

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.

1. Name of Property

Historic name: Weirick and Weller Waterwheel

Other names/site number: Beeler/Clipp Mill, Clipp's Mill; Spring Grove; Mills Grove

Name of related multiple property listing: N/A

2. Location

Street & number: 6517 Kabletown Road

City or town: Charles Town State: WV County: Jefferson

Not For Publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

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

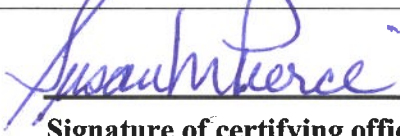
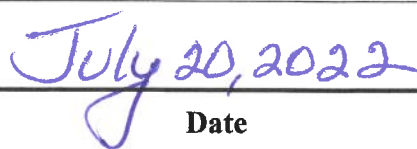
I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

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

Applicable National Register Criteria:

X A B C D

 Signature of certifying official/Title: <u>West Virginia State Historic Preservation Office</u> State or Federal agency/bureau or Tribal Government	 Date
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<p>In my opinion, the property <u> </u> meets <u> </u> does not meet the National Register criteria.</p>	
Signature of commenting official: Title :	Date State or Federal agency/bureau or Tribal Government

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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

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:

☒

Public – Local

☐

Public – State

☐

Public – Federal

☐

Category of Property

(Check only **one** box.)

Building(s)

☐

District

☐

Site

☐

Structure

☒

Object

☐

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u> </u>	<u> 1 </u>	buildings
<u> </u>	<u> </u>	sites
<u> 5 </u>	<u> 3 </u>	structures
<u> </u>	<u> 1 </u>	objects
<u> 5 </u>	<u> 5 </u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

INDUSTRY; PROCESSING; Manufacturing Facility

Current Functions

(Enter categories from instructions.)

Vacant/Not in Use

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7. Description

Architectural Classification

(Enter categories from instructions.)

OTHER Fitz I-X-L metal waterwheel

Materials: (enter categories from instructions.)

Principal exterior materials of the property: STONE and IRON

Narrative Description

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

Summary Paragraph

Beeler/Clipp Mill, popular location name of the site that contains the Weirick and Weller Waterwheel, is located at 6517 Kabletown Road (County Road 25) in southwestern Jefferson County (Fig. 1). The five-acre site includes two properties: the three-acre upstream parcel with the contributing Weirick and Weller Waterwheel system and non-contributing house, garage, pump house, root cellar, and garden; and the two-acre downstream parcel where the tailrace rejoins Evitts Run (Figs. 2a, 2b, and 3). Contributing resources include a freestanding, 22-foot, Fitz metal overshot waterwheel (Photo 1) with associated dam, headrace, millrace, penstock pipe, and tailrace. To the north side of the gateway entry, next to Kabletown Road, is a modern wood sign that reads on each side "BEELER'S MILL / (painting of the waterwheel) / CIRCA 1755" (Photo 2). There is a long gravel driveway along the south side of the property entered through a modern gateway (Photo 3).

The property setting is rural, but intrusions include such non-contributing resources as a garage, pump house, root cellar, and garden. On one hand, the lack of a mill building detracts from the property's integrity as a functioning mill, but the extant Weirick and Weller Waterwheel with dam, headrace, millrace, metal penstock, and tailrace is the most complete system out of four mill sites with surviving wheels in Jefferson County.

Narrative Description

Setting

The three-acre tract north of Kabletown Road adjoins Evitts Run, a tributary of the Shenandoah River, the northeast boundary of the property. To the northeast of Evitts Run is farmland cultivated with grains and grasses. To the north Evitts Run passes through farmland cultivated

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with grains and grasses. Its banks hold trees and other foliage that help prevent erosion. To the west, beyond a tree-lined border, is more farmland cleared for grains and grasses. South of Kabletown Road, in the two-acre tract where the tailrace of the mill system rejoins Evitts Run, is pasture and second growth forest of hardwood and softwood trees.

Resource Inventory:

Section initially developed by Tracy Bakic, Structural Historian, West Virginia Department of Highways, updated by Tom Ingersoll to suit needs of the National Register nomination.

The Weirick and Weller Waterwheel system consists of a dam, millpond, headrace, penstock, Fitz overshot steel waterwheel, and tailrace. Weirick and Weller added these components to the property in 1878. The components have since been repaired, notably in the early 1920s, then again between 2008 and 2012. Water for the Weirick and Weller Waterwheel system comes from a mill pond that starts at Evitts Run along the west/back property line. At this location is:

Resource 1: Dam (ca. 1920s), contributing structure. The dam is a concrete structure, eight feet wide and five-feet, six inches high that inhibits water flow (Photo 5). In 2008, pond liner was added to the streambed of Evitt's Run to reinforce the impermeability of the sides of the stream and the dam. In the years since 1887, the streambed of Evitt's Run had developed two relatively large diversions and animals had dug holes in the banks in several places. The bank holes were sealed with pond liner to prevent further deterioration that would have lessened flow of water to the wheel. No changes were made to the dam itself. Excess water flows over the top of the dam into Evitt's Run. The dam forms a millpond.

Resource 2: Headrace (ca 1920s), contributing structure. The headrace is a short masonry-lined channel leading from the millpond that diverts a portion of water through the garden area between the house and garage on the property (Photo 6). The channel ends at a gate that, when opened, lets water into a two-foot-diameter riveted steel pipe, or penstock.

Like the dam (above), the headrace was reinforced in 2008 with the addition of pond liner to the streambed. No changes were made to the stonework of the headrace itself.

Resource 3: Penstock (ca 1878; repaired early 1920s) contributing structure. A "penstock" is a pipe that delivers a highly restricted water flow from the headrace directly to the water wheel at the sluice box. For the Weirick and Weller Waterwheel System the penstock initially runs underground from the headrace for 225 feet and then above ground for 120 feet southeast to the water wheel (Photos 7, 8, and 9). The end of the penstock connects to the gated drop-end steel tank (sluice box) that directs water over the wheel (Photo 10). Over its above-ground length three masonry piers support the penstock.

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Resource 4: Weirick and Weller's Fitz Overshot Waterwheel (ca. 1878; repaired early 1920s), contributing resource.

The steel Weirick and Weller wheel is a 22-feet in diameter by four feet in width (width of the curved buckets), 12-double-spoked, overshot waterwheel manufactured by the Fitz Company in Martinsburg, West Virginia (Photo 10). The wheel is set onto a stone base/pit that leads 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 is evidence of the side that was connected to former mill equipment. The wheel is operable.

By 2008 several buckets on the wheel had developed holes such that the buckets lost water before the wheel completed its turn. These holes were sealed with welded patches in 2008 without visually affecting the historical appearance of the buckets. Two buckets beyond repair were replaced with replica buckets of identical size, shape, and material as the originals. These changes do not negatively affect the historical appearance of the wheel.

Resource 5: Tailrace (ca. early 1920s), contributing resource. From the wheel, the spent water falls into the stone pit/tailrace. This portion of the tailrace leads to a dry-laid arched stone channel (four-foot wide by two-foot high) that connects to a concrete culvert that extends from beneath Kabletown Road to a point about 10 feet east of the paved road width. From that point, the tunnel empties into an approximately 100-foot-long modern underground concrete pipe, installed around 2012, to an outlet into a fish pond created by a former owner of that property (the "Stone House lot"). The pond water is then filtered through another concrete pipe to empty back into Evitts Run (Fig. 2a). In repairs made to the tailrace in 2008, no substantial changes were made to its appearance or materials used.

The north wall of the tailrace wall presently splays slightly inward. To help allay this situation, the present owner has not operated the wheel in order to protect the resource from further damage.

Circa 1900, the tailrace emptied water into the dry laid stone arch tunnel passing under Kabletown Road. Eventually the water found its way back into Evitt's Run. Sometime ca. 1900 the owner of the stone house lot capped the end of the tunnel and installed an eighteen-inch metal pipe to direct water for a fish pond. By 2012, detritus had clogged the metal pipe, and the pipe was badly deteriorated. To correct this, the owner of the mill wheel replaced the metal pipe with a buried concrete pipe four feet wide. Because the replacement pipe follows the same path as the original, and is mostly hidden underground, it does not affect the tailrace's contributing status.

Resource 6: House (ca. early 1800s), non-contributing.

Exterior Description

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

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be seen at the north wall of south wing entry room, the south wall of the living room and the west wall of the master bedroom. The stone fireplace/chimney in the dining room and the living room is also an early feature. There are also two heavy timber structural posts in the original log section; this type of post is known to be typical of early industrial buildings but was not used in residential construction. Thus, it is speculated that the earliest use of the log portion was as a mill building before transitioning to a residence.

The current horizontal wood board siding on the exterior of the present house structure, including all wings, is wood and was 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 are vinyl sash and were installed within the past five years.

The back (west) single-story wing of the house was likely added in the early 1900s. Then it was reportedly called the "Big Kitchen" and was used for dances hosted by the owners. It includes a stone exterior chimney at its west elevation. There is an enclosed glazed porch/solarium at the north side that was added in 1999. 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 with 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 of the north wing is a more recent extension, as is the elevated addition on the north end of the north wing.

Although an early building, the extant house does not retain adequate integrity to meet any National Register criteria. Regardless of the possible mill building structure within the central part of the house and exterior elements that may be over 50 years old, the existing building's footprint is more than 50-percent modern addition. The front door is probably a 20th-century modification and the existing windows, all vinyl sash, are less than 50 years old. Log portions of the house were originally part of a mill building. Because the house encapsulates all vestiges of log except for parts of two interior rooms, and because so many alterations have occurred within the recent 50 years, the building lacks sufficient integrity to be a contributing structure.

Resource 7: Two-car garage (ca. 1950s), non-contributing.

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. Because the garage postdates the 1946 Period of Significance it lacks sufficient integrity to be a contributing structure.

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Resource 8: Root cellar (ca. 1920s), non-contributing.

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. Because the structure is disassociated with the Weirick and Weller Waterwheel and mill system it lacks sufficient integrity to be a contributing structure.

Resource 9: Pump House (ca. 1950s), non-contributing.

Farther 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. Because the structure is disassociated with the Weirick and Weller Water Wheel and mill system it lacks sufficient integrity to be a contributing structure.

Resource 10: Garden (ca. 1970s), non-contributing.

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 to 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. Because the area postdates the 1946 Period of Significance it lacks sufficient integrity to be a contributing structure.

