

United States Department of the Interior
National Park Service

LISTED ON:
VLR 12/13/2012
NRHP 02/05/2013

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Hanger Mill (2012 Boundary Increase)

other names/site number Huff Mill; VDHR File No. 007-1211

2. Location

street & number Intersection of SR 801 and US Route 250 N/A not for publication

city or town Churchville X vicinity

state Virginia code VA county Augusta code 015 zip code 24421

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

[Signature] _____
Signature of certifying official Date 12/13/12

Virginia Department of Historic Resources
Title State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I, hereby, certify that this property is:

 entered in the National Register determined eligible for the National Register

 determined not eligible for the National Register removed from the National Register

 other (explain:) _____

Signature of the Keeper Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply)

Category of Property
(Check only **one** box)

Number of Resources within Property
(Do not include previously listed resources in the count.)

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

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

Contributing	Noncontributing	
0	0	buildings
0	0	sites
1	2	structures
0	0	objects
1	2	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

Number of contributing resources previously listed in the National Register

N/A

1

6. Function or Use

Historic Functions
(Enter categories from instructions)

OTHER: Tailrace

Current Functions
(Enter categories from instructions)

VACANT/NOT IN USE

7. Description

Architectural Classification
(Enter categories from instructions)

OTHER

Materials
(Enter categories from instructions)

foundation: N/A

walls: Earth

roof: N/A

other: N/A

Narrative Description

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

Summary Paragraph

The parcel adjacent to the NRHP-listed Hanger Mill contains the associated tailrace along with a single-span bridge (VA Structure No. 6306) over the tailrace which is part of Route 801. The parcel consists of both fallow and active agricultural grazing fields in addition to the tailrace, which is flanked by stands of saplings and more mature deciduous trees. The tailrace itself runs in a west-east direction. Two non-contributing resources are on the property, a road bridge and a windmill. Neither is related to the mill's historic function and both post-date the property's period of significance.

Narrative Description**CONTRIBUTING RESOURCES:***Tailrace (#1)*

The tailrace, which meanders west to east across the adjacent parcel to the NRHP-listed Hanger Mill property, is a linear feature once used to carry water away from the mill wheel. The portion of the tailrace located on the NRHP-listed Hanger Mill property is lined with formal coursed stone walls on either side which extends approximately 125 feet to the point where VA Structure 6306 crosses the resource. At this intersection the walls of the tailrace, interrupted by the bridge abutments and rip rap, transition to less formal construction. On the eastern side of the bridge, and within the 32.33 acre parcel, the race becomes a shallow depth channel with gradually sloping earthen banks lined with saplings and mature deciduous trees. Algae is present on the bottom surface in several sections of the tailrace as are layers of leaf debris.

NON-CONTRIBUTING RESOURCES:*VA Structure No. 6306 (#2)*

VA Structure No. 6306 spans the tailrace approximately 125 feet to the northeast of Hanger Mill at the point where the tailrace turns approximately 45 degrees due east to traverse the open agricultural fields on the adjacent eastern parcel. The bridge was constructed in 1930 as a concrete slab bridge measuring 18 feet long and 13.5 feet wide with iron pipe rails. In 2010, the Virginia Department of Transportation (VDOT) widened the bridge from one to two lanes and replaced the poured concrete slab with precast concrete panels and added the rusticated metal guard rails and new deck surface. The modern bridge measures 21 feet in length and 23 feet in width.¹ Supporting the single-span bridge are poured concrete abutments with rock retaining walls on either side of the tailrace's banks immediately adjacent to the bridge. The current bridge appears to be at least the third bridge in this location, as an earlier bridge constructed over the tailrace is mentioned in the 1877 partition deed of Jacob Hanger's estate.²

Windmill (#3)

A modern metal windmill located on the northeastern portion of the property appears to date post 2000 and was not included in the original nomination.

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.

