

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.

VLR Listed: 12/13/2018

NRHP Listed: 4/3/2019

1. Name of Property

Historic name: Locke's Mill

Other names/site number: Lewis' Mill; Holker's Mill; Price's Mill; VDHR #021-0435

Name of related multiple property listing:

N/A

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

2. Location

Street & number: 1600 Locke's Mill Road

City or town: Berryville State: VA County: Clarke

Not For Publication: ☐ N/A

Vicinity: ☒ X

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 X C D

Signature of certifying official/Title:

Date

Virginia Department of Historic Resources

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

Locke's Mill
Name of Property

Clarke County, VA
County and State

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 ☐

Locke's Mill
Name of Property

Clarke County, VA
County and State

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>0</u>	<u>0</u>	buildings
<u>1</u>	<u>0</u>	sites
<u>1</u>	<u>1</u>	structures
<u>0</u>	<u>0</u>	objects
<u>2</u>	<u>1</u>	Total

Number of contributing resources previously listed in the National Register 1

6. Function or Use

Historic Functions

(Enter categories from instructions.)

INDUSTRY/PROCESSING/EXTRACTION: manufacturing facility: mill

Current Functions

(Enter categories from instructions.)

INDUSTRY/PROCESSING/EXTRACTION: manufacturing facility: mill

Locke's Mill
Name of Property

Clarke County, VA
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

OTHER: Gristmill

Materials: (enter categories from instructions.)

Principal exterior materials of the property: STONE; WOOD; METAL

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

Locke's Mill sits on a 1.8-acre site bordering the Shenandoah River in Clarke County, Virginia. Traveling east-west along Locke's Mill Road, the one-lane road narrows significantly, directly abutting the Mill's side elevation. Locke's Mill Road (State Route 621) bisects the property east-to-west, creating northern and southern sections of the property. The northern side is partially wooded, with steep, rocky slopes descending toward the river. The southern section, where the mill is located, is partially wooded on the east side, with open views towards the river to the south and west. An unnamed tributary drains to the river along the east side of the property and south of the mill building it runs roughly parallel with the tailrace, creating a small "island." Three loci of stone and earth rubble that are likely remnants of a second mill and possibly an outbuilding have been found on the property, although they are shrouded in overgrowth. A small, manmade millpond dates to the late twentieth/early twenty-first century as a substitute for the original pond. Because the lot size is limited, the new millpond is small, and water is mechanically pumped from the millpond into the wooden trestle flume. The mill sits within the 100-year floodplain, about 200 feet north of the river's edge. Locke's Mill was previously listed in the National Register as a contributing building to the Greenway Rural Historic District (NRHP 1993 [boundary increased in 1997]; VDHR #021-0963). Also contributing to the property is the mill race (contributing structure) and the aforementioned building ruins, believed

Locke's Mill
Name of Property

Clarke County, VA
County and State

to be an 1870s sawmill (DHR #44CK0130). The manmade millpond with flume is a non-contributing structure as it postdates the property's period of significance.

Narrative Description

Setting

The setting of Locke's Mill is rural, with open viewsheds across the wide Shenandoah River. The surrounding landscape remains bucolic, typical of this part of Clarke County. The mill is approached from a private, gravel drive and integrated parking area. A grassy lawn is situated between the parking area and the river. A cottage, formerly the Miller's House (VDHR #021-0434), sits a short distance to the east and across the unnamed tributary, but it is now on a separate parcel and is no longer associated with the subject property; the Miller's House also contributes to the Greenway Rural Historic District. Based on historic maps and limited field investigations, the original millpond was located across Locke's Mill Road (State Route 621) about 1000 feet northeast of the mill; this is a separate parcel and no longer associated with the mill. Paralleling the unnamed tributary, the headrace historically extended from the millpond and flowed with the stream beneath the road, after which the headrace forked away from the stream to reach the mill. The new manmade pond and flume have replaced the headrace's function.

Locke's Mill (Primary Resource), built before 1799; wood frame rebuilt 1876; restored 1992 to 2012

Locke's Mill is a two-story frame building with a stone foundation (three stories total) built into a hillside, providing access from grade level at both the first and second levels. The walls of the stone foundation vary from 2 feet thick to 4.5 feet thick. The building has an almost square plan measuring 35' x 30' with a side-gable roof and V-crimped metal roofing.

West Elevation

The three-bay west façade has a contemporary one-and-a-half story covered loading dock, which runs across the center bay. Two simple square posts support its low-slope shed roof. There are two single-leaf entry doors; within the loading dock, a center door provides access to the mill and to the north (left), a door provides access to an office. At the first level, the stonework, which is partially protected under the one-story loading dock at the south side, exhibits penciling (white lines painted over joints to give appearance of neatness and a thinner mortar joint). The mill's second and third stories are frame covered with painted weatherboard. Two shuttered windows punctuate the left and right sides of the second level.

South Elevation and Fitz Waterwheel

The full height of the first level of the south gable end wall is exposed, rising from the excavated wheel well and tailrace, which sits in the steep slope of the site. The mill's first level is stone, with the portion above grade parged with concrete. Two six-over-six double-hung wood window sashes punctuate the second and third levels. A 1922 photograph shows that these are not the original location of these windows. The sashes were found in the attic and repurposed to their current locations.

Locke's Mill
Name of Property

Clarke County, VA
County and State

The overshot iron Fitz water wheel is located on the mill's south side. It measures 23 feet in diameter, is three feet wide, and weighs six tons. The Fitz waterwheel powers a shaft, which enters the mill through a small opening on the south wall. This shaft rests on a small bearing and turns the large interior wooden pit gear.

North Elevation

The two-story north elevation is built into a steep slope that extends from the road down towards the Shenandoah River. The north elevation abuts directly onto Route 621, and a raised concrete curb protects the mill from the paved road. A wide (40-inch) single-leaf door provides loading access to Route 621, and the original iron ring to secure cart animals remains to the east of the loading door. Two shuttered windows exist at grade level, with two shuttered windows located at the top level that flank the doorway. The exterior is clad with weatherboards, replaced to match existing siding of yellow pine and poplar.

East Elevation

The east elevation is two-and-a-half stories, with the rubble stone first level partially exposed. A single-leaf door at the south side leads to the interior first floor of the mill and was used to access the flume and waterwheel. The weatherboard-clad second level is punctuated by two six-over-six windows and a single-leaf door at the north end. This door is located slightly above grade and likely originally connected the mill to an office addition that is no longer extant.

Interior

Interior structure and Hurst frame

The interior frame structural members at both the first, second, and third stories are characterized by pairs of vertical 12" x 12" posts supporting a north-south summer beam, joined with scarf joints. The summer beam is locked into the stone foundation at the first level. Some of the structural elements exhibit water-sawn marks and date to Joseph Price's 1876 construction. The vertical posts at the second story are chamfered and have stenciling from Price's flour.

The interior frame structure allows an open floor plan, with the Hurst frame located along the south side of the building at the first and second levels. The Hurst frame, which supports the gearing and waterwheel, is structurally separate from the mill's interior structure, designed to minimize vibrations, which would adversely affect the mill structure. Ongoing decay, resulting from silt infill of the waterwheel pit, resulted in considerable loss to the Hurst frame's original structural fabric. Intensive study of the Hurst frame made an accurate restoration possible.

First Level

The mill's first floor is a large open room. Contemporary flooring consists of 10" x 1.25" pine boards covering joists of white oak, which measure 4" x 12" x 16'. A small office with wall panels of contemporary rough-sawn boards is located to the left of the front entrance. Ceiling-mounted exposed bulbs light the first level. A straight-run stair with open treads leading to the second floor is located in the southeast corner. The first story's walls are exposed undressed fieldstone.

Locke's Mill
Name of Property

Clarke County, VA
County and State

The Hurst frame, located to the right of the front door, visually dominates the first level and houses the power drive. The wooden teeth of the pit gear transfer power to the wallower/lantern gear, which turns a vertical shaft and great spur wheel with wooden teeth. The great spur wheel meshes with one of the two stone nut gears that turn the eastern or western runner stones for grinding grain.

Second Level

The second level is also an open plan, currently divided by temporary ropes delineating the organic and non-organic product areas of the mill. Two pairs of grain elevators, original remnants from the Oliver Evans system, are located in the southwest corner, near the Hurst frame. Square-cut holes in the third-floor ceiling indicate the original location of elevator shafts, which have since been removed.