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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.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

INDUSTRY

Period of Significance

c. 1877 - 1946

Significant Dates

c. 1877

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

John Fitz

Statement of Significance Summary Paragraph

Weirick and Weller Waterwheel is eligible at a local level under Criterion A: Industry for its significance as a surviving example of a small industrial water-powered system that includes an overshot steel waterwheel designed by John Fitz and manufactured at the Tuscarora Iron Works in Martinsburg, West Virginia. The period of significance is from 1877 when business partners William Weirick and John Weller acquired the property and soon after installed the Fitz wheel, to 1946, when Wilmer Clipp sold the property and ended mill use. The property is important as it holds and represents the only readily-viewed, functioning example of a 19th-century Fitz water wheel in Jefferson County.

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Narrative Statement of Significance

By 1900 more than 500 mills operated in West Virginia. “While most were used to process corn, wheat, and other grains into flour and meal, others were used to convert logs into lumber, weave textiles, card wool, and grind materials used to make cement.”¹ Based on county maps dating from 1852, no fewer than 40 mills operated in Jefferson County. Many were gristmills that ground wheat and rye to flour, and corn to meal. Wheat, rye, and corn were major crops for the Shenandoah Valley in the 18th, 19th, and early 20th centuries. Today, few visible examples survive of those crops and from a once prominent milling industry.

Area History

The property is located on Kabletown Road (County Route 25) in the Charles Town Magisterial District, Jefferson County. The county was established in 1801 and named in honor of Thomas Jefferson, author of the Declaration of Independence and President of the United States from 1801 to 1809. The county was formed from Berkeley County, which itself was formed in 1772 from part of Frederick County, Virginia.

Since settlement in the early 1730s, the area’s economy has been largely driven by agriculture. 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. After the Civil War, county farms adopted orchards and dairy farming, industries that continue to this day. Since the 1980s the area has become subject to population growth and residential sprawl as commuters to Baltimore and Washington locate here.

Early maps of Charles Varlé (1809) and Bishop James Madison (1818) depict Kabletown Road much as it appears today (Figs. 4 and 5). Historically, such early roads as Kabletown ensured ready access to local markets, and by 1875, to the Winchester and Potomac Railroad, and farther north, the Baltimore and Ohio Railroad. Farther to the east across a bridge at Harpers Ferry was the Chesapeake and Ohio Canal. The area identified on modern USGS maps as “Clips Mill,” honoring a past owner of the property, is located between the unincorporated villages of Mechanicstown (to the north) and Kabletown (to the south). Despite conspicuous growth elsewhere in Jefferson County, Kabletown Road remains rural.

¹ Rick Steelhammer, “Retired Teacher Documents West Virginia’s Water-Powered Mills.” *Charleston Gazette-Mail* (website), May 25, 2017. https://www.wvgazettemail.com/life/retired-teacher-documents-wv-s-water-powered-mills/article_9474dc58-db51-5d7c-b3c1-585d93e3b3db.html. Accessed April 23, 2018. Steelhammer tells the story of Elmer Napier, a retired teacher from Wood County (West Virginia) who traveled the state to document surviving mills. Napier located 40 though concedes there may be more.

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The Beeler/Isler Years (1752 to 1869)

The property where the wheel is located is about a mile above the Shenandoah River where Evitts Run crosses Kabletown Road. Because Evitts Run at this location drops almost 20 feet, the site is ideal for a water-driven mill. As early as 1752, Christopher Beeler realized the site's potential for a mill as he acquired it and land around it.

Two tracts formed the original property: a royal patent of 490 acres granted to Daniel Burnett on October 3, 1734, and a Fairfax Northern Neck grant of 473 acres granted to Samuel Walker on January 1, 1751.² Walker bought Burnett's tract. Walker conveyed portions of both tracts to Christopher Beeler on August 31, 1752.³ Christopher Beeler was the first to occupy the property and, by 1761, had built the first mill at the site.⁴ We do not know the type of mill – only that it was built.

In 1770, Christopher sold the property to his son,⁵ Benjamin. Between then and 1827, Benjamin Beeler operated at least two types of water-driven mills at the site: a grist mill for flour and meal, and a fulling, carding, and dyeing mill to process wool. In 1793 Beeler advertised for a miller, fuller, blacksmith, and a good distiller.⁶ These ads would continue to the 1820s as skilled labor was difficult to attract and keep.

In 1803 the Mutual Assurance Society of Virginia issued a policy for Beeler's "Merchant Mill and Distillery" (Fig. 6). The *Oxford English Dictionary (OED)* defines a merchant mill as one "engaged in the grinding of grain for the purpose of trade." The location of the distillery north of the mill may portend that it, and not a mill, became today's residence. Two years later in 1805, Beeler renewed his policy, this time insuring only the merchant mill and not the distillery. The 1805 policy depicts the merchant mill and distillery seen in the policy of 1803, but adds three other buildings: a fulling house, house, and barn (Fig. 7). All are constructed of wood with wooden roofs.

A waterwheel could power a fulling mill. Fulling cleaned and softened wool and rendered wool suitable for dyeing. In 1808, Andrew Roark advertised he had rented Beeler's fulling mill and offered "fulling and dyeing" ... "in the best and neatest manner."⁷ Beeler sold seed advertising in 1809 "fifty bushels of clover seed grown in Franklin County, Pennsylvania."⁸

² Daniel Burnett, *Land Grant 3 October 1734*, 1734. Library of Virginia, Land Office Patents No. 15, 1732-1735 (v.1 & 2 p.1-522), p. 325 (Reel 13); Samuel Walker, *Land Grant 1 January 1752*, 1752. Library of Virginia, Northern Neck Grants H, p. 74 (Reel 293).

³ Frederick County (Virginia) Deed Book 2, p. 526.

⁴ An article in the *Virginia Free Press* on November 16, 1878, page 4, reads: "The old mill was erected in 1761 by Christo Beeler." Other than this apocryphal newspaper entry, no other documentation substantiates construction of the 1761 mill.

⁵ Frederick County (Virginia) Deed Book 13, pp. 451-454.

⁶ *Potomac Guardian and Berkeley Advertiser*, September 16, 1793, p.3.

⁷ *Farmer's Repository*, May 18, 1808, p. 4.

⁸ *Farmer's Repository*, March 10, 1809, p. 4.

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Later in 1809 Samuel Glasscock advertised that:

...he has taken that new and elegant Fulling Mill, the property of Mr. Benjamin Beeler, where he intends to carry on the Fulling Business in all its various branches. The mill being erected on a new plan, and water always sufficient, he hopes to give full satisfaction to all those who will favor him with their custom.⁹

In advertising his new fulling business, Glasscock reveals more than his availability as a fuller by describing his property owner's new, modern mill. The ad reveals Beeler was building a new mill according to a new plan. By 1809, Oliver Evans' *Young Mill-Wright and Millers' Guide* had been in print since 1792. In its edition of 1795, the book lists "B. Beeler, Berkley" as a subscriber.¹⁰ 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 burrstones to become flour. Thus, Beeler had the most modern, up-to-date source on how to design and build a mill, and in some likelihood used the Evans source for his new mill.

A year later, in 1810, Beeler had a new tenant, Joseph Baldwin, who advertised "wool carding and spinning." Carding separates matted, soiled fibers of raw wool and straightens them for spinning. Spinning renders fibers to hanks or spindles to be knit or woven. Baldwin's ad introduces yet another dimension: "Cotton Machines for carding and spinning cotton."¹¹ A contemporary newspaper account from Pittsburgh, reprinted in Charles Town, describes cotton from Mississippi, available at twenty cents a pound, to be carded and spun in Pittsburgh and Shippensburg, Pennsylvania.¹²

Successive Charles Town ads reveal new tenants for fulling, dyeing, and wool processing: James Walker (1813), James Morris (1814), and William Cochrane (1814). Perhaps turnover among fullers prompted Beeler to advertise in 1816 for a fuller, "a single man would be preferred, otherwise one with a small family will answer."¹³ By 1820 Beeler advertised he had hired an unnamed young man as a fuller and dyer.¹⁴

The Varlé map of 1809 shows a mill (one of 23 in the county at the time). In 1813 Beeler's personal property tax included a grist mill, twelve enslaved persons, and 17 horses.¹⁵ When Benjamin Beeler died in 1827, his will directed that his "carding Machine Mills" on the site were to be repaired.

⁹ *Farmers Repository*, September 22, 1809, p. 3.

¹⁰ Oliver Evans, *Young Mill-Wright and Miller's Guide*, (Philadelphia: Printed for and sold by the author, 1795), p. 504.

¹¹ *Farmer's Repository*, June 22, 1810, p. 4.

¹² *Farmer's Repository*, September 29, 1809, p.4.

¹³ *Farmer's Repository*, November 13, 1816, p. 4.

¹⁴ *Farmer's Repository*, February 2, p. 4.

¹⁵ Patricia B. Duncan, *Jefferson County Virginia Personal Property Tax Lists, 1802-1813*, (Bowie, Maryland: Heritage Books, 2003), 165.

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To Sarah, his widow, Beeler left a dower of 81 acres. When his children reached majority and his will was probated in 1834, Sarah had already remarried. Coverture laws conveyed her inherited property to that of her new husband, Abraham Isler.¹⁶ The plat recorded in the deed book of the division of Benjamin Beeler's estate clearly shows two mills on this four-acre parcel that went to Sarah and Abraham (Fig. 8).

The mill property did not fare well under Isler's management. Newspaper accounts detail Isler in chancery suits, the earliest in 1819, at least ten years before he married the widow Beeler.¹⁷ Chancery suits would continue with Isler either a plaintiff or defendant: 1834 (plaintiff),¹⁸ 1841 (defendant),¹⁹ March 24, 1842 (defendant in two suits),²⁰ and March 31, 1842 (defendant in five additional suits).²¹ While newspaper accounts do not reveal the nature of these suits, subsequent courts of appeal decisions appear to focus on Isler's handling of finances during his guardianship of Sarah Isler's minor children.²² Later, some court cases involved cash loans to Isler and complications from his repayment in crops and services.²³ None of the suits charged or implied malfeasance on the part of Isler. Unlike Benjamin Beeler, whose newspaper accounts depicted active use of mills, Isler's newspaper accounts say nothing of his mill operations, instead highlighting Isler's work as a farmer. This absence of mill discussion may explain the deterioration of the mills.