Areas of Significance

(Enter categories from instructions)

INDUSTRY

Period of Significance

c. 1860 - 1940

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

Criteria Considerations

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

Property is:

- 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.

Period of Significance (justification)

The period of significance is based on the construction date and years of operation of the NRHP-listed Hanger Mill on the adjacent parcel since the tailrace is directly associated with the milling process and integral to the initial construction of the mill itself.

Criteria Considerations (explanation, if necessary)

N/A

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

Currently the property is used as both fallow and active agricultural fields; however, the tailrace located within the parcel is historically significant for its association with the c. 1860 Hanger Mill on the adjacent parcel to the west. In 1991, the mill was nominated to the NRHP under Criterion A for broad patterns in history as part of mid-to late nineteenth century small community industry supporting local agricultural production, particularly grains. The building was also nominated under Criterion C for its architectural merit as a rare surviving mill structure with intact milling machinery.³ The tailrace on the adjacent parcel to the mill is directly related to the production of flour from the mill and as such is recommended as a contributing resource under Criteria A and C for its association with the mill itself. As a resource it is also an intact and rare surviving example of a tailrace constructed in the mid-nineteenth century.

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

The tailrace, used to carry water away from the mill wheel, is a contributing resource to the NRHP-listed Hanger Mill under Criterion A as an associated feature which contributed to the local milling industry of the Churchville area. The mill is one of two that were in production during the mid-to late nineteenth century.

The architectural resource is also recommended for inclusion as a contributing resource under Criterion C as an intact associated feature integral in the manufacture of flour and other grains from the mill. Though the tailrace has been altered slightly in an approximately 14-foot section by the construction of VA Structure No. 6306, the resource as a whole maintains a high degree of integrity and retains its historic setting and location as well as its design and historical association with nineteenth and early twentieth century milling.

The period of significance begins in ca. 1860, the construction date of the mill, and ends in 1940, the last year of the mill's operation.

Developmental history/additional historic context information (if appropriate)

Developmental History/Additional Historic Context

The earliest definitive deed for the parcel adjacent to the NRHP-listed Hanger Mill property was dated March 16, 1877, and was the division of lands of the estate of Jacob Hanger, who died intestate and seized. As such it can be inferred that Jacob owned the now 32.33-acre parcel by the presence of the tailrace and that the parcel was part of the division of the property after his death. As there were a number of heirs, making the division of the property difficult, the courts required the property to be divided and sold with the exception of the widow's dower rights. The proceeds from the sale were then to be divided equally between all the heirs.⁴

As the widow of Jacob Hanger, his wife Hetty, received the 15-acre parcel with the mill and house, spring house, orchard and garden as well as the saw mill and plaster mill. The meets and bounds of the property also mentioned the corner of the bridge over the tailrace. The parcel, according to the accompanying map, shows the 15-acre parcel surrounded by division lots and, therefore, as part of her dower right Hetty was giving an easement to access her property from the adjacent properties for the purpose of making repairs and accessing water privileges as well as the millrace and dam. She was also given Lot No. 3 as a timber lot.⁵

According to the accompanying map, the lands of Jacob Hanger were divided into seven parcels. Lot No. 1 was the 15-acre house and mill lot, which included a portion of the millrace, Lot No. 2 was a 60-acre parcel to the west of the mill as was Lot No. 3, an 8 1/8-acre parcel. Lot No. 4 was located to the south and west of the mill parcel and encompassed a large portion of the mill race. Attached to the southwest corner of Lot 4 was Lot No. 5 which contained 35 acres of land. Lot No. 6, the adjacent lot to the east contained 121 ¼ acres of land including the tailrace for the mill. The last lot, No. 7, located on the north side of the mill lot and Jennings Branch, contained 146 ¾ acres of land. The total amount of acreage Jacob Hanger held at his death was approximately 470 acres.⁶ The 32.33 acres under consideration as part of the boundary increase for the NRHP-listed Hanger Mill was part of the western portion of the 121 ¼-acre Lot No. 6 and the portion that contains the tailrace for the mill.

