them so another company could not buy them to re-manufacturer Fitz parts and people needing to buy a turbine would have to buy Leffel Turbines instead” (Vitale 2017).

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME: Beeler's/Clipp's' Mill Property

SITE#: JF-0152

Statement of Significance (cont'd):

“For many years, the Fitz records sat on Leffel's third floor in cardboard boxes marked, ‘FITZ’ in red crayon. In time what was left of the old files were given away, some was sent to the Hagley Museum, Wilmington, Delaware and also some to the Smithsonian, in Washington, D.C. (Hazen 1996).

Evaluation:

Criterion A. By the turn of the 19th to 20th century there were over 500 mills operating in West Virginia (WVStateParks.com). “While most were used to process corn, wheat and other grains into flour and meal, others were used to convert logs into lumber, weave textile, card wool and grind materials use to make cement” (Steelhammer 2017). Based largely on old county maps from the early/mid-1800s, it is estimated that there were about 30 or 40+ mills in Jefferson County, many of them gristmills. Wheat was a major crop for the Shenandoah Valley in the 18th, 19th and early 20th centuries, including in Jefferson County. Today, there are very few visible representations of milling and of the wheat industry that were once so pronounced in the county.

Even though no mill buildings remain on this property, the water wheel and associated components from headrace to tailrace retain adequate integrity to represent the rural industrial use of the property for milling, primarily for wheat production into flour during the tenure of the Weirick/Weller and the Clipp family. Therefore, the Beeler's/Clipp's Mill property is eligible for National Register of Historic Places (NRHP) listing under Criterion A at the local/county level of significance as one of very few remaining examples of a Jefferson County gristmill site. The period of significance is from ca. 1878 when Weirick & Weller built their mill, including the extant water wheel, to 1946, when the Clipp's sold the property and the mill use ended.

Criterion B. Although associated with several owners that maintained mills on the property – Christopher and Benjamin Beeler, William F. Weirick and John Weller, and T. Wilmer Clipp – the current state of the property does not reflect significance of the tenure of any of these individuals. This is due to lack of mill buildings related to the personal subsistence or business related to a particular owner/resident. The house has been significantly modified during periods after mill use ended and, thus, does not adequately reflect the tenure of Clipp or earlier residents. Therefore, this property does not meet NRHP Criterion B.

Criterion C. The extant house does not retain adequate integrity to meet NRHP Criterion C. Regardless of the possible mill building structure within the central part of the house and any exterior elements that may be over 50 years old, the existing building's footprint is approximately 50% modern addition and is likely to be increased in the near future by an addition to the north wing (Ingersoll 2017-18). The front door is probably a 20th century modification and the existing windows are under 50 years old, all appearing to be vinyl sash. The ancillary structures – garage, pump house, root cellar, garden – represent common construction/design for their respective period built and are not significant on their own.

The 22-foot-diameter Fitz steel overshot water wheel on the Beeler's/Clipp's Mill property, installed ca. 1878, is a significant engineering resource. This water wheel is an example to the design of John Fitz and was produced at Fitz's Tuscarora Iron Works in Martinsburg, that facility operating from 1850 until ca. 1896 when the I-X-L water wheel production was moved to Hanover, PA. The Fitz Overshoot steel water wheel represents an innovative mass-produced design that was popularly used for small mills in eastern rural America into the 20th century. The support components to Beeler's/Clipp's mill property's wheel still exist – Evitts Run dam, headrace, pipe/flume, water wheel pit and tailrace. The entire water power system still functions for visitors to see via the rehabilitation efforts of last two owners of property. Since the mill building and grain or other processing equipment no longer exist, this property offers an easy access view of how this type of water system works from water source to tailrace end, providing an excellent educational tool for the understanding of the history and science of water power in late 19th and early 20th century America.

The Fitz water wheel (with associated system components) is NRHP-eligible under Criterion C at a local level for its engineering significance as noteworthy example of a small industry water power system that includes an overshot steel water wheel designed by John Fitz and manufactured at Tuscarora Iron Works in Martinsburg, WV.