The J. B. McElroy Years (1869 to 1877)

In 1869, heirs of Abraham Isler sold the four-acre mill property to J. B. McElroy for \$2,800.²⁴ McElroy, a civil engineer prominent in the Potomac Valley Railroad, appeared to have little interest in milling. By 1877, McElroy, like his predecessor Isler, was defendant in a chancery suit.²⁵ McElroy lost, and unable to pay, the circuit court ordered the property sold. After negotiation, the court agreed to sell the property to William Weirick and John Weller for \$600.²⁶ For McElroy the loss of \$2,200 must have been staggering.

In fairness to McElroy, America's so-called Long Depression began with the Panic of 1873 and continued either to 1878, or depending on interpretation, to the mid-1890s. Specie such as gold or silver, or notes backed by specie, were in short supply. Specie was king. Banks and railroads, long thought to be the gold standard of investment and stability went out of business. So did

¹⁶ Joan R. Gundersen and Gwen Victor Gampel, "Married Women's Legal Status in Eighteenth-Century New York and Virginia," *William and Mary Quarterly* (Omohundro Institute of Early American History and Culture) 39, no. 1 (Jan. 1982): 114-132. Retrieved from: <https://www.jstor.org/stable/1923419>.

¹⁷ *Farmer's Repository*, March 31, 1819, p. 3.

¹⁸ *Virginia Free Press*, March 6, 1834, p. 4.

¹⁹ *Virginia Free Press*, December 16, 1841, p. 2.

²⁰ *Virginia Free Press*, March 24, 1842, p. 4.

²¹ *Virginia Free Press*, March 31, 1842, p. 4.

²² "Isler & wife vs. Grover & wife," *Reports of Cases in the Supreme Court of Appeals of Virginia*, vol. 49 (Richmond: Virginia Supreme Court of Appeals, 1851), 257-259.

²³ "Isler vs. Willis," *Reports of Special Courts of Appeals*, vol. 1 (Richmond, Va.: George M. West, Fourteenth Street, 1856), 43-45.

²⁴ Jefferson County Deed Book 4:301.

²⁵ *Spirit of Jefferson*, July 17, 1877, p.4.

²⁶ Jefferson County Deed Book F:326.

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15,000 other businesses. The Great Railroad Strike of 1877 against the Baltimore and Ohio Railroad (B&O) began in Martinsburg in mid-July when the B&O arbitrarily reduced wages by ten percent. The strike quickly spread to other railroads and to Pittsburgh, Baltimore, Philadelphia, and Chicago. The late 1870s proved a period of unrest for mechanics and small business owners. As with so many others, McElroy simply had trouble meeting his obligations with specie or to the satisfaction of his lenders. Creditors forced his hand.

Samuel Fitz, John Fitz, and the Fitz all-metal water wheel²⁷

Two machinists primarily responsible for the Fitz wheel were Samuel Fitz (1808-1877) and his son, John Fitz (1847-1914). In 1840, Samuel Fitz organized the Hanover Foundry and Machine Shop in Hanover, Pennsylvania. In 1850, he vacated Hanover and opened the Tuscarora Agricultural Iron Works in present-day Martinsburg, West Virginia. His ad in the *Shepherdstown Register* in 1878 described a full range of agricultural equipment that his company manufactured and sold “cheaper than any other Manufactory” (Fig. 9). There he set up a machine shop, saw mill, and foundry. He also owned Excelsior Mills, a grist mill across the street from his foundry.

Before 1852, Fitz built waterwheels of wood. Then he experimented with combinations of wood and metal, and in 1852, metal alone. Fitz’s Tuscarora Iron Works became site of the first all-metal waterwheel in America. Although metal wheels appeared frequently in England by the middle of the 19th century, and while waterwheels with iron hubs and shafts were used in America before 1852, Samuel Fitz believed his was the first all-metal overshot waterwheel in the United States. How the Weirick and Weller Waterwheel transferred rotating motion of the wheel to burr stones or rollers that ground grain is represented in Figure 10.

Samuel Fitz died in 1877, and John Fitz took over the foundry business. For seven years the foundry business struggled. The Panic of 1873 and subsequent Long Depression took its toll on many local businesses. Farmers repaired equipment rather than replaced with new. In 1884 the *Shepherdstown Register* reported that “Mr. John Fitz has ‘shut down’ business for want of orders,” and “that 20 hands will be thus thrown out of employment.”²⁸ Business did not improve. Fitz continued to struggle. In 1890 the *Shepherdstown Register* reported, “It is said that Mr. John Fitz will remove the machinery from his foundry and machine shops to Carnegie City, Virginia.”²⁹

In 1900 John Fitz returned to Hanover, Pennsylvania, and developed a new foundry. Fitz wheels became the wheel of choice for small custom mills located along small streams. For Fitz and mill owners, metal was the preferred material. Metal was less affected by cold, extending a miller’s season. Metal could be lubricated and therefore last longer than wood. Metal could be engineered

²⁷ This section on the Fitz wheel derives from a webpage, reworded, by Theodore R. Hazen, *A History of the Fitz Water Wheel Company*. 1996. <http://home.earthlink.net/~alstallsmith/index.html>. Found at <http://www.angelfire.com/journal/millrestoration/excel.html>. Accessed May, 2018. A published source is, T. R. Hazen, *OLD MILL NEWS*, Vol. XXIV, No. 1, (Winter 1995), 11-14.

²⁸ *Shepherdstown Register*, December 19, 1884, p. 4.

²⁹ *Shepherdstown Register*, July 25, 1890, p. 4.

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to fine tolerances; a Fitz wheel was so well balanced the company said a child could turn it by hand. By one estimate Fitz eventually sold 700 wheels in Virginia and 1,000 in Pennsylvania.

The Weirick and Weller Years (1877 to 1920)

William Weirick (1828-1896) and John Weller (1827-1907) acquired McElroy's mill, modernized it, and expanded its operation. To modernize, Weirick and Weller purchased a new Fitz all-metal overshot waterwheel from the Tuscarora Agricultural Iron Works in Martinsburg.

Weirick and Weller had been business partners from as early as 1860. In 1866, they announced their new business, the Jefferson Machine Shop, where they were "...prepared to manufacture to order... anything pertaining to wood and iron... with special attention paid to farming implements, mill work, and axes."³⁰ By 1875 they had relocated their business from Charles Town to the Berryville Turnpike, just outside of Charles Town. There the *Spirit of Jefferson* noted "Mssrs. Weirick and Weller have an eye to making things attractive and are applying whitewash liberally to their new buildings and fencing..."³¹ Weirick and Weller made steam engines, allowing Washington and Lippitt to hoist ice in their ice house more quickly than before.³² Weirick and Weller were machinists of the first order.

Not all was rosy. Weirick and Weller faced the same challenges as McElroy, their predecessor, of getting paid for the foundry and metal work they did. However polite and subtle, Weirick and Weller reminded clients of the need for timely payment of debts due.

In 1875 came news that "Mssrs. Weirick and Weller are enlarging their mill dam and sinking a well at their new shops on the Berryville turnpike."³³ Although not stated, this mill dam probably provided waterpower for the firm's machines and for grinding grain.³⁴ However, not stated is the wheel's design and construction. Weirick and Weller advertised they were agents for "S. Fitz" (Samuel Fitz) so in some likelihood the Berryville Turnpike wheel was a Fitz. Their Berryville Turnpike mill took its water from Evitts Run, the same source that supplied Beeler's Mill a few miles downstream (Fig.11).

After buying the former Beeler mill site in 1877, Weirick and Weller quickly expanded its operation. A newspaper account in 1878 reported that:

James Butt had completed the new Mill building for Mssrs. Weirick and Weller on the old Beeler mill-site near Mechanicstown. The building is of good size and four stories in height. Mr. J. B. McElroy, who has had charge of the machinery

³⁰ *Spirit of Jefferson*, February 6, 1866, p. 5.

³¹ *Spirit of Jefferson*, May 18, 1875, p. 5.

³² *Spirit of Jefferson*, December 5, 1876, p. 4.

³³ "Home Ground Plaster" at Weirick and Weller's "new Mill," *Virginia Free Press*, May 8, 1875, p. 4.

³⁴ *Spirit of Jefferson*, May 8, 1877, p.4.

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department, will have the mill in operation in a few days, with three sets of burrs and good water power.³⁵

For J. B. McElroy, the former owner, the new Weirick and Weller mill became his opportunity to ply his engineering knowledge and experience. The new mill included the Fitz waterwheel that is focus of this nomination. In 1883, the partners built a saw mill, either powered by water or steam. In 1888, eleven years after buying and modernizing the mill, Weirick and Weller dissolved their partnership, amicably. Weirick took full control of the mill property, where he continued to grind wheat, rye, and corn.³⁶

Weirick died unexpectedly in 1896. His will simply recommended his family “sell the Mill.”³⁷ Weirick named Robert, his son, executor. Robert must have continued to operate the mill. In 1897 his newspaper ad offered to “furnish the public with our Spring Grove Roller Flour, Meal, and Feed.”³⁸ Fire destroyed the mill in 1917 when Robert was age 60.³⁹ A pre-fire photo shows a two-story mill in winter (Fig. 12). The Weirick descendants did not rebuild the structure.

The Wilmer Clipp Years (1920 to 1946)

In 1920, the Weiricks sold the property to T. Wilmer Clipp for \$2,000.⁴⁰ William Clipp, Wilmer’s father, reported to the *Shepherdstown Register* “Mr. Clipp purchased from the Weirick heirs the ‘Mill Grove’ property which he proposes to partially restore and use the water power to generate electricity for the neighborhood.”⁴¹ Another accomplishment of a Fitz wheel: the company developed a water-powered generator for electricity. Small-scale electrification projects occurred because a Fitz wheel could power a generator to supply electricity within a limited area.⁴² No records survive that Clipp used the Fitz wheel to generate electricity. Instead, he milled grain, as had other millers from Benjamin Beeler forward.

A photograph taken about 1920 shows Clipp and three workers resetting the wheel (Fig. 13). Some of the work needed included rebuilding stone cribbing. Clipp owned the stone house lot across Kabletown Road from the mill. The stone house no longer exists; it is possible Clipp dismantled the building and used its stone as cribbing for his restored mill.

Clipp bought the old mill at a good time. 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 for Clipp’s

³⁵ *Spirit of Jefferson*, November 12, 1878, p. 4.