The raised Hurst frame platform is located in the southwest corner and is accessed by two full-width treads. The Hurst frame is not structurally connected to the building frame to ensure grinding millstone vibrations do not shake the building. Two pairs of side-by-side French burrstones – one for certified USDA-certified organic products (the east millstone pair – runner and bed stones) and one for non-organic products (the west millstone pair) – sit on the Hurst frame platform. Each burrstone pair measures 42” in diameter. The millstones are stenciled with Joseph Price’s name, needed for their delivery from Baltimore to Summit Point, via railway.

Walls are wood framing cross-braced with diagonal timbers. The second level is lit by a pair of six-over-six double-hung wood windows on the east elevation and by pendant lighting suspended from the third level’s floorboards.

Third Level

The third floor, similar to the first and second levels, is an open plan, accessed by a straight-run, open-tread stair and lit by a pair of gable-end windows at the south elevation. Exposed framing includes roof rafters made from cut timbers and a ridge beam with skip sheathing. This space is used for storage.

Late 20th Century Restoration

Carol Seigler purchased the property in 1991 and at that time, the mill was overgrown, dilapidated and advertised as a ‘warehouse.’ The first level of the mill, including the gears, Hurst frame, and interior structure, had been damaged by years of flooding. The second level, where the grinding takes place, and the third level, storage, were both largely intact.

Restoration began in 1997, first rebuilding the interior structure – summer beams and vertical posts – so that the mill could withstand the mechanical vibrations created during grinding. The gear pit – filled in from years of flooding and layers of silt – was dug out by hand. The first level’s wood flooring, damaged by water, had to be replaced. The balance of the structure on the second and third floors remained largely the same. Damaged exterior material such as

Locke's Mill
Name of Property

Clarke County, VA
County and State

weatherboard siding was replaced where necessary and the metal roofing was replaced. Character-defining features such as the 1876 flooring, Oliver Evans box elevators, and French burrstones remain in place.

Derek Ogden, a locally renowned millwright and mill restoration expert¹, custom designed a new Hurst frame and gears for Locke's Mill. The metal Fitz waterwheel was salvaged from a period mill, saving thousands of dollars.

Secondary Resources

Millrace (Contributing Structure)

The fieldstone tailrace extends west from the mill and waterwheel. The south stone wall of the tailrace is twelve feet high and greater than 100 feet long; the north stone wall of the tailrace is 86 feet long. Archeological work demonstrated evidence of concrete footings along the south side of the tailrace. These were likely associated with the water-powered sawmill, which was once part of the mill.

Archaeological Site 44CK0130 (Contributing Site)

This site was first recorded at VDHR in 1997 by an archaeologist associated with James Madison University. Initially identified during a thorough review of existing Clarke County historical maps, the site next underwent a systematic surface inspection by archaeologists to identify cultural features associated with the historic mill. Three loci of construction materials were identified. The first loci consists of stone foundation remnants that partially enclose a rectangular depression measuring 4' x 6'. A little further southeast, to either side of the unnamed tributary, a pile of earthen rubble was identified on the stream's west bank and stone rubble was found on the east bank. The structural features are thought to have been part of a mill building that once stood here, with the most likely candidate being an 1870s up-and-down sawmill built during miller Joseph Price's ownership.² A VDHR archaeologist revisited the site in 2015. The site was found to remain in an excellent state of preservation and the site conditions were similar to when the site was originally surveyed. Due to repeated flooding of the property, however, it is not known to what extent cultural deposits from earlier eras may remain.

Manmade Millpond and Flume (Non-contributing Structure)

When operations at the mill resumed in the late twentieth century, a new manmade millpond was built along the property's eastern boundary, south of Locke's Mill Road. The new pond was necessary because the property's historic millpond is across the road on a separate parcel and is no longer associated with the mill. Because the lot size is limited, the millpond is small, and water is mechanically pumped from the millpond into the wooden trestle flume. A wooden trough elevated on wood trestles with poured concrete footers, the flume runs east to west from the tributary to the water wheel. Although needed to return the mill's to active use, the pond and

¹ Derek Ogden also restored the Waterford Mill, among others.

² Clarence Geier and Justin Kilmon, et al, "A Historical – Archeological Evaluation of Mill Sites in Clarke County Virginia," Vol. 2 (Clarke County Board of Supervisors and Virginia Department of Historic Resources, 1997), p. 62-63, 65.

Locke's Mill
Name of Property

Clarke County, VA
County and State

flume are classified as a non-contributing structure because they postdate the property's period of significance.

Integrity

Locke's Mill has retained a high level of integrity of location and setting, as the mill and its associated features are on their original location and the immediate vicinity retains its rural character. The acreage associated with Locke's Mill has decreased steadily since the late eighteenth century and reached its current size by 1946, based on county deed books. The retention of large agricultural fields interspersed with woodlots and farm dwellings in the greater vicinity are evocative of the mill's historic environment. The continuation of local agricultural activities is evidenced by current operations at the property, including a production area for organic products and one for non-organic products.

Despite repeated flooding and a long period of abandonment, Locke's Mill retains a remarkable level integrity of design, workmanship, and materials. Based on historic photos, the mill's current form has been maintained since at least the 1920s. Ghost marks of some missing features, such as holes for the grain elevator shafts, allow aspects of the historic production process to continue to be read within the building. The mill's current operation is largely based on historic processes, most notably through reconstruction of the Hurst frame and gears and replacement of the original metal waterwheel with the current version. Replacement of materials in kind, such as weatherboard siding and metal roofing, contribute to the property's historic character as well. Finally, retention of the 1870s burrstones is a major element to the mill's integrity.

With regard to integrity of association, Locke's Mill has documented, direct links to Clarke County's agricultural and industrial heritage for more than two centuries, as a mill has been located at this site since the late eighteenth century. The mill's restoration after a period of abandonment has returned to active use a once-ubiquitous resource type that has become increasingly rare since the mid-twentieth century. The property has high integrity of feeling as it continues to be a water-powered mill using a historic-age waterwheel, its original burrstones, and custom-built frame and gears that closely replicate the historic milling process. The property's picturesque setting adds to its integrity of feeling.

Locke's Mill
Name of Property

Clarke County, VA
County and State

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

Locke's Mill
Name of Property

Clarke County, VA
County and State

Areas of Significance

(Enter categories from instructions.)

INDUSTRY

ARCHITECTURE

Period of Significance

1876 - 1936

Significant Dates

1876

1936

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Price, Joseph (1876)

Ogden, Derek (1992-1998)

Hassett, Ben (2000-2012)

Locke's Mill
Name of Property

Clarke County, VA
County and State

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Locke's Mill is locally significant under Criterion A in the area of Industry as an example of Clarke County's rural milling industry. For over two centuries, water-powered gristmills and sawmills were the backbone of Clarke's robust agricultural, rural economy, particularly in the late 1800s-early 1900s, surviving even during the Civil War and subsequent collapse of Virginia's slavery-based economy. According to the U. S. Agricultural Census, milling powered the bulk of Clarke's economy from 1870 to 1930. Several factors, including reliable transportation on the Shenandoah River and the agriculturally rich limestone soils, combined to make milling in Clarke remarkably profitable. Locke's Mill is also locally significant under Criterion C in the area of Architecture as an example of the advanced technology employed in Clarke's rural milling industry. Oliver Evans, an 18th century inventor, developed a system of "continuous milling," which included elevators, pulleys, and augers, designed to move grain and flour through the mill. Evans' system not only eliminated the manual labor required to haul sacks through the mill but also eliminated lapses in production, radically transforming America's milling industry. Evans' work, along with others, heralded the Industrial Revolution in this county. The original Locke's Mill was likely adapted to the Oliver Evans system in the late 1700s by John Holker, a European industrialist who was attracted to Clarke County by its opportunities for investment. In 1876, Joseph Price rebuilt the mill and re-incorporated the Oliver Evans system of continuous production. Locke's Mill today is largely a restoration of Joseph Price's work, although only pieces of the Oliver Evans system remain. The mill primarily serves local distilleries for custom milling work, maintaining a two-and-a-half century tradition of local milling. The period of significance extends from 1876, when Joseph Price rebuilt the mill, until 1936, when flooding heavily damaged the mill and production ceased until the late twentieth century. Advances in technology – steam power, 'rolling mills,' and the railroad – coupled with heavy flooding rendered Locke's Mill obsolete for nearly 60 years before it was substantially restored beginning in 1992.