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME: Beeler's/Clipp's' Mill Property

SITE#: JF-0152

Statement of Significance (cont'd):

Criterion D. Aside from the water wheel and associated components, no mill buildings/ruins are visible above ground and the possible mill structure that is part of the extant house is so enveloped and modified with later construction, it does not retain notable integrity. Thus, this property is not likely to have important information that will contribute to our understanding of human history or prehistory. Construction appears to have utilized commonly known techniques, tools and materials. The potential for information is minimal and, therefore, this property does not meet NRHP Criterion D.

Summary: This property is NRHP-eligible at a local level under Criterion A as a notable representation of a rural mill property in the county and Criterion C for its engineering significance as noteworthy example of a small industry water power system that includes an overshot steel water wheel designed by John Fitz and manufactured at Tuscarora Iron Works in Martinsburg, WV. The period of significance is from ca. 1878 when Weirick & Weller built their mill that included extant water wheel, to 1946, when the Clipp's sold the property and the mill use ended. The property has further notoriety in that it is currently maintained as a functioning example of an industrial water wheel system of the late 19th/early 20th century.

* Correspondence was conducted with Preservation Alliance of West Virginia, Jefferson County Historic Landmark Commission, Jefferson County Historical Society, and Jefferson County Museum, and Tom & Barbara Ingersoll (current property owners).

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WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME: Beeler's/Clipp's' Mill Property

SITE#: JF-0152

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NAME: Beeler's/Clipp's Mill

The map displays the Beeler's/Clipp's Mill site with the following labeled features:

- Evitts Run** (Blue line)
- Parcel Boundary** (Orange line)
- Beeler's/Clipp's Mill** (Text label)
- Dam**
- Foot Bridge**
- House**
- Garage**
- Root Cellar**
- Pump House**
- Underground Pipe**
- Above-ground Pipe**
- Water Wheel**
- Tail Race**
- Modern Pipe**
- Outlet**
- Pond Area**

A north arrow is located in the top left corner.

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME: Beeler's/Clipp's Mill

SITE#: JF-0152



Entrance to Beeler's Mill Property. View NNE (WVDOH 8-3-2017)



Entrance to Beeler's Mill Property. View NW (WVDOH 8-3-2017)

**WEST VIRGINIA HISTORIC PROPERTY FORM
CONTINUATION SHEET**

NAME: Beeler's/Clipp's Mill

SITE#: JF-0152



Entry to Beeler's Mill Property. View NW (WVDOH 8-3-2017)



View of Waterwheel from Driveway. View NE (WVDOH 8-3-2017)