³⁶ Jefferson County Deed Book S:117.

³⁷ Jefferson County Will Book B:253.

³⁸ *Spirit of Jefferson*, February 23, 1897, p. 3.

³⁹ *Shepherdstown Register*, February 8, 1917, p. 4.

⁴⁰ Jefferson County Deed Book 119:118.

⁴¹ *Shepherdstown Register*, September 2, 1920, p. 2.

⁴² *Fitz Steel Overshoot Water Wheel*, no. 70, (Hanover, Pennsylvania: Fitz Water Wheel Company, 1928), 46-50.
<https://archive.org/details/1928FitzSteelOvershotWaterWheelCatalog>. Accessed August 31, 2021.

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Mill, local mills probably processed more wheat in the first decades of the 20th century than at any other time.⁴³

The demand for local wheat and flour during the Depression and World War II dropped, but ensured enough business for Clipp's mill. 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 food to enable them to rebuild. Farms in Canada, the United States, and to some extent, Australia, produced sufficient surpluses. Despite local, regional, and worldwide demand for processed grains, Clipp's Mill did not fare well. Simple economies of scale meant large farms in the Midwestern United States and Canada could produce grain more economically than small farms in the east. Likewise, large mills in the Midwest using more modern rollers could process wheat more economically than small water-powered mills using burrstones. By 1946 Clipp's Mill ceased operations.

Wilmer Clipp sold the property to D. Edgar Stultz for a nominal one dollar.⁴⁴ An unusual clause in the deed reserved the right for Clipp to remove the equipment and mill building within one year. This Clipp did. No record survives of what he did with the equipment, but Clipp dismantled the mill building and used the lumber to build Children's Haven at Bloomery, a locale just to the east of his mill. Children's Haven was a place for homeless children operated from the mid-1940s to 1960 by the Reverend Temple Goode Wheeler and his wife, Helen Wheeler, aka "Mom & Pop Wheeler."⁴⁵ Children's Haven no longer exists.

When Wilmer Clipp sold the "Stone House" property, he worded the deed giving future mill owners perpetual right to access the property. Future mill owners would need this access to maintain the tailrace and operate the waterwheel.

Clipp also owned the large "Fairview Farm" property that borders the mill property to the north and east. To help ensure preservation of the Fitz wheel, Clipp included the following provision in the three deeds of properties he owned (Mill, "Stone House," and "Fairview"):

The said party of the first part also grants unto the party of the second part, in addition to said improvements on said real estate, all right, title and interest in the perpetual right to maintain and to use the tailrace as now existing and formerly used for the water wheel or the mill building recently removed from said real estate, extending across the land formerly of T. Wilmer Clipp lying southeast of said road known as the stone house lot, in connection with the operation of said water wheel, or any replacement thereof, for any purpose, and to do such work on said stone house lot as may be necessary to keep such tailrace in good condition, and also the perpetual right any time or times to enter upon and do such work on the farm of said Clipp, lying north of the property herein conveyed as may be

⁴³ Kenneth Koons, "A World of Wheat," 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), 15.

⁴⁴ Jefferson County Deed Book 165:344.

⁴⁵ *Spirit of Jefferson and Farmer's Advocate*, January 11, 1990, 4.

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necessary to clean the bed of Evitts Run and maintain the banks thereof in order to prevent any diversion of the water of said Run from its present channels now flowing onto the property....⁴⁶

Edgar Stultz owned the property only two years. Subsequent property owners 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.

Remnants of three other Fitz-wheel mill sites exist elsewhere in the county. One is Feagan's Mill, a National Register property on Wheatland Road whose 24-foot Fitz wheel, not visible from the road, is inoperable, and awaits restoration.⁴⁷ Second is the small Fitz wheel that powered Jennings' Mill in Middleway (now called Gibson's Mill, and though overgrown, will still turn).⁴⁸ The third is the 40-foot Fitz wheel at the historic site of Thomas Shepherd's Mill in Shepherdstown that is not operational and is beyond view from a roadway. The Shepherd Mill has been converted to a residence. In contrast to these three waterwheels, the Weirick and Weller wheel is in better condition and still operable.

The Weirick and Weller Waterwheel ("Beeler's Mill Water Wheel") is a Jefferson County Landmark, designated as such in 2015 by the Jefferson County Historic Landmarks Commission.⁴⁹ In 2016, Thomas and Barbara Ingersoll created the Beeler's Mill Foundation, Incorporated, to further preservation of the Fitz wheel from headrace to tailrace.

Though no mill buildings remain on the property, the Weirick and Weller Waterwheel system – consisting of the Evitts Run dam, headrace, penstock/flume, Fitz waterwheel, and tailrace – retains adequate integrity to represent rural industrial use of the property for milling for a period of nearly 300 years, from 1761 to 1946. The Weirick and Weller Waterwheel system is thus locally significant under Criterion A: Industry, as a visible, discernible example of a Jefferson County gristmill site.

⁴⁶ Jefferson County Deed Books 165:344; 269:157; and 535:187.

⁴⁷ John Demer and Jeffrey Smith, "Feagan's Mill," National Register of Historic Places Nomination Form (Washington, DC: U.S. Department of the Interior, National Park Service, 2017), Section 8.

⁴⁸ 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.

⁴⁹ Beeler's Mill," Jefferson County Historic Landmark, 2015. Website: <http://jeffersoncountyhlc.org/index.php/landmarks/county-landmarks/>. Accessed September 1, 2021.

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9. Major Bibliographical References

The principal background document for this nomination is Tracy Bakic, *West Virginia Historic Property Inventory Form for Beeler/Clipp Mill* (WVHPIF) (JF-0152), 2018. Ms. Bakic's WVHPIF offers a more expansive view of the property and its history. Ms. Bakic is an architectural historian with the West Virginia Department of Highways. Ms. Bakic's Beeler/Clipp WVHPIF is found at: http://jeffersoncountyhlc.org/wp-content/uploads/2018/06/Beelers-Mill_WVHPIF_2018-DOH.pdf.

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Previous documentation on file (NPS):

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

Primary location of additional data:

- ☒ State Historic Preservation Office
 - ☐ Other State agency
 - ☒ Federal agency
 - ☒ Local government
 - ☒ University
 - ☐ Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): JF-0152

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10. Geographical Data

Acreage of Properties 5

Latitude/Longitude Coordinates (decimal degrees)

(Enter coordinates to six decimal places)

- | | |
|------------------------|-----------------------|
| 1. Latitude: 39.251049 | Longitude: -77.842626 |
| 2. Latitude: 39.251647 | Longitude: -77.842272 |
| 3. Latitude: 39.250272 | Longitude: -77.839676 |
| 4. Latitude: 39.249923 | Longitude: -77.839993 |

Verbal Boundary Description (Describe the boundaries of the site.) The Jefferson County Assessor describes the site as Parcels: 02 19000600000000 and 02 19001200000000. An narrative description of boundaries is found in Jefferson County Deed Book 1058:502 (Fig. 14). In summary, the site is bounded on the East by the property line of the Stone House lot (owned by Matthew Renner), on the West by the property line of Fairview Farm, on the South by the property line of John Myers and on the North by the creek bed of Evitts Run.

Boundary Justification (Explain why the boundaries were selected.)

The property boundaries are the historical bounds of the mill property site Benjamin Beeler bequeathed to his widow on his death in 1827. The boundaries include the Weirick and Weller water wheel system: Evitts Run pond, headrace, penstock, wheel, tailrace, culvert under Kabletown Road, and where tailrace rejoins Evitts Run. In 1964, Wilmer Clipp split the site into two parcels, the upstream (above Kabletown Road) owned in 2021 by Barbara and Thomas Ingersoll, and the downstream (below Kabletown Road) by Matthew Renner. Both property owners agree to a nomination of Weirick and Weller Waterwheel to the National Register.

11. Form Prepared By

Name/title: Thomas Ingersoll, Vice Chair

Organization: Beeler's Mill Foundation, Inc.

Street & number: 6517 Kabletown Rd.

City or town: Charles Town state: WV zip code: 25414

Email tgingersoll1@outlook.com

Telephone : (301) 908-2032

Date: April 3, 2022

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Additional Documentation

Submit the following items with the completed form:

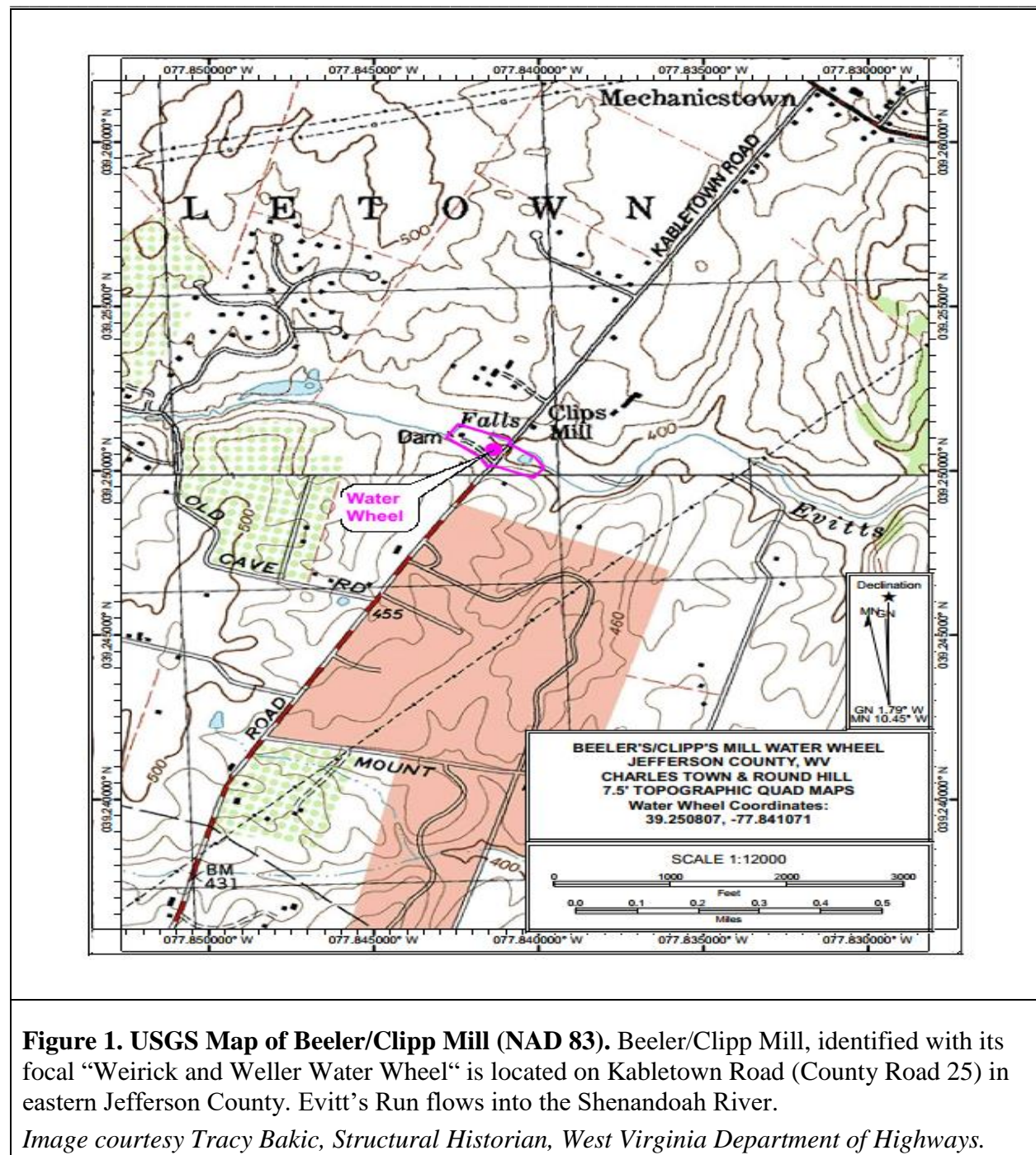
- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any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