Lot No. 6 appears to have come under the ownership of Arthur Hanger, son of Jacob and Hetty, and James H. Fauver, the husband of Ellen Hanger. To further divide this property Arthur Hanger sold the western portion of Lot 6 to Fauver in 1881. The newly divided parcel was bounded by the Middle River along its eastern property line and Augusta Spring Road, now Hangers Mill Road, along the western property boundary. Two additional tracts were purchased by Fauver: one from Arthur Hanger in 1883, which contained 46 acres and another, also 46 acres, from George Hanger in 1887.⁷ The three tracts combined totaled approximately 172 acres.

Fauver, who was a farmer, retained ownership of the parcels until 1892, when he sold the lots to Thomas R. Steele. As per the plat map accompanying the deed, the millrace and tailrace are depicted as a 15-acre parcel, Hetty Hanger's dowry. The map also noted the parcel as the "Huffs Mill Lot." Steele appears to have run into financial difficulty and in 1917 sold the property to his wife, Mary Dudley Steele in exchange for debts owed. Mary purchased the property with the inheritance from her father. Thomas was listed as a farmer; however, in 1920 he was listed as a salesman for a manufacturing house. His employment as a salesman may have been a direct result of his financial difficulties. The deed also stipulates the terms of the lien on the farm in the form of a mortgage from the National Valley Bank of Staunton, Virginia. In 1952, after the death of Mary Steele, the property transferred to Virgil S. Gore and L. A. Vint.⁸

Prior to her death and shortly after purchasing the 172 acres from her husband, Thomas Steele, Mary sold off most of the property. William East, farmer, purchased 30 acres in November of 1917; in 1919 W. B. Jones, also a farmer, purchased approximately 80 acres; and 3.42 acres by condemnation was transferred to the Commonwealth of Virginia in 1938 for the purpose of widening Route 250. The remaining approximately 58 acres was purchased by Virgil S. Gore and L. A. Vint in 1952. Approximately a month after the purchase, an approximately 32-acre portion of the property, the current acreage of the lot under consideration, was transferred to Samuel G. Cook and his wife Pauline. Pauline died in March 1974 and Samuel in 1982. The property was, by will, divided among the children of Pauline and Samuel and then sold to Donald B. Cromer, the current owner, in 1983.⁹

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

Augusta County Deeds, Augusta County Circuit Court, Staunton, Virginia.

Frazier, William, Sara Hollberg and Nancy Shareff
1991 "Hanger Mill" National Register Nomination Form.

Penner, Bruce, Virginia Department of Transportation. Email to the author. 19 December 2011.

United States Federal Census 1880, 1910, 1920 and 1930.

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 # _____

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): VDHR #007-1211

10. Geographical Data

Acreage of Property 32.33 acres
(Do not include previously listed resource acreage)

UTM References

(Place additional UTM references on a continuation sheet)

1	<u>17</u>	<u>663199</u>	<u>4231996</u>	3	<u>17</u>	<u>663432</u>	<u>4231499</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>17</u>	<u>663579</u>	<u>4231933</u>	4	<u>17</u>	<u>663198</u>	<u>4231709</u>
	Zone	Easting	Northing		Zone	Easting	Northing

Verbal Boundary Description (describe the boundaries of the property)

The historic boundary coincides with the property's lot lines, record as tax parcel no. 034-66-A. See Map Continuation Sheets.

Boundary Justification (explain why the boundaries were selected)

The boundary of the parcel to be added to the existing NRHP-listed Hanger Mill Nomination was chosen using the existing and current tax parcel boundaries, which allows the full extent of the tailrace to be encompassed within the historic boundary and encompasses the historic setting of the tailrace (see Map Continuation Pages).