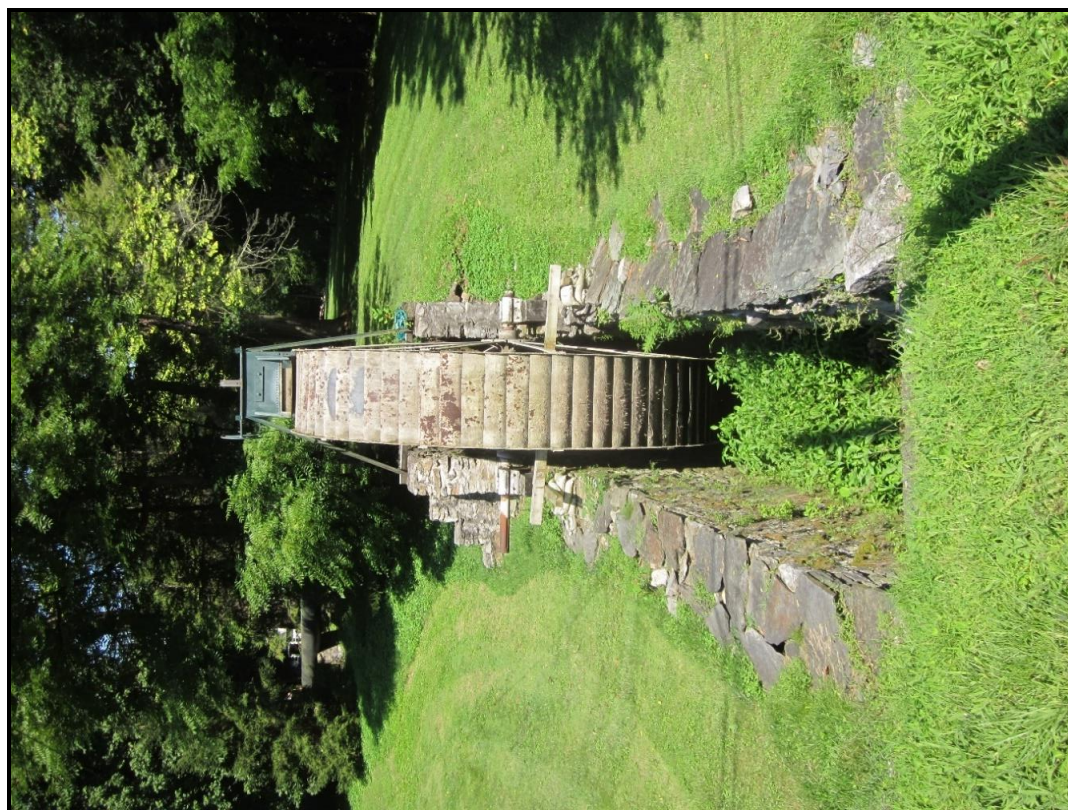
WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME: Beeler's/Clipp's Mill

SITE#: JF-0152



Fitz Overshot Waterwheel. View West (WVDOH 8-4-2017)



Fitz Overshot Waterwheel. View NW (WVDOH 8-4-2017)

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME: Beeler's/Clipp's Mill

SITE#: JF-0152



Fitz Overshot Waterwheel. View North (WVDOH 8-4-2017)



Waterwheel, with riveted steel pipe/flume, drop end steel tank and steel chute (the last part the water goes over before onto the wheel). View SSE (WVDOH 8-4-2017)

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME: Beeler's/Clipp's Mill

SITE#: JF-0152



Waterwheel (south side), highlighting the side of the shaft that would have connecting to the milling equipment. View N (WVDOH 8-4-2017)



North side of Waterwheel. View SE (WVDOH 8-4-2017)

**WEST VIRGINIA HISTORIC PROPERTY FORM
CONTINUATION SHEET**

NAME: Beeler's/Clipp's Mill

SITE#: JF-0152



View from Wheel Pit toward Tailrace. View E (WVDOH 8-4-2017)



View of Tailrace, looking toward Wheel/Wheel Pit. View NW (WVDOH 8-4-2017)

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME: Beeler's/Clipp's Mill

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Waterwheel Tailrace, East End entry to a stone tunnel/culvert that extends beneath CO 25.
View ESE (WVDOH 8-4-2017)



Concrete Pipe Outlet at Pond Area on Property at East Side of CO 25. This pipe, installed 1971, extends from the stone culvert beneath CO 25. View NW (WVDOH 8-4-2017)

**WEST VIRGINIA HISTORIC PROPERTY FORM
CONTINUATION SHEET**

NAME: Beeler's/Clipp's Mill

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Probable Pipe Outlet from Pond Area into Evitts Run. View SSW (WVDOH 8-4-2017)



Close-up view of Riveted Steel Pipe/Flume that leads to Waterwheel. View W (WVDOH 8-4-2017)

**WEST VIRGINIA HISTORIC PROPERTY FORM
CONTINUATION SHEET**

NAME: Beeler's/Clipp's Mill

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Pipe/Flume leading to Wheel. View SSE (WVDOH 8-4-2017)



West end of exposed Steel Pipe/Flume; the low “bump” at the right portion of the image is where pipe goes underground to connect with the headrace. View SW (WVDOH 8-4-2017)