List of Figures

- Figure 1. USGS Map of Beeler/Clipp Mill (NAD 1983).
Figure 2a. Site Plan of Beeler/Clipp property.
Figure 2b. Site Plan of Beeler/Clipp property (detail around House).
Figure 3. Sketch map; Key to photographs; Location points.
Figure 4. Map (detail) of Charles Varlé (1809).
Figure 5. Map (detail) of Bishop James Madison (1818).
Figure 6. Mutual Assurance Society policy (1803) for Benjamin Beeler.
Figure 7. Mutual Assurance Society policy (1805) for Benjamin Beeler.
Figure 8. Dower parcel devised to Sarah Beeler (Jefferson County Deed Book 36:158).
Figure 9. Weirick and Weller tract (Samuel Howell Brown Map, 1883).
Figure 10. Running ad for Tuscarora Agricultural Works (1878).
Figure 11. How Fitz wheels drove burr stones or rollers.
Figure 12. Photograph of Beeler/Clipp Mill, ca. early 1900s.
Figure 13. Photograph of T. Wilmer Clipp ca. 1920.
Figure 14. Narrative description of site (JCDB 1058:502).

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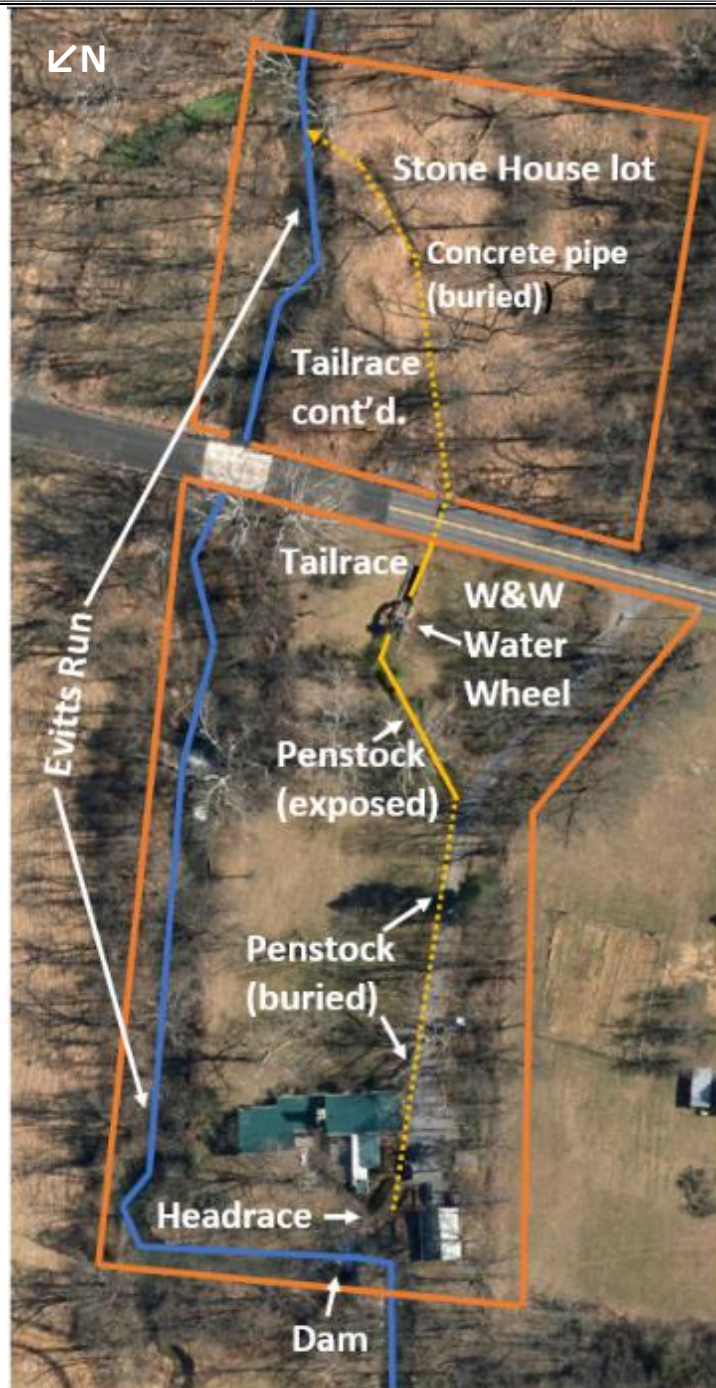


Figure 2a. Site Plan of Beeler/Clipp property. Boundary in orange; Evitts Run in light blue; mill headrace, penstock, and tailrace in yellow. Graphic depicts water flow from Evitts Run upstream over dam into millpond through headrace and penstock over Weirick and Weller Water Wheel to tailrace then culvert under Kabletown Road to Stone House lot downstream where it rejoins Evitts Run. See Figure 2b for a more detailed description.

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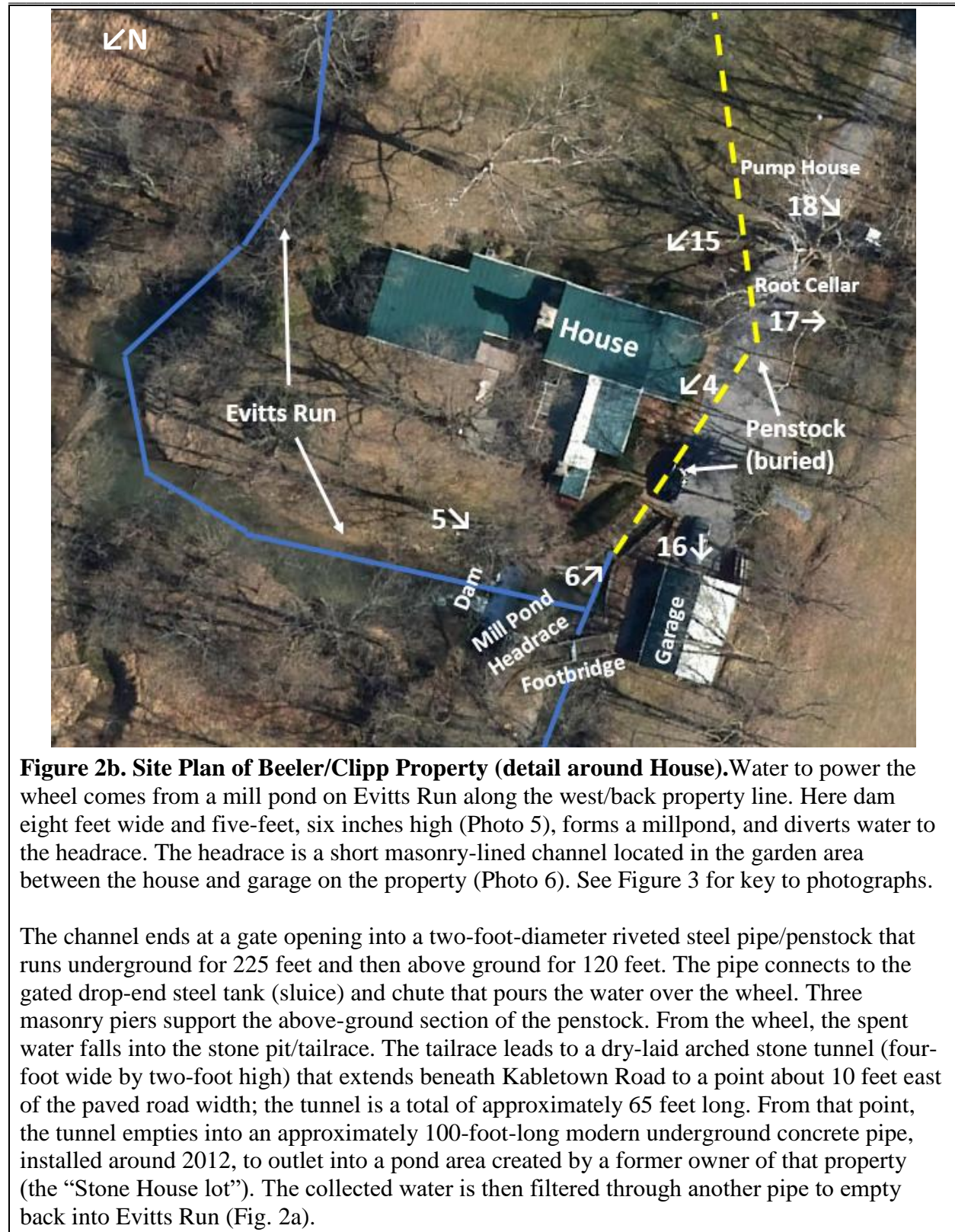


Figure 2b. Site Plan of Beeler/Clipp Property (detail around House). Water to power the wheel comes from a mill pond on Evitts Run along the west/back property line. Here dam eight feet wide and five-feet, six inches high (Photo 5), forms a millpond, and diverts water to the headrace. The headrace is a short masonry-lined channel located in the garden area between the house and garage on the property (Photo 6). See Figure 3 for key to photographs.