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

18th Century Clarke County and Tidewater Investors

Locke's Mill sits on acreage historically owned by Robert Carter Nicholas (1728-1780), a grandson of Robert "King" Carter (1662-1732), who patented vast acreage in Virginia's Northern Neck region. The Carters likely never visited the property, owning it only for investment and selling it to Colonel Fielding Lewis, a member of another Tidewater family. Colonel Lewis may also have never visited the property, using overseers and tenants to farm. With the collapse of the tobacco market and depletion of Tidewater soils, Clarke County made an attractive investment; land was relatively cheap and infinitely more productive than the exhausted Tidewater soils. Upon Colonel Lewis' death in 1781, the Clarke County acreage "on the river" was divided between his three middle sons: Fielding, Lawrence, and George (1757-

Locke's Mill
Name of Property

Clarke County, VA
County and State

1821). George inherited 1,078 acres, the “surplus ... on the Shenandoah River in the lower part of the whole tract.” George would later take up residence on his Clarke County property.³

In February 1790, George Lewis sold his Clarke County acreage to John Stubblefield (1730-1790) of Spotsylvania and Clarke. The deed refers to George Lewis’s inheritance from his father, “the lower part of the whole tract” as surveyed by John Mausy on November 21, 1751. The deed mentions “on which George Lewis lately resided” and “all houses, buildings, Gardens, Orchards, Ways, Waters, Water courses, Mills, Milldams, Millstones and the gear and utensils to the said Mills ...” confirming that the original Locke’s Mill was built prior to 1790.

Owing in large part to Clarke County’s rich soils and ample flowing water, there were other late colonial-era mills in close proximity to Locke’s Mill. The nearby Tilthammer Mill [DHR 021-0576], constructed before 1744,⁴ was likely the earliest mill. The Burwell-Morgan Mill [DHR 021-0023] was constructed between 1782 and 1785 as a “merchant mill,” a mill designed to serve the broader, commercial market. The Lewis family likely constructed their mill as a “planation mill” – a mill designed to serve the needs of their own estate and local customers.⁵

Stubblefield died shortly after purchasing the property and, in 1792, the property was sold to John Holker, a Frenchman living in Philadelphia.⁶ John Holker (1745-1822) was born in England, the son of an industrialist. As a boy, he moved to France, where he worked in the textile industry with his father until the age of 24, when he returned to England to apprentice under Hargreave and Arkwright. Arkwright, credited as the “father of the modern industrial factory system,” patented a method of spinning using waterpower, revolutionizing the textile industry. There is little doubt that the combination of dynamic changes during the early Industrial Revolution, excitement surrounding new technology, and the subsequent creation of enormous wealth left an impression on Holker.⁷

During the American Revolution, Holker lived in Philadelphia, working partly as Consul, partly as manufacturing investor, and partly as textile merchant supplying uniforms to the French Royal Navy. It was in Philadelphia that Holker met his future business partner, Robert Morris, financier of the American Revolution and investor in Leeds Manor, the 160,382-acre parcel that

³ Kenmore; will of Colonel Fielding Lewis 1757 as viewed online: http://www.kenmore.org/genealogy/lewis/fielding_will.html. Colonel Fielding Lewis’s will refers to a survey by Mr. Barry (also spelled Berry) although this survey has not been found. Also see SCDB 23, pages 246-250 as transcribed in Proceedings of the Clarke County Historical Association, “Early Estates of Clarke County: Springsbury” by Richard E Griffith, p. 36-38.

⁴ VCRIS Record, Tilthammer Mill, VDHR 021-0576.

⁵ Conversations with Jon Joyce, spring / summer 2018. Also see Warren Hofstra and Clarence Geier, et al, “A Historical – Archeological Evaluation of Mill Sites in Clarke County Virginia,” Volume I, Clarke County Board of Supervisors and Virginia Department of Historic Resources, 1997, page 24.

⁶ Griffith, p. 31, 32, Stubblefield to Holker, recorded February 5, 1793. It is not clear if Stubblefield ever lived at the property; at the time of his death, Stubblefield was living at nearby Long Marsh. Thomas Colston is also mentioned in the deed; it appears Colston held a note on the property prior to the sale. Thomas Colston was an adjoining landowner and also saw Clarke as an investment opportunity.

⁷ Manuscripts Division, William L Clements Library, University of Michigan, John Holker Papers, 1770-1872, as viewed online: <https://quod.lib.umich.edu/c/clementsmlss/umich-wcl-M-173hol?view=text>.

Locke's Mill
Name of Property

Clarke County, VA
County and State

encompassed the area around Locke's Mill. It is likely through his connection to Morris that Holker found his way from Europe via Philadelphia to Clarke County. The fact that an international player such as Holker found Locke's Mill an appealing investment is testimony to Clarke's lucrative, rural milling economy.⁸

A late 18th century plat offers a description of Holker's 1,076 acres in Clarke County.⁹ Two mill complexes are depicted on Holker's property. A sawmill and gristmill, which no longer remain, are located where Chapel Run meets the Shenandoah River. Further downstream, a gristmill, assumed to be at Locke's Mill, is located on an unnamed tributary. A later map, the 1806 Charles Varle Map, identifies Locke's Mill as "Jn Holker."¹⁰



⁸ Ibid.

⁹ Locke's Mill Grains's website as viewed online: <https://www.lockesmillgrains.com>.

¹⁰ Library of Congress digital archives as viewed online: <https://www.loc.gov/item/2008621756/> (1806) and (1821).

Locke's Mill
Name of Property

Clarke County, VA
County and State

Earliest known plat identifying the location of Locke's Mill at the time of Holker's 1,076-acre Purchase. The plat identifies a sawmill on Chapple [sic] Run and a grist mill (Locke's Mill) on an unnamed tributary.

Late 18th and Early 19th Century Milling in Clarke County and Oliver Evans

Late-18th and early-19th century milling was the backbone of the rural economy and attracted invention and investment.¹¹ Oliver Evans (1755-1819) was one of the geniuses of the early Industrial Revolution, making enormous contributions to milling. In the 1780s, Oliver Evans built the first "automated" gristmill in northern Delaware, just south of Philadelphia. Evans's system was based on continuous production, moving grain and flour through the mill on a system of belts, pulleys and augurs, all powered from a waterwheel. Colonial milling was labor intensive – the grinding, cooling, sifting, and packing each required different tasks and created lapses in production. Evans' idea of continuous production was revolutionary, requiring only labor to tend to machines. In addition, the efficiency of the process and speed of production protected the flour from exposure to mold, insects and vermin.¹²

In 1790, with the establishment of the U. S. Patent Office, Evans was awarded a patent for an automated flourmill "without the aid of manual labor, excepting to set the different machines in motion." By 1792, hundreds of mills, predominantly in the Philadelphia/Delaware region, were using Evans's system of continuous production. By 1795, with Evans's publication of *The Young Mill-Wright and Millers Guide*, which detailed the principals of automated and continuous milling, mills were widely converted to Oliver Evans' system of milling.¹³ Local mills that incorporated the Evans system of continuous production included the Aldie Mill [DHR 053-0114] and Waterford Mill [DHR No 401-0123].

It is likely that Holker, who was a student of England's Industrial Revolution and living in Philadelphia at the same time as Oliver Evans, was familiar with Evans's contributions to milling. Furthermore, it is probable that Holker was responsible for adapting Locke's Mill to Evans' system of continuous production. Locations along the Shenandoah River were especially valuable – flour barrels could be loaded directly onto barges and "boated" to Harper's Ferry or beyond.¹⁴ Locke's Mill's location along a reliable transportation route would have made the additional investment into automated production worthwhile.

¹¹ Mitchell, Commercialism and Frontier: Perspective on the Early Shenandoah Valley (University of Virginia Press, Charlottesville, 1977), page 177.

¹² Eugene Ferguson, Oliver Evans Inventive Genius of the American Industrial Revolution (The Hagley Museum, Greenville, Delaware, 1980).

¹³ Ibid. Evans's was the third patent awarded protection through the Patent Office, patent X3. The patent office later burned, largely destroying records of his original work.

¹⁴ Everard Kidder Meade, "Boating Flour," December 28, 1948, in "Notes on the History of the Lower Shenandoah Valley," as seen in the Proceedings of the Clarke County Historical Association, Volume XIV, 1956-1957, page 96. Also see Maral S. Kalbian, "Reconnaissance Level Survey of 1900-1941 Sites and Structures in Clarke County," as viewed online: https://www.dhr.virginia.gov/pdf_files/SpecialCollections/CK-015_Clarke_Co_Rural_Recon_Survey_1989_KALBIAN_report.pdf, page 42 for further description. A print copy of the Kalbian report is available at the Clarke County Historical Association "Boating flour" was the term used for flour transported on flat bottom barges that once navigated the shallow waters of the Shenandoah River. Even decades later, when the Ashby Gap Turnpike was constructed to Alexandria, the Shenandoah River was the preferred method of shipping.