11. Form Prepared By

name/title Sandra DeChard, Senior Architectural Historian

organization Cultural Resources, Inc. date December 12, 2011

street & number 1049 Technology Park Drive telephone 804-355-7200

city or town Glen Allen state VA zip code 23059

e-mail sdechard@culturalresources.net

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items)

Photographs:

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

Name of Property: Hanger Mill

City or Vicinity: Churchville

County: Augusta

State: Virginia

Photographer: E. Lindtveit

Date Photographed: December 8, 2011

Description of Photograph(s) and number:

- 1 of 10.** Overview of Tailrace, View Looking West
- 2 of 10.** Overview of Tailrace, View Looking Southeast
- 3 of 10.** Detail of Stone-Walled Section of Tailrace on NRHP-Listed Parcel, View Looking West
- 4 of 10.** Detail of Stone-Walled Section of Tailrace on NRHP-Listed Parcel, View Looking Southwest
- 5 of 10.** VA Structure No. 6306 over Tailrace, View Looking Southwest
- 6 of 10.** Tailrace from VA Structure No. 6306, View Looking East
- 7 of 10.** Detail of Tailrace, View Looking West
- 8 of 10.** Detail of Tailrace, View Looking East
- 9 of 10.** Detail of Tailrace, View Looking West
- 10 of 10.** Detail of Tailrace, View Looking South

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name Donald Cromer/Commonwealth of Virginia; Virginia Department of Transportation
street & number 94 Hangers Mill Road/1401 East Broad Street telephone (540) 337-7636/(804) 786-2801
city or town Churchville/Richmond state VA/VA zip code 24421/23219

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Endnotes

¹ Bruce Penner, Regional Program Manager, Virginia Department of Transportation, email to the author, 19 December 2011.

² http://www.virginiadot.org/info/bridge_lists.asp; Augusta County Deed 92:564-568.

³ William Frazier, Sara Hollberg and Nancy Shareff. "Hanger Mill" National Register of Historic Places Nomination Form, 1991.

⁴ Augusta County Deed Book 92:564-568.

⁵ Ibid.

⁶ Ibid.

⁷ Augusta County Deed Book 96:468-469, 102:365, 108:110 and 118:75-77.

⁸ Augusta County Deed Book 188-21-213 and 388:20-22; United States Federal Census 1880, 1910, 1920 and 1930.

⁹ Augusta County Deed Book 190:46, 195:154, 279:447, 286:291-293, 388:20-22, 388:495-496 and 791:19-20; United States Federal Census 1920.