The channel ends at a gate opening into a two-foot-diameter riveted steel pipe/penstock that runs underground for 225 feet and then above ground for 120 feet. The pipe connects to the gated drop-end steel tank (sluice) and chute that pours the water over the wheel. Three masonry piers support the above-ground section of the penstock. From the wheel, the spent water falls into the stone pit/tailrace. The tailrace leads to a dry-laid arched stone tunnel (four-foot wide by two-foot high) that extends beneath Kabletown Road to a point about 10 feet east of the paved road width; the tunnel is a total of approximately 65 feet long. From that point, the tunnel empties into an approximately 100-foot-long modern underground concrete pipe, installed around 2012, to outlet into a pond area created by a former owner of that property (the “Stone House lot”). The collected water is then filtered through another pipe to empty back into Evitts Run (Fig. 2a).

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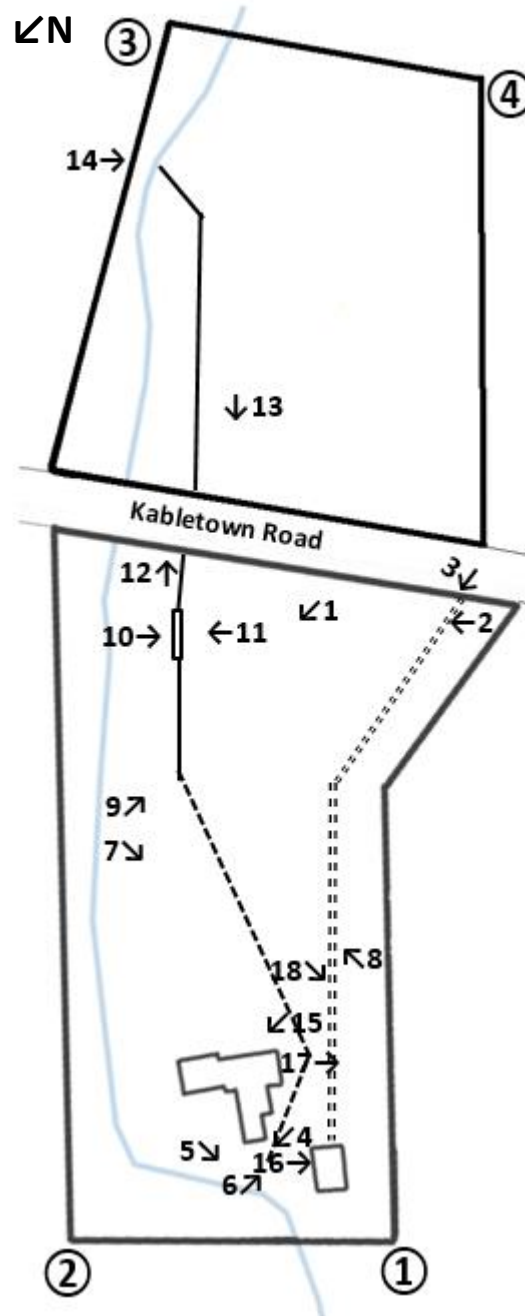
**Figure 3. Sketch map; Key to photographs;
Location points.**

Key to Photographs.

1. Wheel, penstock, and tailrace, N.
2. Entrance sign, NNE.
3. Entrance drive, NNW.
4. Garden area, NW.
5. Dam, headrace, Evitts Run,
6. Headrace and gate to penstock, E.
7. West end of exposed penstock, SW.
8. W&W Water Wheel, ESE.
9. Penstock to W&W WW, SSE.
10. W&W WW North side, SE.
11. W&W WW, south side, SSE.
12. W&W WW tailrace, ESE.
13. Pipe under Kabletown Rd., NW.
14. Pipe outlet to Evitts Run, SSW.
15. Clipp/Ingersoll House, NNW.
16. Garage, W.
17. Root cellar, W.
18. Pump house, SW.

Location points:

- ① Lat.: 39.251049 Long.: -77.842626
- ② Lat.: 39.251647 Long.: -77.842270
- ③ Lat.: 39.250272 Long.: -77.839676
- ④ Lat.: 39.249923 Long.: -77.839993



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Figure 4. Map (detail) of Charles Varlé (1809). Beeler's on Evet's Run is unnamed probably because Beeler did not want to pay a subscription to have Varlé name it.



Figure 5. Map (detail) of Bishop James Madison (1818). Beeler's Mill lay on Evets Run near roads leading to Gregory's Gap and Vestal's Gap both passageways to roads (however crude or simple) leading to the port of Alexandria.

Weirick and Weller Waterwheel
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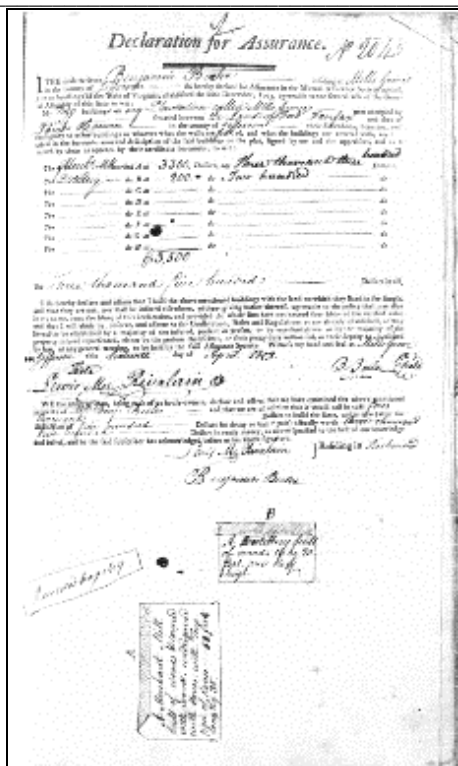


Figure 6. Mutual Assurance Society policy (1803) for Benjamin Beeler. Note only two buildings, a "Merchant Mill," and a Distillery, both built of wood and with wooden roofs.

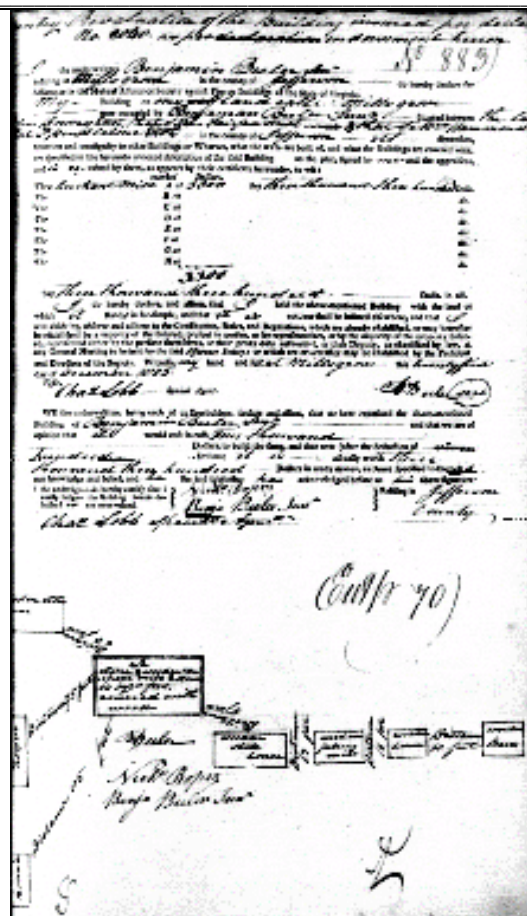


Figure 7. Mutual Assurance Society policy (1805) for Benjamin Beeler. Only two years later, note (left to right) a merchant mill, distillery, fulling mill, house, and barn, all built of wood with wooden roofs.

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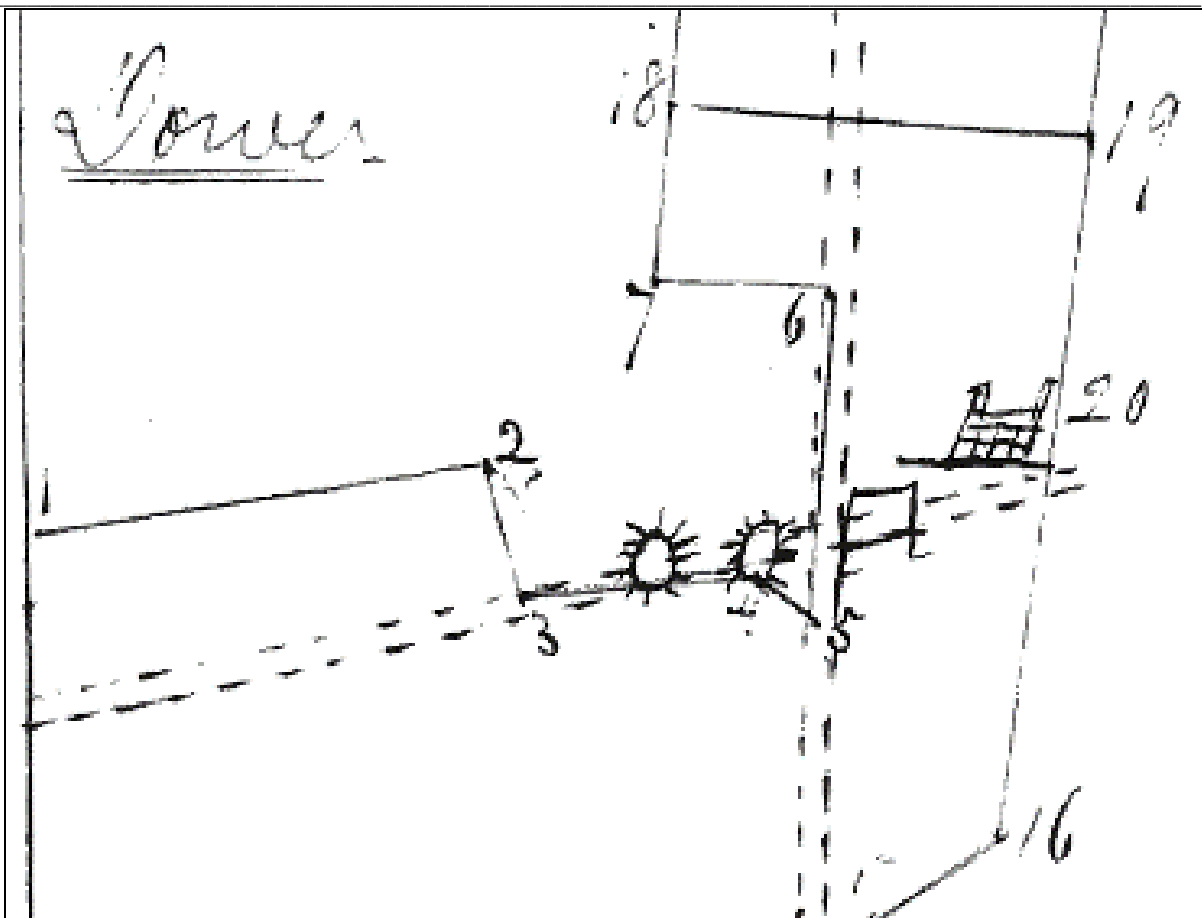


Figure 8. Detail of dower parcel to Sarah Beeler in 1834 (Jefferson County Deed Book 36:158). The plat depicts two mills, probably a saw mill (4) and a grist mill (5). Across the street to the right is probably a stone house, described in later as deeds the "Stone House lot." Perhaps Wilmer Clipp later used stone from this house for a new stone pit and tail race when he rebuilt the mill after the fire of 1917 (Fig. 13).