Locke's Mill
Name of Property

Clarke County, VA
County and State

Description of the Milling Process at Locke's Mill

The original Locke's Mill was constructed in the late colonial era, when mills were labor intensive and sacks of grain and flour were manually carried throughout the mill. In addition, the various stages of milling – cleaning, grinding, cooling, sifting and packing – required separate skill sets, creating lapses in production and slowing productivity. Clarke County had a large population of enslaved African Americans; many Tidewater settlers brought with them their traditions and reliance on slave labor when they moved to Clarke. Additional labor was cheap, and wheat was plentiful.¹⁵

Oliver Evans's contribution to milling was ingenious for its development of a system of continuous production. At Locke's Mill, grain would have been brought to the mill by wagon and delivered to the second level. The workhorse or oxen would have been tied to the iron ring, which remains at the northeast corner of the building. The miller would have weighed the grain and poured the grain into a hopper, where it would be picked up by an elevator (a system of leather buckets on a continuous pulley) and delivered to the fourth level. There, the grain would have been cleaned by blowing and tumbling, then dropped to the second level through a chute and released into the hoppers above the millstone to be ground. Elevators moved flour to the third level where the "hopper boy" cooled and dried the flour, before again dropping through a chute into the bolter to be sifted. Once sifted, the flour was packed into barrels at the second level to be transported overland or to the first level to be transported down the river. Each piece of machinery was powered from the main drive shaft. The miller's involvement was limited to weighing grain and checking machinery.¹⁶

By 1799, Holker began to realize financial problems. France had failed to pay for the commissioned naval uniforms. Holker mortgaged his real estate "to secure bail for John Holker the elder [himself], \$9,000 to John Holker the younger [his son]..." and other outstanding notes. The deed of trust illustrates not only Holker's enormous debt but also Holker's vast real estate holdings, including a blast furnace in Pennsylvania; 14,000 acres of land in Kentucky and Illinois; the Springsbury Estate in Clarke County; and property in France. In 1821, Holker mortgaged his personal property "for the further security for the various sums of money advanced by Nancy [his third wife] to her husband John Holker." It appears Holker had borrowed from his wealthy wife, Nancy Stackpole Holker. Holker died a year later, never recovering financially.¹⁷

¹⁵ Kalbian, "Reconnaissance Level Survey," page 46.

¹⁶ Oliver Evans, The Young Mill-Wright and Miller's Guide (Philadelphia 1860, fifteenth edition; Reprint 2016). Also reference conversations with Jon Joyce

¹⁷ Griffiths, page 38-42. See transcription of Deed of Trust SC3:557, Holker to Robert Smith et als. The ironworks in Pennsylvania were known as the Alliance Furnace and were located in the southwest corner of the state near the West Virginia border, not far from Springsbury. The furnace was one of the earliest in the western part of the state, going into production in 1792. Holker owned the furnace in partnership with a former business partner from France and William Turnbull, who was also a purchasing agent for the Revolutionary War. The furnace stopped production only eight years later in 1802. Also see transcription of FCDB 43:358: Deed of Trust, John and Nancy Holker to Lemuel Bent (1821). The inventory shares insight into the international lifestyle of the Holkers. Items include mahogany furniture, India china and Liverpool china and silver.

Locke's Mill
Name of Property

Clarke County, VA
County and State

In 1842, the Springsbury Estate, including the mill, and personal property (which encompassed both material possessions and the estate's enslaved workforce), were auctioned under court decree. Major Nelson, Holker's son-in-law, and his wife, Anna Maria Adelaide Holker Nelson (1816-?), purchased the property for \$51,276 before immediately selling to Charles McCormick for \$49,000.¹⁸ Charles McCormick (1784-1848) was one of Clarke County's largest landowners, owning over 3,000 acres, including Cool Spring and Ellington. A working plantation such as Springsbury, with its mills and its productive agricultural land, would have been an attractive investment.

Springsbury and its mill remained in the McCormick family for three generations. In 1876, McCormick's land was divided between his great-nieces and -nephews. A tract of 400 acres, possibly the Springsbury house and surrounding acreage, went to Thomas Jr.; 250 acres of the "Mill Farm," possibly Cool Springs, went to Hannah McCormick Taylor; and 260 acres went to Nannie McCormick Lippett.¹⁹ Nannie's 260 acres adjoined Thomas' portion of Springsbury and likely encompassed Locke's Mill. It is not clear if the mill was operational at this time, as it is not mentioned in the Springsbury division. In 1870, there was an epic flood along the Shenandoah River, and what had not already been destroyed during the Civil War was possibly destroyed by flooding.²⁰

1876 – Joseph Price

That same year, C. E. and Nannie McCormick Lippett divided their 260-acre portion of the Springsbury property, selling the mill and 122 acres for \$3,500 to Joseph (1836-1923) and Mary Price. The property was described as "part conveyed to Nannie as part of 260 acres in deed of settlement."²¹ Two years later, Joseph and John Price purchased adjoining acreage from the McCormick family, 287 acres "on the river" for \$18,900,²² possibly indicating that Price lived and farmed adjacent to his mill.

The 1870 U. S. Census lists Joseph Price as aged 34 and a "dry goods and grocery merchant." Mills served as central commercial centers in rural areas, so it was not uncommon for dry goods, produce, or mail services to be located in close proximity to a mill. The mill would have been an

¹⁸ Clarke County Deed Book B:258-259; Holker Jr. and Nelson to McCormick "Springsbury Estate," (1842). Also see CCDB G:262-265, division of Dr. Cyrus McCormick land, (1861); and see Griffith, page 42.

¹⁹ Clarke County Deed Book H:144-145 Division of McCormick to three children (1867). Also see CCDB E:131-133 and CCDB E:136-138.

²⁰ National Park Service, "Great Floods of Harper's Ferry," as viewed online: <https://www.nps.gov/hafe/learn/historyculture/memorable-floods-at-harpers-ferry.htm>. Also see "The Flood of 1870: One of the worst tragedies in the written history of the Valley" as viewed online: <http://www.vagenweb.org/shenandoah/cem/flood.html>.

²¹ Clarke County Deed Book M:197, C. E. and Nannie Lippett to Joseph Price (1876). The mill property may have been sold to settle debts on the family property, Ellington Estate. This transaction is also referenced in CCDB H:144; CCDB N:360; CCDB V:144; and CCDB Q:451.

²² Clarke County Deed Book Q:451-452 Marshall McCormick to Price brothers(1882)

Locke's Mill
Name of Property

Clarke County, VA
County and State

attractive investment for Price; it is reported that the adjacent Miller's House, 'Sweetwater' [DHR 021-0434 and 021-0963], served as the local post office and general store.²³

The year that Price purchased the mill, land tax records valued the structure on the "mill lot" for \$100, a low value, indicating the mill remained derelict. Joseph Price rebuilt the mill, likely on the same stone foundation as the original, late colonial-era mill. Extant grain elevators indicate that Price rebuilt the mill incorporating the Oliver Evans' system of continuous production. Joseph Price purchased the finest grindstones, quarried from freshwater quartz, the preferred material to produce a superior grind for white flour. Shipping labels, which remain printed on the bottom of the bed stones, indicate the stones were shipped from France to Baltimore, then by rail to Summit Point, and finally overland to Locke's Mill. In addition, Price built an adjacent sawmill, also powered by the overshot waterwheel and located along the south elevation of the gristmill. Warren Hofstra and Clarence Geier's 1997 archeological reports identify three concrete foundation remnants encircling a rectangular depression, located on the south side of the water wheel and tailrace. This was likely where Price's 'up and down' sawmill once stood.

Although the Civil War did not have the same enormous destructive impact on Clarke County as on neighboring Loudoun and Fauquier counties, rebuilding the postwar economy was slow. Emancipation of African Americans brought them new opportunities, including the chance to move to urban areas for better employment options, while former slave owners had to adapt to a paid labor force and a depressed economy, with little to no construction occurring during this period.²⁴ It is notable that Locke's Mill was rebuilt during this time. Because of the reliable transportation route of the Shenandoah River, coupled with the use of the Oliver Evans system of labor-saving techniques, Locke's Mill was likely productive and profitable despite the economic instability of the times.