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME: Beeler's/Clipp's Mill

SITE#: JF-0152



View toward Waterwheel Pipe/Flume from Driveway. The “bump,” as mentioned in the previous photo, is a area of tufted vegetation, and possible rock, at the end of the pipe before it goes View ESE (WVDOH 8-3-2017)



View on Driveway toward Pump House (left), Garage (center, distance), and House (right).
View NW (WVDOH 8-3-2017)

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME: Beeler's/Clipp's Mill

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Garden Area b/w House and Garage. Includes Waterwheel Headrace and Footbridge over Evitts Run. View NW (WVDOH 8-3-2017)



Headrace at Garden Area. View NW (WVDOH 8-4-2017)

**WEST VIRGINIA HISTORIC PROPERTY FORM
CONTINUATION SHEET**

NAME: Beeler's/Clipp's Mill

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Headrace (w/ Gate to Underground Pipe/Flume) at Garden Area. View East (WVDOH 8-4-2017)



Dam near Headrace inlet. Garage is in view, to left. View SW (WVDOH 8-4-2017)

**WEST VIRGINIA HISTORIC PROPERTY FORM
CONTINUATION SHEET**

NAME: Beeler's/Clipp's Mill

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View of top of dam (middle), taken from Modern Footbridge. View North (WVDOH 8-4-2017)



House – Front/East Elevation. View NW (WVDOH 8-4-2017)

**WEST VIRGINIA HISTORIC PROPERTY FORM
CONTINUATION SHEET**

NAME: Beeler's/Clipp's Mill

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APE 1 – House. View NNW (WVDOH 8-4-2017)



House – Front/East and South Elevations. View N (WVDOH 8-4-2017)

**WEST VIRGINIA HISTORIC PROPERTY FORM
CONTINUATION SHEET**

NAME: Beeler's/Clipp's Mill

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House – Partial South Elevation. View NE (WVDOH 8-4-2017)



House – Back/West Elevation. View ESE (WVDOH 8-3-2017)

**WEST VIRGINIA HISTORIC PROPERTY FORM
CONTINUATION SHEET**

NAME: Beeler's/Clipp's Mill

SITE#: JF-0152



House – Back/West and North Elevations. View SE (WVDOH 8-4-2017)



House – Front/East Elevation. View SW (WVDOH 8-4-2017)

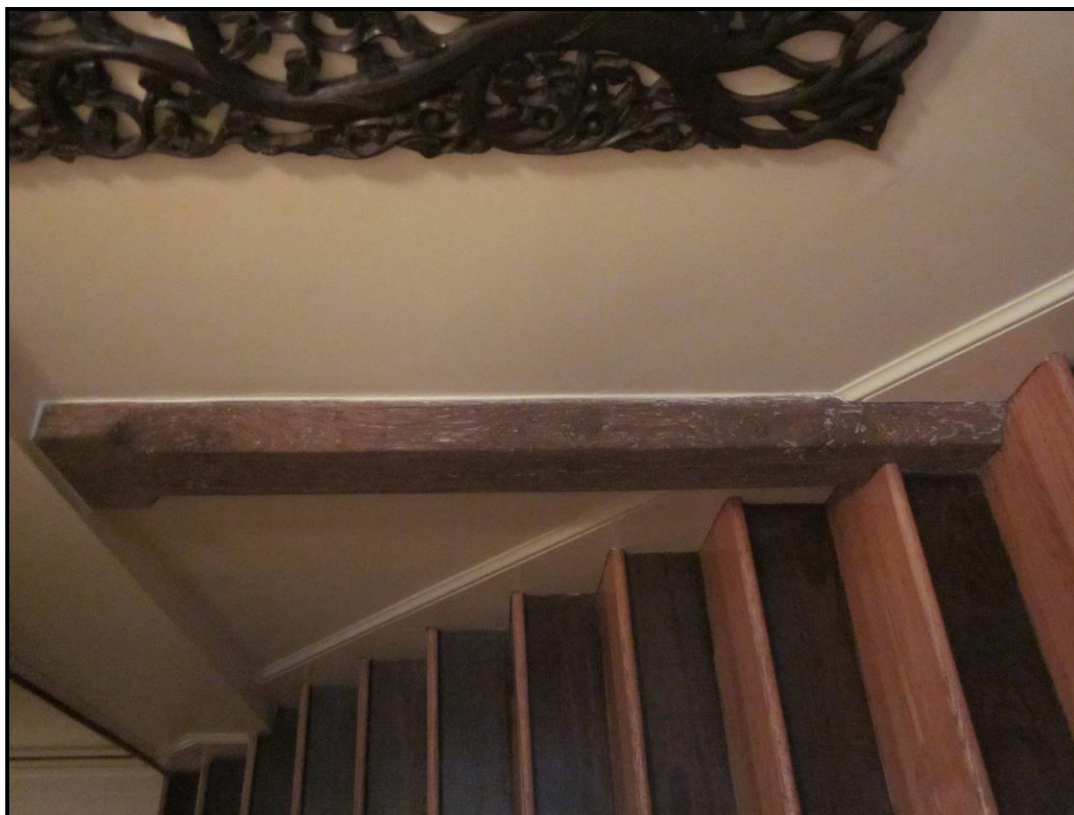
**WEST VIRGINIA HISTORIC PROPERTY FORM
CONTINUATION SHEET**