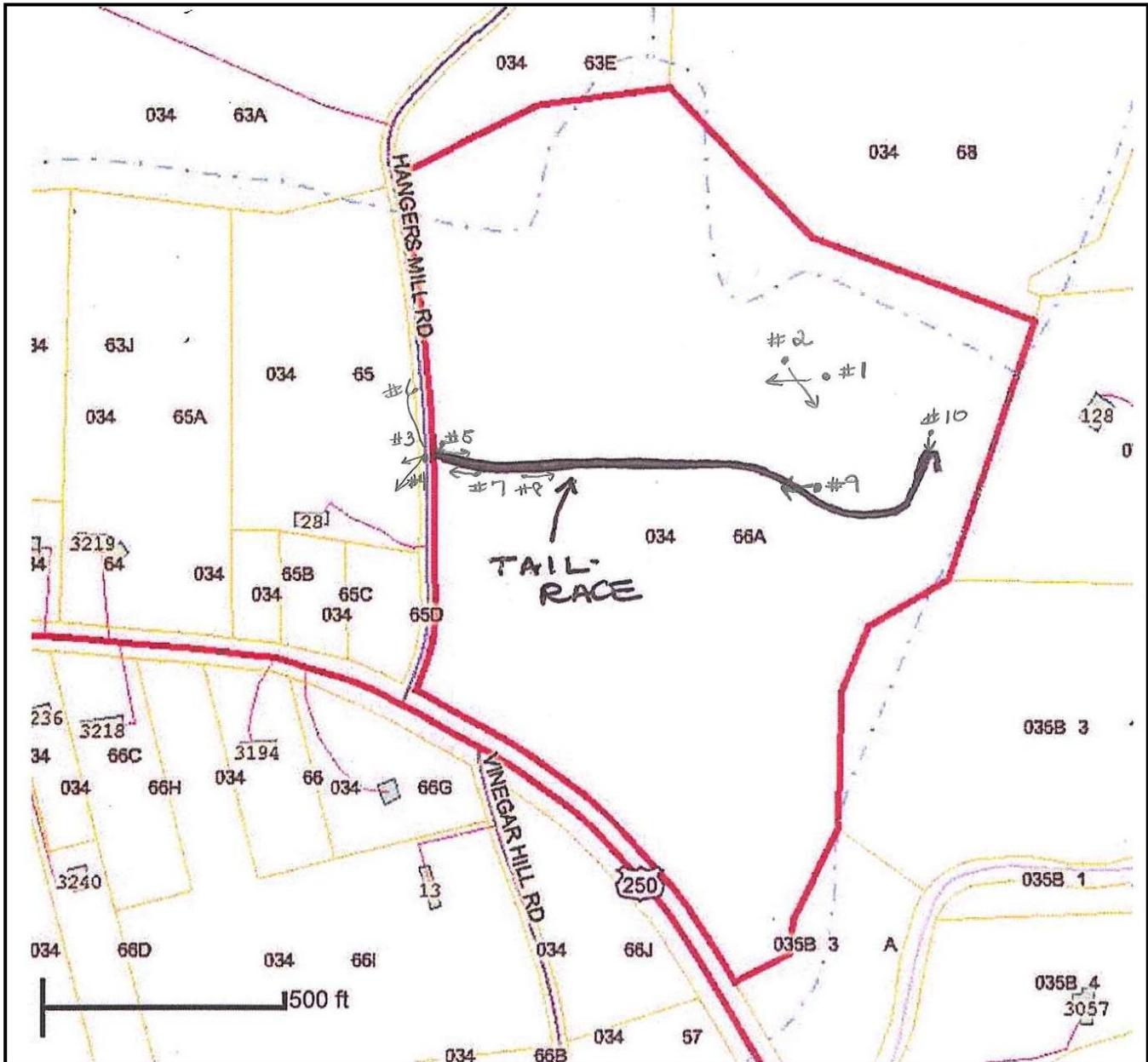
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National Register of Historic Places
Continuation Sheet

Hanger Mill
Name of Property
Augusta County, Virginia
County and State
Name of multiple listing (if applicable)

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MAP SHOWING PHOTOGRAPH LOCATION AND DIRECTION



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1 of 10. Overview of Tailrace, View Looking West

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2 of 10. Overview of Tailrace, View Looking Southeast

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3 of 10. Detail of Stone-Walled Section of Tailrace on NRHP-Listed Parcel, View Looking West

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4 of 10. Detail of Stone-Walled Section of Tailrace on NRHP-Listed Parcel, View Looking Southwest

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5 of 10. VA Structure No. 6306 over Tailrace, View Looking Southwest

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6 of 10. Tailrace from VA Structure No. 6306, View Looking East

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7 of 10. Detail of Tailrace, View Looking West

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8 of 10. Detail of Tailrace, View Looking East

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9 of 10. Detail of Tailrace, View Looking West