The 1880 U. S. Census of Manufactures lists three mills in the Chapel District of Clarke County. Joseph Price's reported the greatest revenue at \$1,000 per year, with two employees. This low number of employees and high revenue indicate that the Oliver Evans system of continuous production was still in use at Price's mill. The stated power source of the mill is listed as "overshot," confirming the waterwheel was still in use. "Warwick and [illegible]" are also listed in the Manufactures Census, but with a steam-powered mill producing \$900 in annual revenue,²⁵ foreshadowing the end of the dominance of waterpower. This same year, in the U. S. Census, Joseph Price is listed as the "Miller," indicating he took a direct hand in running the mill.

Advancements in power sources, milling technology, and transportation were quickly turning Price's Mill anachronistic. In 1870, steam appears for the first time in Virginia as listed in the U.S. Manufacturing Census; Virginia boasted 198 steam engines and 379 water-powered sawmills. By 1880, six of seven sawmills in Clarke were steam-powered, although gristmills remained largely powered by water. By 1889, steam continued overtaking water as a superior

²³ VCRIS, VDHR 021-0434, "Miller Cottage."

²⁴ Kalbian, "Reconnaissance Level Survey," page 53.

²⁵ U. S Census, Special Schedule of Manufactures, Lumber Mills and saw mills, brick yards and tile works, Chapel District, Jun1 1879 – May 31 1880

Locke's Mill
Name of Property

Clarke County, VA
County and State

source of power; "Thompson & Ogden" were operating a "Steam Planing and Saw Mill" and "Grist Mill and Corn Crusher" out of Berryville.²⁶ The Berryville Milling Company had installed steam-powered roller mills, boasting "modern machinery ... [and] a capacity of about 100 barrels of flower per day, running for 12 hours a day."²⁷ The roller mill – two cylindrical rollers – had higher capacity than traditional grist mills and were rapidly gaining popularity. Additionally, milling implements such as the "Corn Crusher" indicate that emerging technologies were challenging the time-honored burrstone.

Established transportation routes such as the Shenandoah River eventually gave way to modern-day railroads, a third strike against the profitability of Locke's Mill. Locke's Mill and the adjacent mills along the Shenandoah had historically enjoyed easy access to metropolitan markets. However, by the late 1800s, the railroad came to Berryville, linking Berryville directly to eastern markets such as Washington D.C. and Alexandria. By 1879, Briggs, just north of Locke's Mill, was a railroad stop. However, it was located just far enough away from Locke's Mill to provide no significant benefit.

1905 – The Wane of Rural Manufacturing Superiority and Waterpower

In 1905, Price sold the 3-acre "mill property" for \$1,500 to Joseph Wilson,²⁸ who continued to operate as "Price's Mill," including the "old-time up and down saw mill."²⁹ An 'up and down' saw mill would have been what is known as "sash sawn," characterized by vertical (as opposed to circular) saw marks in milled lumber. The "up and down" sawmill would have been powered by the waterwheel.

A 1905 editorial in the "Clarke Courier" titled "Manufacturing Centre of Clarke County" lends valuable insight into the waning industrial power of Clarke County. Once a powerful economy that attracted foreign investors such as Holker, Clarke County's water-powered gristmills were losing superiority to the steam-powered rolling mills. In addition, the Norfolk & Western Railway had surpassed the Shenandoah's monopoly on cheap and efficient transportation.

The "Clarke Courier" editorial elaborates by listing the enormous power of the tributaries feeding the Shenandoah and the waterpower generated by these falling streams. The remaining mills still in operation in 1905 are listed: "... Bryarly's mill, the upper and lower mills at Millwood, the water-works power at Carter Hall, the saw mill [Locke's Mill] and the Tilthammer

²⁶ Clarke Courier, Vol. 31, No. 31, Sept 20, 1899, as viewed online: <https://virginiachronicle.com/cgi-bin/virginia?a=d&d=CC18990920.1.4&srpos=8&e=-----189-en-20-CC-1--txt-txIN-steam----->.

²⁷ Clarke Courier, Vol. 31 No. 39. November 14, 1899. Manufactured flour was known as "Brilliant, "Daisy," and "Battletown Extra." See also Vol. 31, No. 44, December 1899, as viewed online: <https://virginiachronicle.com/cgi-bin/virginia?a=d&d=CC18991115.1.3&srpos=7&e=-----189-en-20-CC-1--txt-txIN-%27berryville+milling%27----->.

²⁸ Clarke County Deed Book Y:413- 414, including Plat described as part of the land conveyed to Price by Lippett and wife in 1876 Price to Wilson, (1899).

²⁹ Clarke Courier, Vol. 32, No. 9, April 18, 1900, as viewed online: [https://virginiachronicle.com/cgi-bin/virginia?a=d&d=CC19000418.1.3&srpos=6&e=-----en-20-CC-1--txt-txIN-"price%27s+mill"-----](https://virginiachronicle.com/cgi-bin/virginia?a=d&d=CC19000418.1.3&srpos=6&e=-----en-20-CC-1--txt-txIN-).

Locke's Mill
Name of Property

Clarke County, VA
County and State

mills at the river.”³⁰ The article clearly ignores the “elephant in the room” – the enormous steam-powered mill in Berryville whose enormous capacity and proximity to modern transportation would eventually render the others obsolete.

A year later, another flood damaged Locke's Mill.³¹ In 1907, the Clarke Courier ran the announcement titled, “Wilson's Mill Now in Full Operation.” It states, “Mr. Joseph Wilson, who conducts the old Price Mill, on the Shenandoah River, was in town [Berryville] Saturday and told the Courier that he is now running the mill on full time. During the high water of last summer, the mill was placed out of operation by injury from the high water and considerable time was necessary to make repairs. Mr. Wilson is now running a corn crusher, corn sheller, corn meal grinder and saw mill, all on full time and solicits the public patronage.”³²

1907 – Thomas H. Locke

In 1907, Wilson conveyed 3 acres to Thomas Locke (1866-??) for \$1,200, “known as the [illegible] property mill all the buildings on the Shenandoah River ... adjacent Jos Price, Stribling heirs, ... part of the land conveyed from C. E. Lippett and wife to Joseph Price.”³³

The 1920 census lists Locke as a “Merchant” in a “Grocery Store,” “working on his own account.” The Lockes were a large family from the Shenandoah Valley and were merchandisers and grocers. It is likely that Thomas Locke hired a miller to manage daily operations while managing the retail business of the “grocery store.” Burlap flour bags carried Locke's name along with the label “Shenandoah Mills - Berryville Virginia - Fancy Buhr Meal.” The “buhr” description would have distinguished Locke's flour from the more modern roller mills, which produced meal with a different taste.

A period photograph of Locke's Mill dating to circa 1922 reveals a great deal of information about the state of the mill at that time. The 1876 waterwheel appears to be approximately 30 feet in diameter, possibly four feet larger than the existing replacement. The frame portion of the mill is three stories, making the mill a total of four stories tall. There is a shed roof visible at the south corner of the mill, confirming the location of Price's “up and down” sawmill. Also visible is an adjacent 4' by 4' gable-roofed building, remnants of which have been identified in limited archaeological investigations, and an adjunct “office,” a one-story frame appendage at the north side of the mill.

Upon close inspection, the mill appears deteriorated. Windowpanes are cracked and some sashes are entirely missing. The flume appears to have leaking water, and it is possible that this images

³⁰ Clarke Courier, Vol. 38, No. 50, Feb 22 1905, as viewed online: [https://virginiachronicle.com/cgi-bin/virginia?a=d&d=CC19050222.1.2&srpos=1&e=-----en-20--1--txt-txIN-\"swift+shoals\"-----](https://virginiachronicle.com/cgi-bin/virginia?a=d&d=CC19050222.1.2&srpos=1&e=-----en-20--1--txt-txIN-\).

³¹ National Park Service, “Memorable Floods at Harpers Ferry,” Record floods are recorded in 1889 (34.8 feet), 1896 (33.0 feet) but none in 1906; as viewed online: <https://www.nps.gov/hafe/learn/historyculture/memorable-floods-at-harpers-ferry.htm>.

³² Clarke Courier, Vol. 38, No. 46, 9 January 1907; as viewed online: [https://virginiachronicle.com/cgi-bin/virginia?a=d&d=CC19070109.1.1&srpos=4&e=-----en-20-CC-1--txt-txIN-\"price%27s+mill\"-----](https://virginiachronicle.com/cgi-bin/virginia?a=d&d=CC19070109.1.1&srpos=4&e=-----en-20-CC-1--txt-txIN-\).