NAME: Beeler's/Clipp's Mill

SITE#: JF-0152



House – Interior; North Wall of South Wing Entry Area, looking into Kitchen. View NE (WVDOH 8-3-2017)



House – Old Post in Stairwell b/w Kitchen & Dining Room. View NW (WVDOH 8-3-2017)

**WEST VIRGINIA HISTORIC PROPERTY FORM
CONTINUATION SHEET**

NAME: Beeler's/Clipp's Mill

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House – Interior; View from Dining Rm toward Door to Living Room. View N (WVDOH 8-3-2017)



House – Interior; Fireplace in Dining Room. View NW (WVDOH 8-3-2017)

**WEST VIRGINIA HISTORIC PROPERTY FORM
CONTINUATION SHEET**

NAME: Beeler's/Clipp's Mill

SITE#: JF-0152



House – Interior; Wall/Door b/w Dining Rm & Living Rm.
View SW, taken from Living Rm (WVDOH 8-3-2017)



House – Interior; Fireplace in Living Room. View W (WVDOH 8-3-2017)

**WEST VIRGINIA HISTORIC PROPERTY FORM
CONTINUATION SHEET**

NAME: Beeler's/Clipp's Mill

SITE#: JF-0152



Pump House. View SW (WVDOH 8-4-2017)



Root Cellar b/w Pump House and Garage. View SW (WVDOH 8-4-2017)

**WEST VIRGINIA HISTORIC PROPERTY FORM
CONTINUATION SHEET**

NAME: Beeler's/Clipp's Mill

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Garage. View West (WVDOH 8-3-2017)