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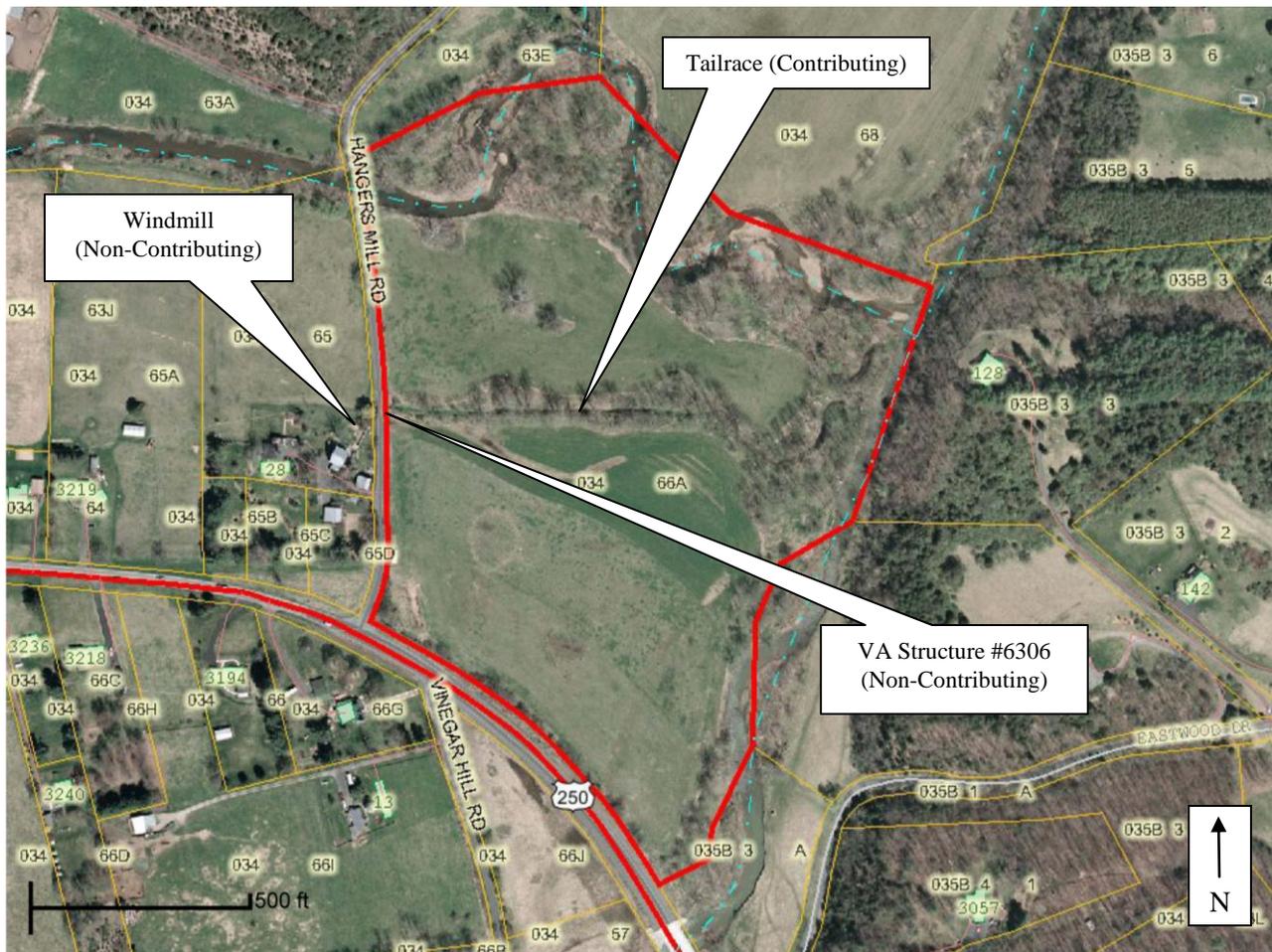
10 of 10. Detail of Tailrace, View Looking South