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TUSCARORA
Agricultural Works,
MACHINE SHOPS,
AND
FOUNDRY!

—

Every description of Foundry and Machine Work done at Prices Lower than can be had in the cities.

MARTINSBURG, W. VA.

—

JOHN FITZ, Proprietor.



THE FAVORITE IRON-CLAD MOWER, ONLY FIFTY-FIVE DOLLARS.

Guaranteed to do good work and work satisfactorily or no pay. It runs light to the horses and cuts clean. Pronounced by everybody to be the very best made.

THE CHAMPION HORSE RAKE.
Self-dumping or hand-discharging. It is the very best that is made. Cannot be beat. Very low prices. Guaranteed. If any machine does not work well we do not ask you to keep it.

PLAIN SQUARE HARROWS
Made of good West Virginia white oak; teeth steel or iron; very cheap.

MILLER'S COMBINED HARROW AND CULTIVATOR.
One of the very best Harrows for rough or smooth ground; made of good white oak; will not clog or stick fast on rocks.

RUBBER AND LEATHER BELTING.
At very low prices; and less than city prices.

We pay strict attention to repairing of any kind of Machinery, as we are prepared to do any kind of work in the Machine line, and will do it promptly and satisfactory. We claim that we can and do work cheaper than any other Manufactory. All we ask is for a trial, to be convinced that what we say is so. Give us a call at Tuscarora Agricultural Works, Queen Street, B. & O. R. R., Martinsburg, W. Va.

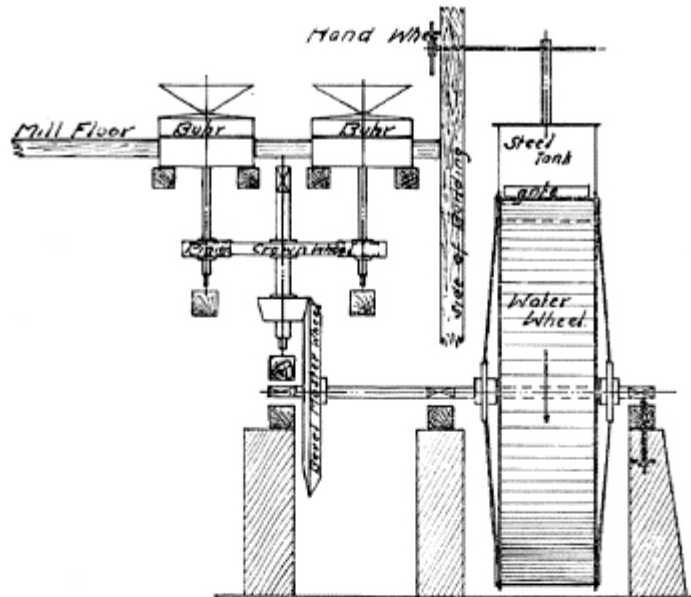
JOHN FITZ.
Martinsburg, May 18, 1878.

Figure 9. Running ad for Tuscarora Agricultural Works (1878). The principal business John Fitz inherited from Samuel, his father, was the Tuscarora Foundry to manufacture and repair farm implements. In this and successive ads Fitz promotes farm equipment and not his well-known Fitz metal water wheels. A newspaper search revealed no newspaper ads for a Fitz water wheel. Fitz catalogs, published annually from 1899 to at least 1928, seem to be the surviving promotion for Fitz wheels.

Shepherdstown Register, September 28, 1878, p. 5.

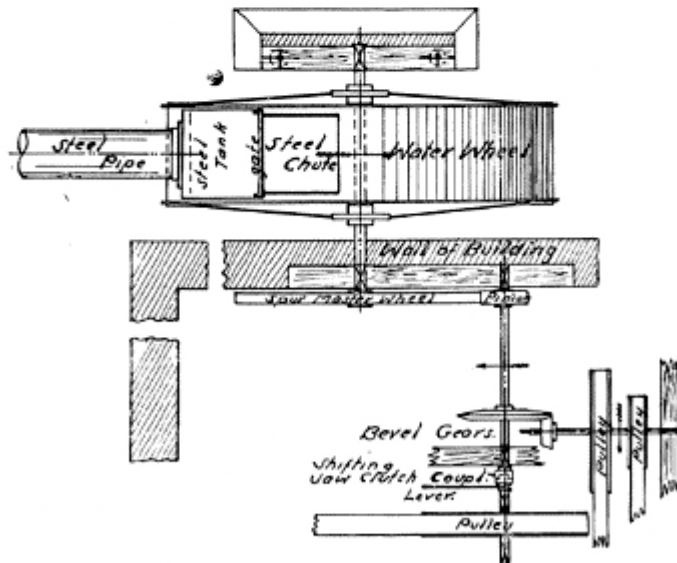
Weirick and Weller Waterwheel
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THE FITZ WITH BEVEL MASTER WHEEL
 TO DRIVE BUHRS

This is one of our popular plans for driving old mills where a wood wheel was once used. The old gear wheel can be used again by an ingenious method we have of filling up the eye to suit our steel shaft. An old spur gear can be used the same way.



THE FITZ WITH SPUR MASTER WHEEL TO
 DRIVE ROLLER MILL AND BUHRS

A Spur Gear is used here instead of a bevel gear as in the other cut. The Roll line shaft can be driven from a large pulley on the jackshaft. The buhrs are driven from pulleys mounted on the upright shaft. Either the buhrs or the roller mill can be disconnected easily when desired.

Figure 10. How Fitz wheels drove burr stones and roller stones. Burr stones are the older method of grind, rollers the newer. The Beeler/Clipp mill used both systems, burrstones before Wilmer Clipp, and rollers that Clipp installed. From: *Fitz catalog, 1928.*

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Figure 9. Weirick and Weller tract (1883). The four-acre tract contained the “Mill Grove Mill” of Weirick and Weller on “Bloomery Turnpike,” now Kabletown Road. *Samuel Howell-Brown, 1883.*



Figure 12. Cropped Photograph of Beeler/Clipp Mill, ca. early 1900s. Photograph Courtesy of Martin Burke of Jefferson County Historic Landmarks Commission. Beeler/Clipp Mill property is at central portion of image. The mill building hides the Weirick and Weller Water Wheel. Fairview Farm is in the distance (upper center).

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Figure 13. Photograph of T. Wilmer Clipp (left) and three other men preparing the Fitz water wheel for installation at his new grain mill on the property. Believed to have been taken ca. 1920s. Image courtesy of Thomas Ingersoll, current property owner.

Weirick and Weller Water Wheel

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hereby acknowledged, the said Grantor does hereby grant, bargain, sell, and convey, and by these presents has granted, bargained, sold, and conveyed, unto the said Grantees, as joint tenants with the right of survivorship, and not as tenants in common, in fee simple, with covenants of general warranty, all of the following described realty, together with its improvements and appurtenances, situate, lying and being in Charles Town Dist District, Jefferson County, West Virginia, and more particularly described as follows:

Beginning at a point in the middle of the road from Charles Town to Kabletown, Jefferson County, West Virginia, formerly a corner to the Chew property, thence North 39-44 East 340.3 feet following said road and crossing Evitt's Run, to a point in said center line, thence North 60-16 West 526.8 feet to a stake, thence South 29-27 West 240.7 feet to a stake in a wire fence, the property line between T. Wilmer Clipp to Markle, thence following said property south 61-00 East 333.2 feet to a locust; thence leaving fence South 23-45 East 166 feet to the point of beginning, containing 2.92 acres, more or less. (All bearings being magnetic as of May, 1946)

The said party of the first part also grants unto the party of the second part, in addition to said improvements on said real estate, all right, title and interest in the perpetual right to maintain and use the tailrace as now existing and formerly used for the water wheel or the mill building recently removed from said real estate, extending across the land formerly of T. Wilmer Clipp, lying southeast of said road, known as the stonehouse lot, in connection, with the operation of said water wheel, or any replacement thereof, for any purpose, and to do such work on said stonehouse lot as may be necessary to keep said tailrace in good condition, and also the perpetual right any time or times to enter upon and do such work on the farm of said Clipp, lying north of the property herein conveyed as may be necessary to clean the bed of Evitt's Run and maintain the banks thereof in order to prevent any diversion of the water of said Run from its present channels now flowing onto the property herein conveyed; and also the right to take water from Beeler's Spring as described in earlier deeds and conveyances of said real estate, and also all other rights and appurtenances to said property.

Figure 14. Narrative description of site (JCDB 1058:502).