**WEST VIRGINIA HISTORIC PROPERTY FORM
CONTINUATION SHEET**

NAME: Beeler's/Clipp's Mill

SITE#: JF-0152

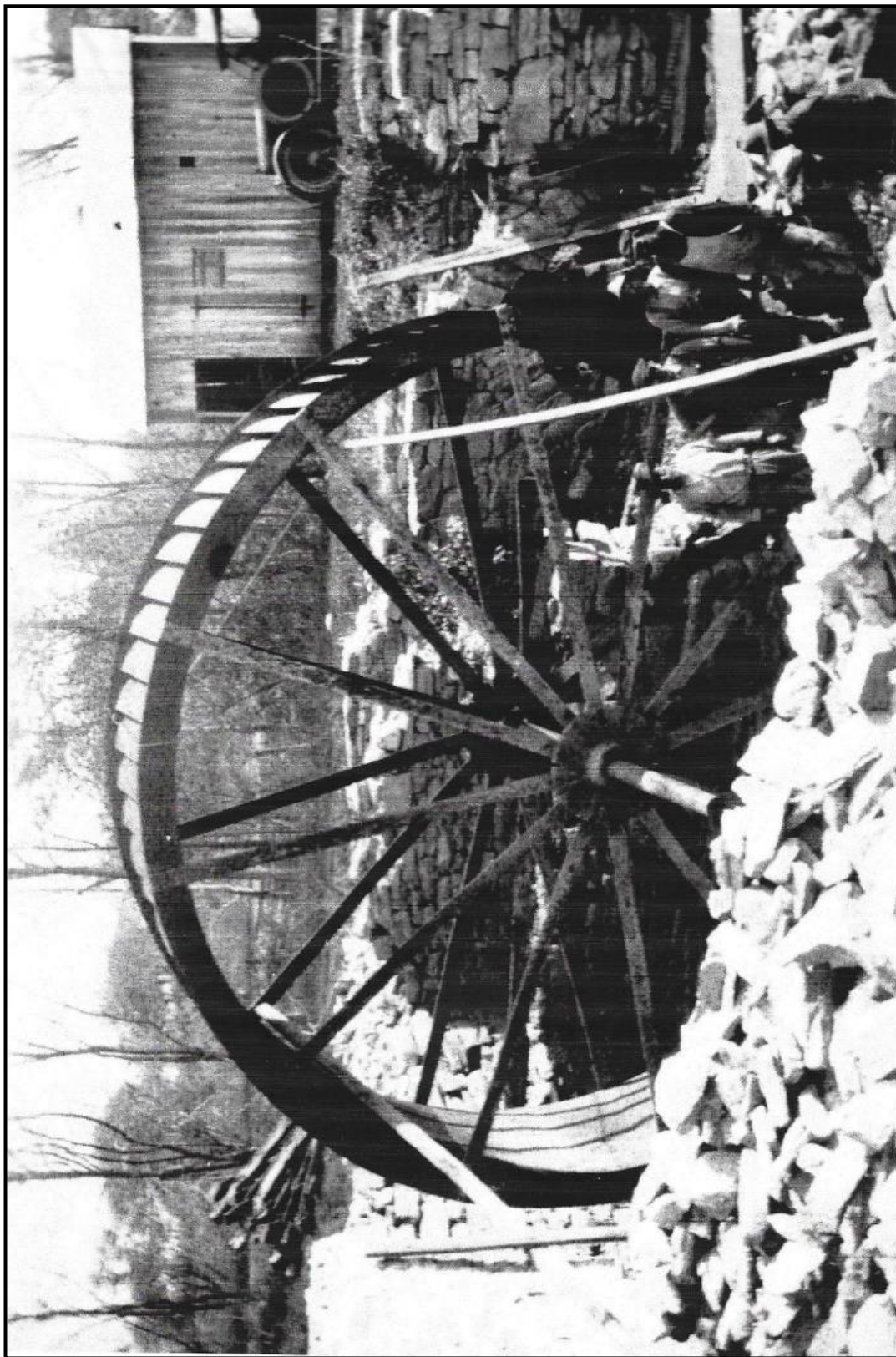


Cropped Photograph. Ca. Early 1900s Photograph Courtesy of Martin Burke of Jefferson County Historic Landmarks Commission. Subject Mill property is at central portion of image. Fairview Farm is in the distance (upper center)

**WEST VIRGINIA HISTORIC PROPERTY FORM
CONTINUATION SHEET**

NAME: Beeler's/Clipp's Mill

SITE#: JF-0152



*Scanned Photograph of T. Wilmer Clipp and three other men preparing the Fitz waterwheel for installation at his new grain mill on the property. Believed to be taken ca. 1920s.
Image courtesy of Thomas Ingersoll, current property owner.*