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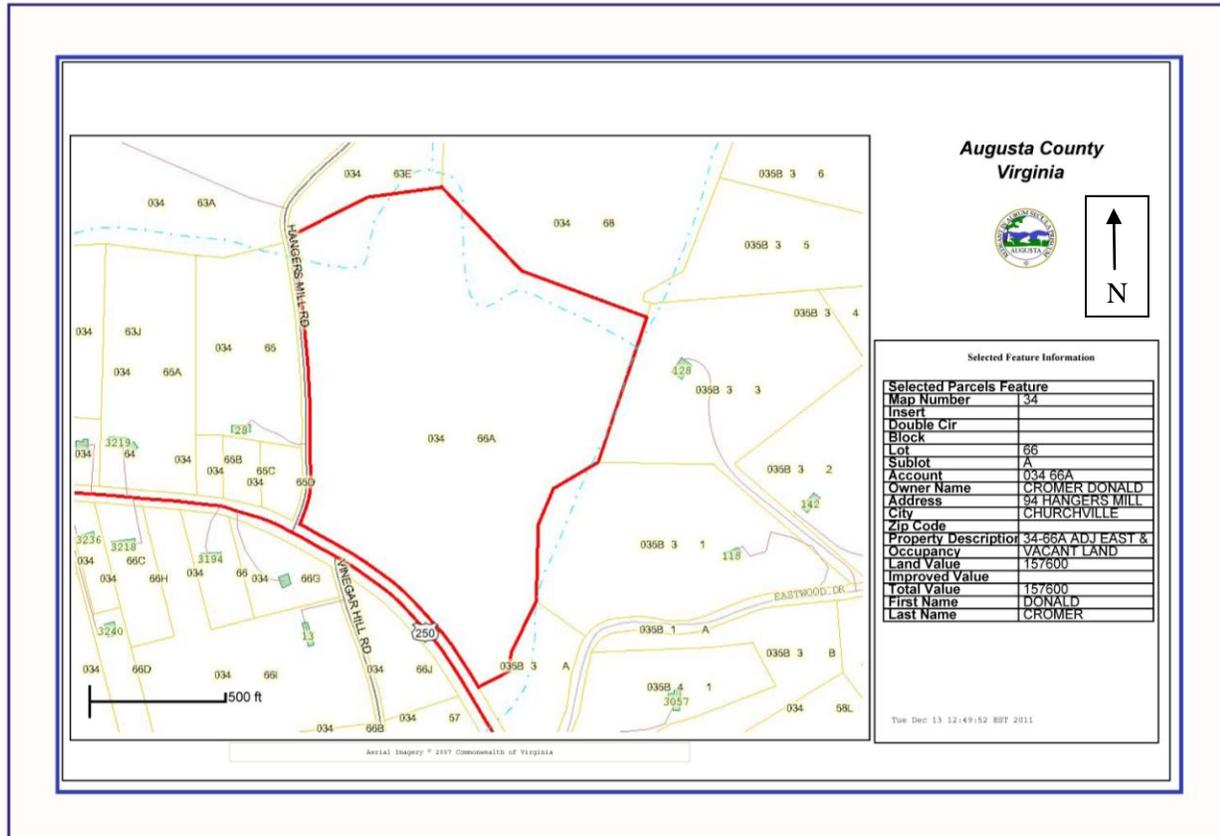
Detail of Augusta County Tax Parcel Map Depicting Current Tax Parcel and NRHP-Eligible Boundary of 32.33 Acres (http://www.co.augusta.va.us/Freeance/Client/PublicAccess1/index.html?apponfig=NewWebsite_wAerials).