Weirick and Weller Waterwheel
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Photographs

Photo Log

Name of Property: Weirick and Weller Waterwheel

City or Vicinity: Charles Town County: Jefferson State: WV

Photographer: Tracy Bakic

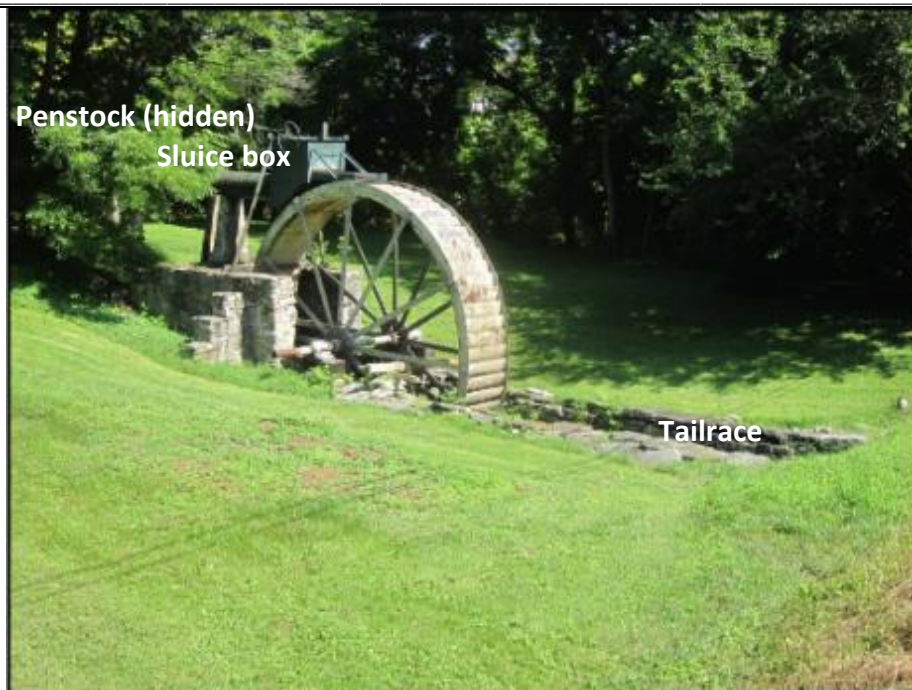
Date Photographed: August 4, 2017

Description of Photograph(s), number, and direction of camera: ie. "1 of 18."

- | | |
|---------------------|---|
| Photograph 1 of 18 | Weirick and Weller Waterwheel, penstock, and tail race, view N. |
| Photograph 2 of 18 | Entrance sign to Beeler/Clipp Mill Property, view NNE |
| Photograph 3 of 18 | Entrance drive to Beeler/Clipp property, view NW. |
| Photograph 4 of 18 | Garden area between house and garage illustrating headrace and footbridge over Evitts Run, view NW. |
| Photograph 5 of 18 | Dam near headrace inlet; garage at left; footbridge over Evitts Run millpond center. |
| Photograph 6 of 18 | Headrace with gate to underground penstock. View East. |
| Photograph 7 of 18 | West end of exposed penstock; the low "bump" at the right portion of the image is where penstock goes underground to connect with the headrace. View SW. |
| Photograph 8 of 18 | View toward Weirick and Weller Waterwheel penstock from driveway. The "bump," as mentioned in the previous photo, is an area of tufted vegetation, and possible rock, at the end of the penstock before it goes under ground. View ESE. |
| Photograph 9 of 18 | Penstock leading to Weirick and Weller Waterwheel, view SSE. |
| Photograph 10 of 18 | Weirick and Weller Waterwheel, North side of wheel, view SE. |
| Photograph 11 of 18 | Weirick and Weller Waterwheel, (south side), highlighting the six-foot shaft that would have connected to the milling equipment, view N. |
| Photograph 12 of 18 | Weirick and Weller Waterwheel, tailrace, East end entry to a stone tunnel/culvert that extends beneath Kabletown Road, view ESE. |
| Photograph 13 of 18 | Concrete culvert outlet under Kabletown Road to tailrace on Stone House lot toward reconnecting with Evitts Run. View NW. |
| Photograph 14 of 18 | Culvert outlet from lower tailrace into Evitts Run. View SSW. |
| Photograph 15 of 18 | Beeler/Clipp Mill, Miller's House (early 1800s), view NNW. |
| Photograph 16 of 18 | Garage, view W. |
| Photograph 17 of 18 | Root cellar, view W. |
| Photograph 18 of 18 | Pump House, view SW. |

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Photograph 1. Weirick and Weller Waterwheel, penstock, and tailrace, view North.



Photo 2. Entrance sign to Beeler/Clipp Property, Weirick and Weller Waterwheel at left. View NNE.

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Photo 3. Entrance drive to Beeler/Clipp property; Weirick and Weller Waterwheel hidden to right. View NW.



Photo 4. Garden area between house and garage illustrating headrace and footbridge over Evitts Run, view NW.

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Photo 5. Dam near headrace inlet; garage at left; footbridge over Evitts Run millpond center.



Photo 6. Headrace with gate to underground penstock. View East.

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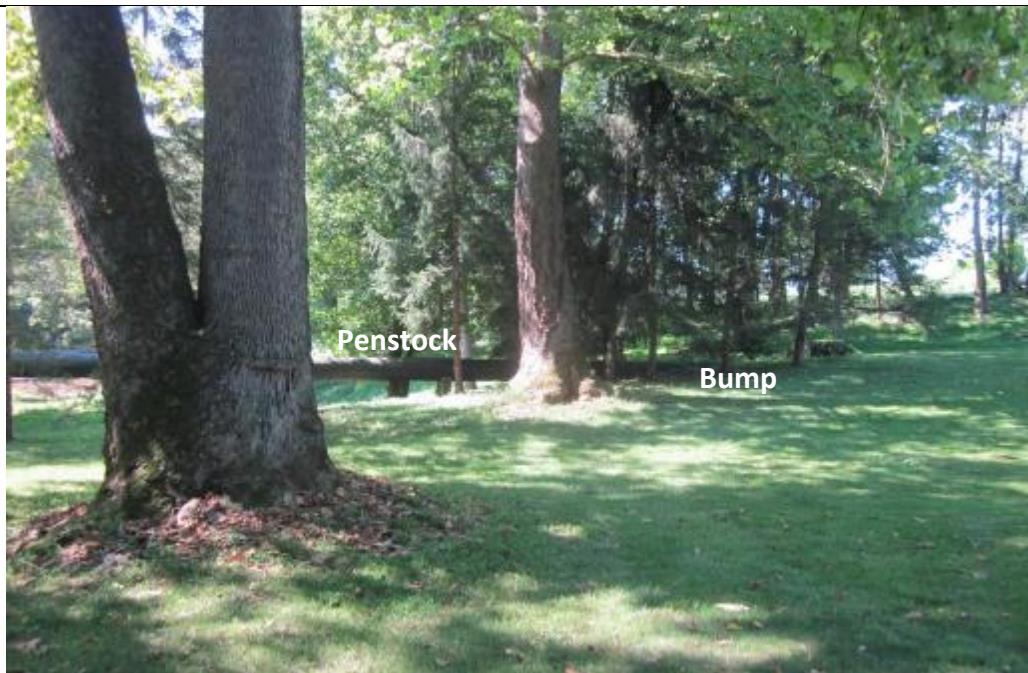


Photo 7. West end of exposed Penstock; the low “bump” at the right portion of the image is where Penstock goes underground to connect with the headrace. View SW.



Photo 8. View toward Weirick and Weller Waterwheel penstock from driveway. The “bump,” as mentioned in the previous photo, is an area of tufted vegetation, and possible rock, at the northwest end of the Penstock before it goes underground. View ESE.

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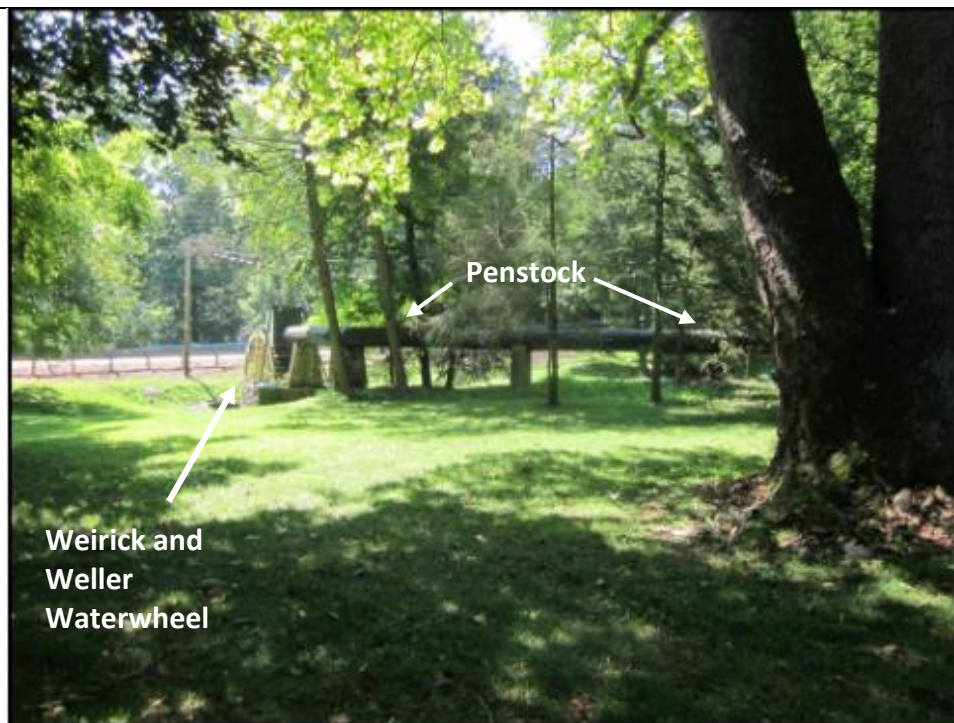


Photo 9 . Penstock leading to Weirick and Weller Waterwheel, view SSE.



Photo 10. Weirick and Weller Waterwheel, north side of wheel, with Sluice Box and Penstock., view SE.

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Photo 11. Weirick and Weller Waterwheel, (south side), highlighting the six-foot shaft that would have connected to the milling equipment, view N.



Photo 12. Weirick and Weller Waterwheel, tailrace, East end entry to a stone tunnel/culvert that extends beneath Kabletown Road, view ESE.

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Photo 13. Concrete culvert under Kabletown Road to tailrace on Stone House lot toward reconnecting with Evitts Run. View NW.



Photo 14. Pipe outlet from lower tailrace into Evitts Run. View SSW.

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Photo 15. Beeler/Clipp Mill, Miller's House (early 1800s), view NNW.



Photo 16. Garage, view W.

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Photo 17. Root cellar, view W.



Photo 18. Pump House, view SW.

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