Internal Rating: _____

WEST VIRGINIA HISTORIC PROPERTY INVENTORY FORM

Street Address 6517 Kabletown Road	Common/Historic Property Name/ Both Beeler's Mill [historic]	Field Survey # Jefferson County 2004-2005 Survey No. 28	Site # (SHPO Only)
Town or Community vicinity Meyerstown	County Jefferson	Negative No. Jefferson County 2004-2005 Survey Roll 3 Negative 15-19	NR Listed Date n/a
Architect/Builder unidentified	Date of Construction c. 1751	Style side gable	
Exterior Siding/Materials vinyl	Roofing Material standing-seam metal	Foundation stone	
Property Use or Function Residence <input checked="" type="checkbox"/> Commercial Other	UTM # 18/254804/4348485		
Survey Organization & Date Taylor & Taylor Associates, for the Jefferson County Historic Landmarks Commis- sion, 2004-2005	Quadrangle Name Charles Town, WV-VA		
Part of What Survey/FR# Jefferson County 2004-2005 Survey			

Sketch Map of Property
or Attach Copy of USGS Map

See Survey Report



Present Owners

Owner's Mailing Address

Sheila Birnbach, 6517 Kabletown Road

Phone #

Describe Setting

_____ Acres

This property is located in rural Jefferson County, south of the county seat of Charles Town, north of the unincorporated village of Meyerstown. Evitt's Run traverses the property providing power to the extant mill wheel which is located between the house and the road.

_____ Archaeological
Artifacts Present

Description of Buildings or Site (Original and Present)

_____ 2 _____ Stories

_____ 4 _____ Front Bays

This property includes a 1-story miller's house and the mill wheel which was associated with Beeler's Mill. The house is a two-story vernacular residence of wood construction with a laterally-oriented gable roof and a large exterior masonry chimney on one gable end. Fenestration on the facade is irregularly massed, with six-over-six windows, and a centered main entrance. On the south gable end is a one story addition of wood, through which is the principal entrance to the house along the driveway. Partial returns of the cornice on the gable ends. On the north elevation is another one story addition incorporating a bay window and a skylight penetrating the roof line.

(Use Continuation Sheets)

Alterations

☒ ☐If yes, describe Mill is no longer extant
Yes No

Additions

☐ ☐If yes, describe
Yes No

Describe All Outbuildings

Dependencies include a gable end oriented two car garage and a gable roofed outbuilding of indeterminate age and use.

(Use Continuation Sheets)

Statement of Significance

The mill was built prior to 1827 by Benjamin Beeler, who in his 1827 Will noted that the mill was to be kept up for the benefit of his children. Beeler erected the mill as a carding mill to produce cloth. It later became a grist mill and after William Weirick and J. C. Weller purchased it in 1875, a sawmill. It is not known when the mill was razed. The miller's house stands west of the mill wheel and the entire property may be eligible for the National Register under Criterion A for its reflection of patterns of *exploration and settlement* in Jefferson County. It may also possess significant under Criterion for *archaeology*, although investigations would have to corroborate that evaluation. A more detailed evaluation of the house would be necessary as well, since it has been altered.

(Use Continuation Sheets)

Bibliographical References

See Survey Report

(Use Continuation Sheets)

Form Prepared By:

Date: January, 2005

Name/Organization: David L. Taylor, Principal, Taylor & Taylor Associates, Inc.

Address: 9 Walnut Street
Brookville, PA 15825

Phone #: 814-849-4900 e-mail: taylorandtaylorinc@adelphia.net

West Virginia Division of Culture and History
State Historic Preservation Office

WEST VIRGINIA HISTORIC PROPERTY FORM
CONTINUATION SHEET

NAME Beeler's Mill, 6517 Kabletown Road

SITE # Jefferson County 2004-2005 Survey No. 28



WEST VIRGINIA HISTORIC PROPERTY FORM
CONTINUATION SHEET

NAME Beeler's Mill, 6517 Kabletown Road

SITE # Jefferson County 2004-2005 Survey No. 28