³³ Clarke County Deed Book 4:195. Also see CCDB M:197, Wilson to Thomas Locke. (1907).

Locke's Mill
Name of Property

Clarke County, VA
County and State

dates to when a diesel engine had been installed to replace the waterpower.³⁴ By the 1930s, some of Clarke County's sawmills remained in production to serve the enormous demand for construction lumber in the Washington, D.C. market. However, there was limited need for gristmills. Many went out of service or produced limited quantities of crushed oats and corn for livestock feed for the local market.³⁵ By the mid-twentieth century, demand for local flour was surpassed by cheaper alternatives from the industrialized American Midwest, effectively ending two centuries of milling superiority of local gristmills.



Locke's Mill, circa 1922 (image as seen at Locke's Mill)

By 1937, it is clear that Locke's Mill had ceased production. The year prior, another significant flood rose to the 40-foot level. The water level is recorded inside the mill,³⁶ and flooding likely destroyed what remained of the original mill. Wheat had lost its predominance as Clarke County's cash crop. With Clarke's limestone soils, horses, cattle, and apples became predominate in the agricultural economy during this period. As a result, these changing dynamics within the local economy likely made it cost-prohibitive to restore the mill to working order.

³⁴ Diesel stains are extant on the flooring at the second level, indicating the source of power was converted from water to diesel.

³⁵ Hofstra, et al., page 29

³⁶ This level is recorded in Locke's Mill by a notch, which still remains visible in the mill's structural members.

Locke's Mill
Name of Property

Clarke County, VA
County and State

Rosa Locke, now a widow, leased the mill property for additional income. Two leases are recorded on the property, and neither references the mill. One lease was held on the "south side of the road from Shepherd's Fort to Price's Mill for \$25 for five years," and another was held for \$15 "adjacent Price" for ten years. The tenants were also allowed to build a cabin. Both leases refer to "Locke's garden plot."³⁷

In 1946, Rosa Locke sold the three-acre property to William Botts Combs.³⁸ The mill went through short, successive ownerships until September 1950, when E. Blackburn Moore purchased a portion of "Baker and Clawser's Locke Mill property" and would "retain water rights."³⁹ The total acreage was 1.72 acres. Moore was born in Washington, D.C. and was living near Long Marsh in Clarke County at the time of the sale.

Late 20th/Early 21st Century Restoration

Between 1992 and 2012, the mill was substantially restored. Most of the wood elements had been destroyed by demolition-by-neglect or flooding. Iron gearing had been salvaged for scrap metal. The mill was carefully restored with framing, exterior siding, and roofing all replaced in kind. Salvaged materials, such as the six-over-six wood sash windows, were used where possible. Derek Ogden offered consultation from 1992 to 1998, providing "initial design" blueprints for the Hurst frame and gearing. Ogden also provided valuable input regarding the purchase and installation of the salvaged Fitz waterwheel. Benjamin Hassett constructed the Hurst frame, gears, and sluice box (including the pump) between 2006 and 2013.

Today, the mill remains in operation, primarily grinding grain for local distillers. As word of the working mill has spread, local restaurants and bakers have begun increasingly requesting stone-ground products. The mill's western stone assembly received USDA-certified organic status in 2017.

³⁷ Clarke County Deed Book 25:321 and 25:117.

³⁸ Clarke County Deed Book 34:508, Rosa Locke to Wm Botts Combs. (1946)

³⁹ Clarke County Deed Book 39: 221- 225, see plat. Also see CCDB 38:537 including plat of parcels B (922 sq feet) and C (74,177 square feet)

Locke's Mill
Name of Property

Clarke County, VA
County and State

9. Major Bibliographical References

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

Evans, Oliver. *The Young Mill-Wright and Miller's Guide*. Philadelphia, 1860, fifteenth edition; Reprint 2016.

Ferguson, Eugene. Oliver Evans Inventive Genius of the American Industrial Revolution. The Hagley Museum, Greenville, Delaware, 1980

Griffith, Richard E. Early Estates of Clarke County, Proceedings of the Clarke County Historical Association Volumes XI and XII 1951-1953 Clarke County Historical Association copyright 1954

Mitchell, Robert D. Commercialism and Frontier: Perspectives on the Early Shenandoah Valley. University of Virginia Press, Charlottesville, 1977.

Norris, J E, editor. History of the Lower Shenandoah Valley Counties of Fredrick, Berkeley, Jefferson and Clarke. Chicago, Illinois, 1890; reprint 2015.

Stephenson, Richard W. and Marianne M McKee. Virginia in Maps, Four centuries of Settlement, Growth and Development. Richmond: Library of VA 2000

County Archives

Clarke County Deed Books, abbreviated CCDB

Clarke County Will Books, abbreviated CCWB

Clarke County Land Tax Records, abbreviated CCLTAX

Fredrick County Deed Books, abbreviated FCDB

Loudoun County Deed Books, abbreviated LCDB

Spotsylvania County Deed Books, abbreviated SCDB

Reports

Garrow & Associates Inc., "Historical Character of the Lower Shenandoah Valley: Clarke County Archeological Assessment."

Locke's Mill
Name of Property

Clarke County, VA
County and State

Geier, Clarence R and Justin Kilmon, et al, "A Historical – Archeological Evaluation of Mill Sites in Clarke County Virginia," Volume II, Clarke County Board of Supervisors and Virginia Department of Historic Resources, 1997.

Hofstra, Warren, and Clarence Geier, et al, "A Historical – Archeological Evaluation of Mill Sites in Clarke County Virginia," Volume I, Clarke County Board of Supervisors and Virginia Department of Historic Resources, 1997.

Kalbian, Maral S. "Reconnaissance Level Survey of 1900-1941 Site and Structures in Clarke County." Prepared for Clarke County Planning Department and VDHR, July 1992.

Sigler, Carol A. "Locke's Mill History/Background," January 4, 1993, as prepared for VDHR PIF.

StudioAmmons, Waterford Mill Historic Structure Report, Waterford Foundation, 2013, as viewed online: <https://www.loudoun.gov/DocumentCenter/View/125079>

Maps, as seen at Library of Congress digital archives

Charles Varle, Map of Frederick, Berkeley, & Jefferson Counties, Virginia 1806.

John Wood, Frederick County, Virginia, 1821.

Collections

John Holker Papers, 1770-1872. University of Michigan, Manuscripts Division Finding Aids at William L Clements Library as viewed online:
<https://quod.lib.umich.edu/c/clementsmss/umich-wcl-M-173hol?view=text>

John Holker Papers, 1777 – 1822. Library of Congress on line catalogue as viewed online:
<https://www.loc.gov/item/mm78026260/>

Ogden, Derek. Drawings for Restoration of Locke's Mill, as seen at Locke's Mill, Clarke County, VA.

Interviews

Jon Joyce, Miller, Locke's Mill Grains. Spring/ Summer 2018

Carol Joyce, former owner, Summer 2018

Locke's Mill
Name of Property

Clarke County, VA
County and State

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: Virginia Department of Historic Resources
☒ Other State agency: Library of Virginia
☒ Federal agency: Library of Congress, National Park Service
☒ Local government: Clarke County Courthouse, Clerk's Office; Loudoun County Courthouse, Clerk's Office
☒ University: University of Michigan
☒ Other
Name of repository: Clarke County Historical Association, Berryville, VA

Historic Resources Survey Number (if assigned): VDHR ID #021-0435

10. Geographical Data

Acreage of Property 1.8 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

- | | |
|------------------------|-----------------------|
| 1. Latitude: 39.102050 | Longitude: -77.972270 |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

Locke's Mill
Name of Property

Clarke County, VA
County and State

1. Zone:	Easting:	Northing:
2. Zone:	Easting:	Northing:
3. Zone:	Easting:	Northing:
4. Zone:	Easting :	Northing:

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

The historic boundary corresponds to the property boundaries as recorded in Clarke County Deed Book 38, page 225. It is described as a "certain lot on the northwest side of the Shenandoah River on both sides of Route no 621 in Chapel Magisterial District, Clarke County, Virginia, known and designated as Parcel "B" containing 929.3 square feet and Parcel "C" containing 74,177.4 square feet, ... known as Locke's Mill." The true and correct historic boundary is shown on the attached Location Map.

Boundary Justification (Explain why the boundaries were selected.)