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Hanger Mill
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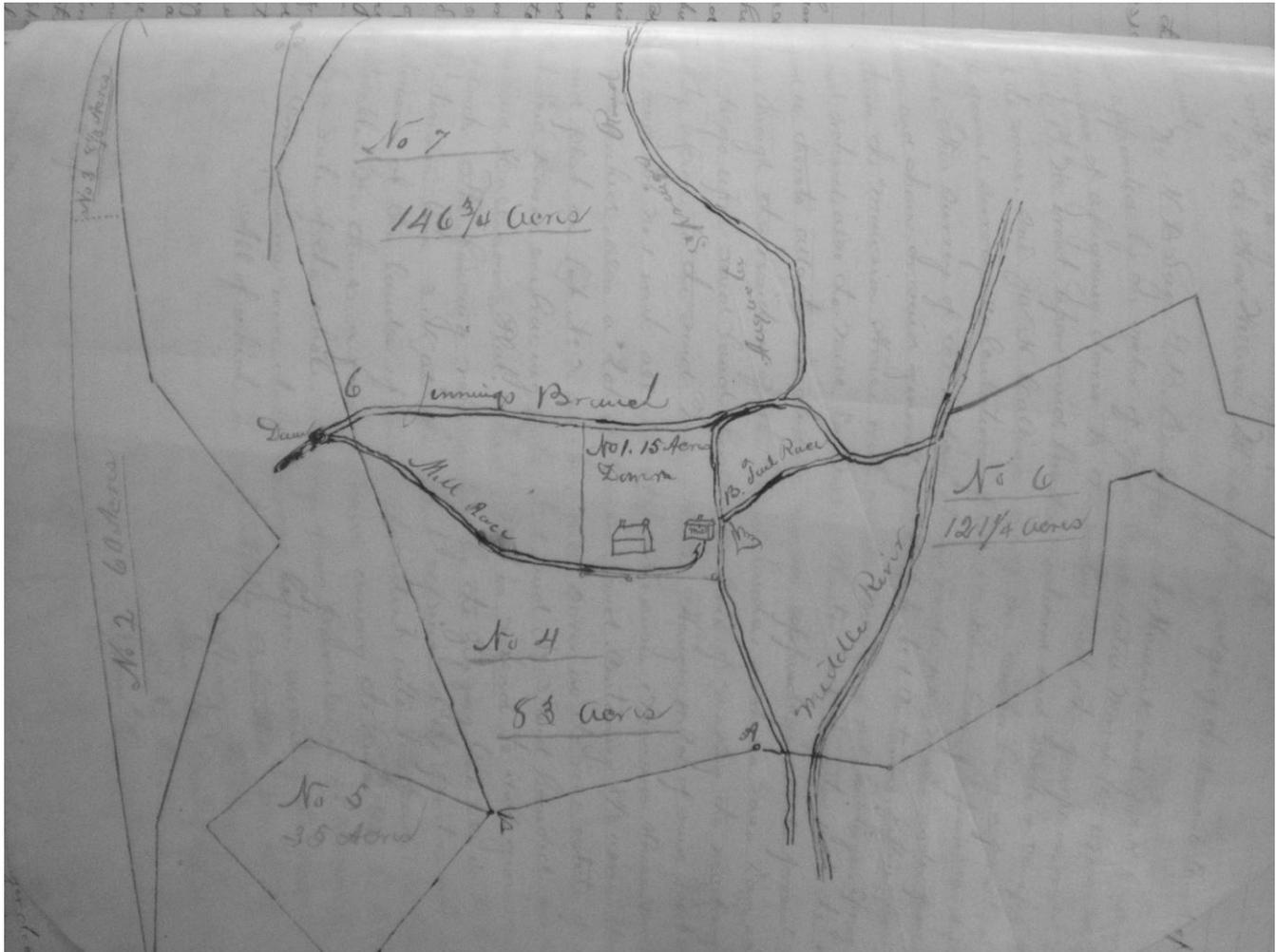
Detail of Augusta County Tax Parcel Map Depicting Current Tax Parcel Boundary of 32.33 Acres
(http://www.co.augusta.va.us/Freance/Client/PublicAccess1/index.html?appconfig=NewWebsite_wAerials).

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Plat Map Showing Partition of Lots of the Estate of Jacob Hanger, 1877
(Augusta County Deed 92:564-568).

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 VIRGINIA—AUGUSTA CO.
 7.5 MINUTE SERIES (TOPOGRAPHIC)

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 (PARNASSUS)