The historic boundary includes the 1.8 acres historically and currently associated with the operations of Locke's Mill. The historic boundary conforms to the lot lines established by 1946, according to county deed books, and encompasses the property's immediate historic setting as well as all known historic resources within the current parcel. The former miller's house is under separate ownership and no longer associated with the mill, and therefore is not included in the historic boundary. The location of the original millpond is no longer known.

11. Form Prepared By

name/title: Jane Covington
organization: Jane Covington Restoration
street & number: PO Box 741
city or town: Middleburg state: VA zip code: 20118
e-mail: jane@janecovington.com
telephone: 434-960-4678
date: June 19, 2018

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.)

Locke's Mill
Name of Property

Clarke County, VA
County and State

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Locke's Mill

City or Vicinity: Berryville

County: Clarke

State: VA

Photographer: Jane Covington

Date Photographed: Spring 2018

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 21 West (front) elevation, facing parking lot. Locke's Mill Road, which runs through the property, is at left-hand side of photograph.
- 2 of 21 South and west elevations. The iron Fitz overshot waterwheel was installed during the latest renovation and is 23' in diameter.
- 3 of 21 East elevation. The door on the right led to a 20th-century office. The door on the left at the first level was used to access the flume and waterwheel.
- 4 of 21 Stone wall of tailrace, facing west. The south wall of the tailrace is over 100' feet long and 12' high. The north wall of the tailrace is 86' long.
- 5 of 21 Tailrace and waterwheel, facing east.
- 6 of 21 Northeast corner of mill. An original 19th century ring to tie horses hauling grain to mill is visible at the right-hand side of the photograph. The wooden trestle flume is in the center of the photograph. The Miller's House [Sweetwater], located on an adjacent parcel, is in the background.
- 7 of 21 Facing east towards un-named tributary, which feeds the contemporary millpond.
- 8 of 21 First floor, facing west through front door to loading dock. The stone walls possibly date to the mid- to late 1700s. A grain scale is in the foreground

Locke's Mill
Name of Property

Clarke County, VA
County and State

- 9 of 21 First story, facing east, showing a pair of 12' by 12' posts supporting the summer beam
- 10 of 21 View facing south inside the Hurst frame, showing pit wheel, vertical shaft, wallower/lantern gear, and great spur.
- 11 of 21 Wooden cogs of pit wheel.
- 12 of 21 View inside Hurst frame, showing great spur and stone nut. The underside of the burrstone is just visible at top of photograph.
- 13 of 21 Underside of burrstone with original 1876 shipping label.
- 14 of 21 Second floor, facing southwest across milling platform; the west (right) runner stone is at rest, the east (left) runner stone is under the hoop.
- 15 of 21 Second floor, facing west. The mill was certified organic by the USDA in 2017.
- 16 of 21 Runner stone, resting on its crane. Burrstones were shipped as ballast from France and assembled on location.
- 17 of 21 Second floor, facing southeast towards stair to third level. Two Oliver Evans grain elevators are on right hand side of photograph.
- 18 of 21 Second floor, facing south across milling platform.
- 19 of 21 Horse and hopper assembly on top of hoop.
- 20 of 21 View up to third floor's roof rafters.
- 21 of 21 Third floor, facing south. 12' by 12' posts supporting the summer beam are in foreground.

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 100 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.



LOCATION MAP

Locke's Mill

Clarke County, VA

DHR No. 021-0435

Latitude/Longitude Coordinates

Latitude: 39.102050

Longitude: -77.972270



Title:

Date: 1/7/2019

DISCLAIMER: Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years from a variety of sources and the representation depicted is a cumulative view of field observations over time and may not reflect current ground conditions. The map is for general information purposes and is not intended for engineering, legal or other site-specific uses. Map may contain errors and is provided "as-is". More information is available in the DHR Archives located at DHR's Richmond office.

Notice if AE sites: Locations of archaeological sites may be sensitive the National Historic Preservation Act (NHPA), and the Archaeological Resources Protection Act (ARPA) and Code of Virginia §2.2-3705.7 (10). Release of precise locations may threaten archaeological sites and historic resources.



Feet

0 50 100 150 200
1:2,257 / 1"=188 Feet

PHOTO KEY - First Story

Locke's Mill

Clarke County, VA

DHR No. 021-0435

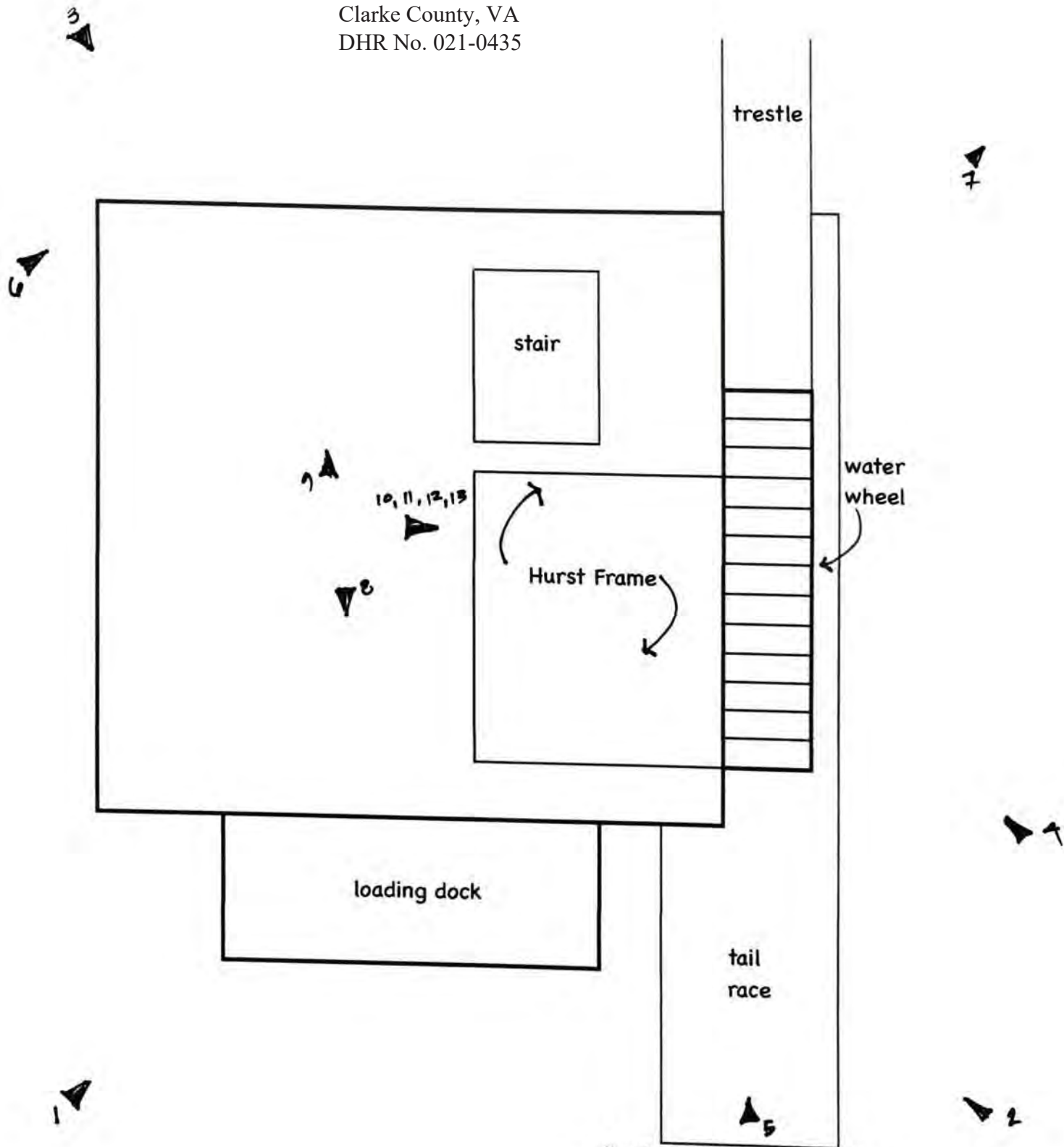


PHOTO KEY - Second Story

Locke's Mill

Clarke County, VA

DHR No. 021-0435

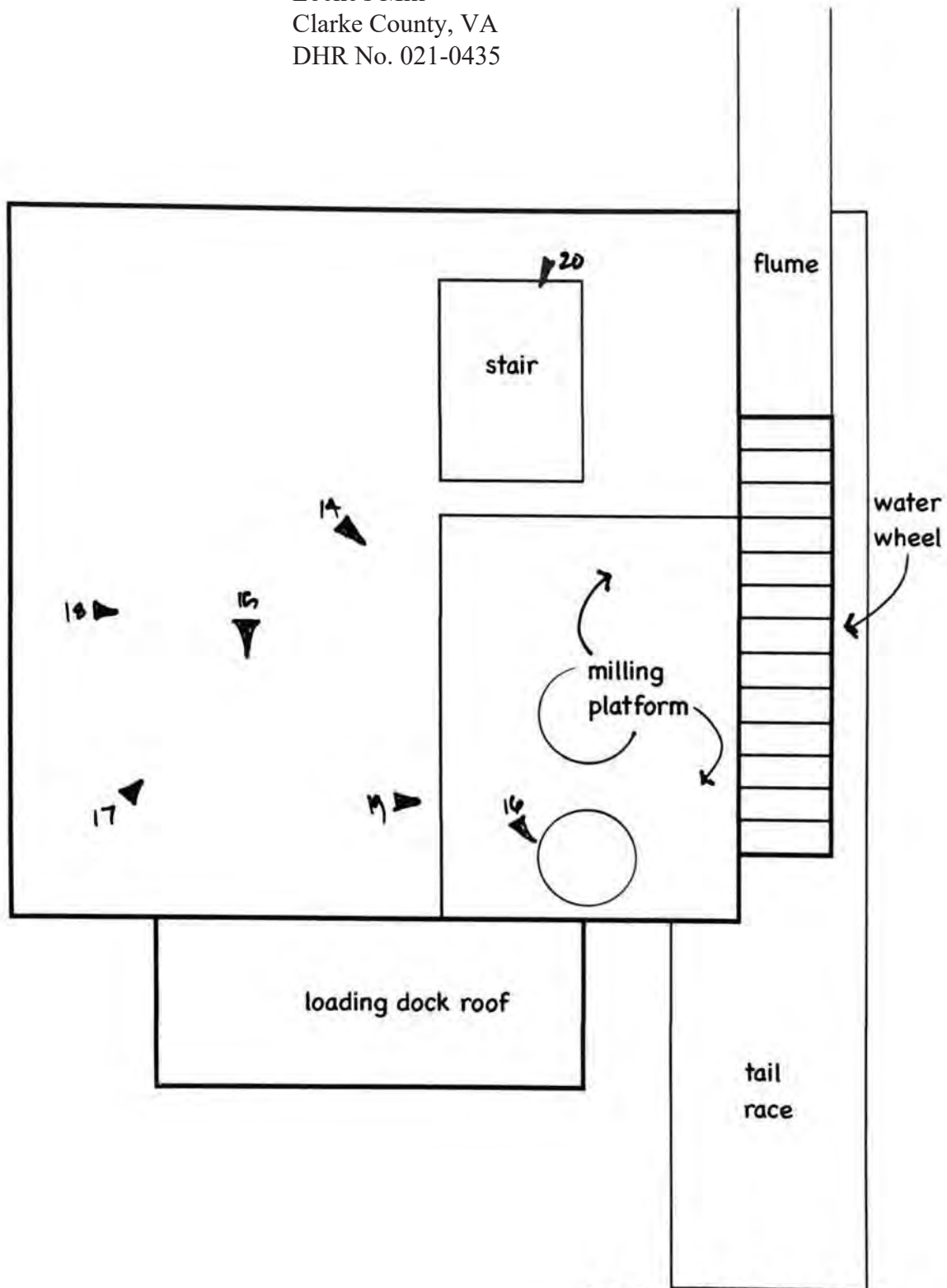
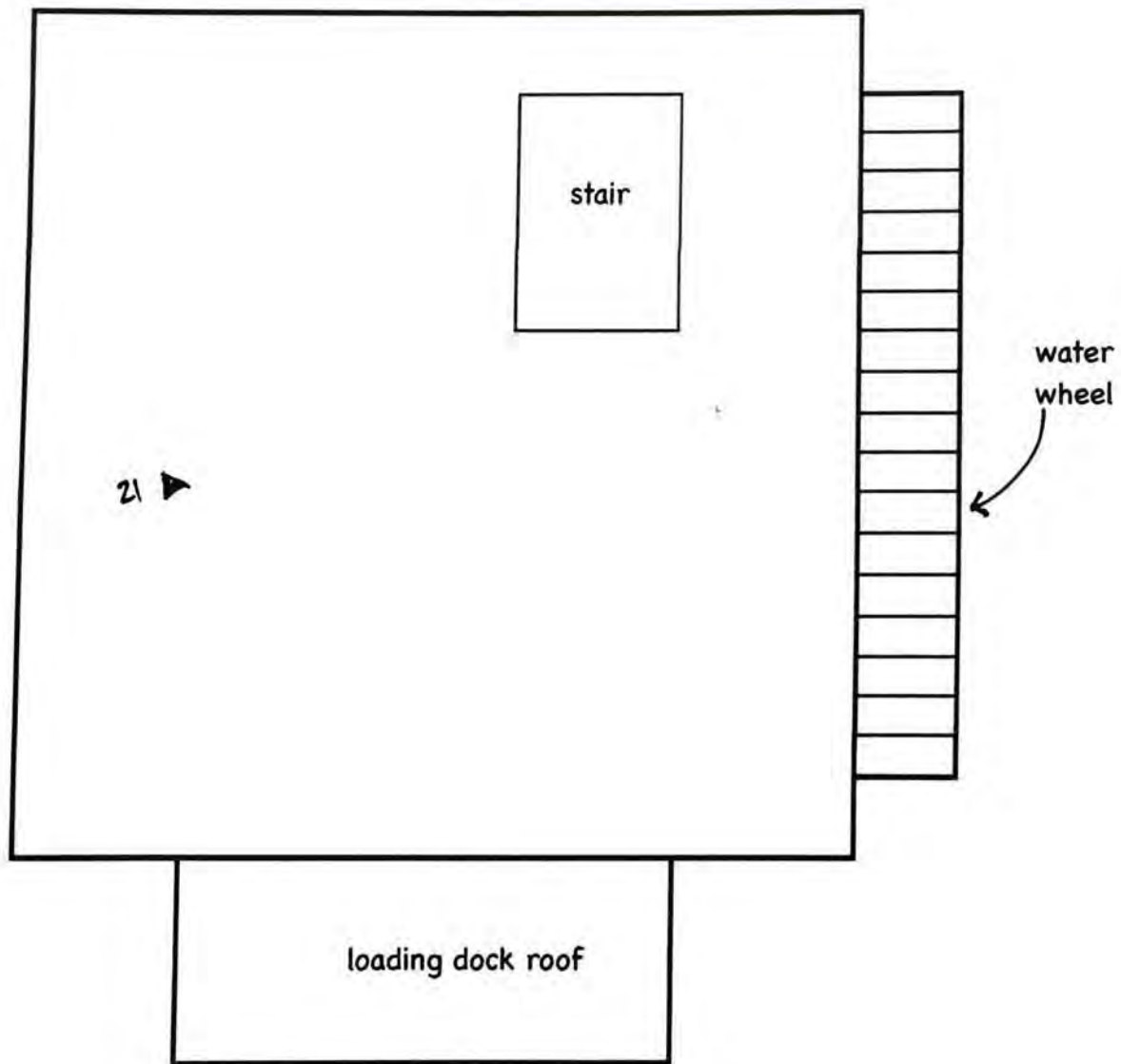


PHOTO KEY - Third Story

Locke's Mill

Clarke County, VA

DHR No. 021-0435



AERIAL VIEW

Locke's Mill
Clarke County, VA
DHR No. 021-0435



Locke's Mill

Site 44CK0130
(approximate
boundary)

Tailrace
(approximate
location)

unnamed tributary



Feet

0 50 100 150 200

1:2,257 / 1"=188 Feet

Title:

Date: 1/8/2019

DISCLAIMER: Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years from a variety of sources and the representation depicted is a cumulative view of field observations over time and may not reflect current ground conditions. The map is for general information purposes and is not intended for engineering, legal or other site-specific uses. Map may contain errors and is provided "as-is". More information is available in the DHR Archives located at DHR's Richmond office.

Notice if AE sites: Locations of archaeological sites may be sensitive the National Historic Preservation Act (NHPA), and the Archaeological Resources Protection Act (ARPA) and Code of Virginia §2.2-3705.7 (10). Release of precise locations may threaten archaeological sites and historic resources.

