PRELIMINARY INFORMATION FORM (PIF) for INDIVIDUAL PROPERTIES

DHR No. (to be completed by DHR staff) 034-0151

Purpose of Evaluation
Please use the following space to explain briefly why you are seeking an evaluation of this property. We are interested in having the mill officially recognized for its architectural and historical significance.

Are you interested in applying for State and/or Federal Rehabilitation Tax Credits? Yes X No
Are you interested in receiving more information about DHR’s easement program? Yes X No

1. General Property Information
Property name: Green Spring Mill
Property address: 617 Green Spring Rd.
City or Town: Winchester
Zip code: 22603

Name of the Independent City or County where the property is located: Frederick
Category of Property (choose only one of the following):
Building X Site Site Structure Object

2. Physical Aspects
Acreage: 22.8

Setting (choose only one of the following):
Urban _____ Suburban _____ Town _____ Village _____ Hamlet _____ Rural X

Briefly describe the property’s overall setting, including any notable landscape features:

The Green Spring Mill is situated next to Green Spring Road, Route 671, in Frederick County, Virginia. It is associated with a mill pond, approximately 2 acres in size. The setting is rural with farm land adjacent and attached. It is part of a 22.8 acre plot, PIN# 22A 46 on Frederick County’s interactive tax map. The property also contains a farm house (573 Green Spring Road), barn, and machine shed, all of which run parallel to Green Spring Road several hundred yards east of the mill. Green Spring Run, which runs west to join Back Creek in the Potomac watershed, originates on a contiguous property, owned by the same owner as the mill. West of the mill, also adjacent to the road, is a wetland through which Green Spring runs after escaping the mill pond. The creek is in a natural setting with intact riparian zones and a wetland meadow. The huge mill pond is located east of the mill and features a stone dam. The spring creek is home to native Virginia vegetation, birds, and amphibians, including a thriving population of Virginia's endangered wood turtle, Glyptemys insculpta. South of the mill is upland farm land excluded by a riparian buffer zone. North of the mill is farm land and spring-fed ponds that also run into Green Spring Run south of the pond’s dam. The small, dilapidated outbuilding on the south end of the dam was probably originally a livestock pen.
2. **Architectural Description**

Architectural Style(s): Vernacular

If the property was designed by an architect, landscape architect, engineer, or other professional, please list here: Unknown

If the builder is known, please list here: Unknown

Date of construction (can be approximate): 1801 (possibly as early as 1760-1784)

**Narrative Description:**

In the space below, briefly describe the general characteristics of the entire property, such as its current use (and historic use if different), as well as the primary building or structure on the property (such as a house, store, mill, factory, depot, bridge, etc.). Include the architectural style, materials and method(s) of construction, physical appearance and condition (exterior and interior), and any additions, remodelings, or other alterations. Briefly describe any outbuildings or secondary resources (such as barns, sheds, dam and mill pond, storage tanks, scales, railroad spurs, etc.), including their condition and their estimated construction dates.

The Green Spring Mill has been closed to the public since 2018. It operated as a grist mill and dry goods store from 1803 until 1882 when it was sold at auction to Alfred McDonald who sold it in 1890 to A. L. Anderson. In 1941, C.B. Dawson bought the mill from Anderson, at which time the milling operation was probably halted but it remained a local store until 2018. A gas station was also part of the store but the underground tanks were removed in 2018.

The 3.5-story stone and timber-framed Green Spring Mill has a standing-seam metal gambrel roof that encompasses the upper 1.5 stories of the building. Built into a banked site so that the rear elevation is a full story at the basement level, the building’s stone first floor and basement levels are laid in a random-rubble pattern. The upper frame stories are covered in weatherboard siding in the gambrel ends. The shed-roofed frame wings on the front of the building date to the 1950s. The double-hung windows contain 6/6 and 2/2-wood sash. The large brick chimney located in the northwest corner of the mill has an interior corner fireplace. A round-arched opening where a metal pipe once fed water into the interior mill wheel in the basement is located at the southeast corner of the building. The mill’s interior is remarkably intact and features exposed timber-framing along with much of the original Oliver Evan’s-based machinery, which includes a vast system of conveyors and chutes. The interior stone walls on the first floor are plastered and the exposed framing is whitewashed. The basement level, with exposed stone and unfinished timbers, contains a metal water wheel, which appears to be a replacement from the original wooden one. The upper levels of the building have exposed framing and feature various machine parts and conveyer systems that were associated with the milling operation. These workings, although not presently in functioning order, are rare surviving examples of this type of industrial resource.

The mill’s exterior is in generally good condition except for the southeast corner, which needs structural external stone repair. Wood siding on the upper floors has deteriorated and requires repair or replacement with like material. The metal roof is in fair condition, the chimney needs to be repointed, and all the windows require repair. The front of the mill is a lean-to structure probably added in the 1950s or earlier to accommodate modern electrical supplies. This addition is in poor condition and the electrical infrastructure is antiquated and inadequate.

The interior of the mill is surprisingly structurally sound but requires a good cleaning and organization of all the milling parts. The stone dam associated with the mill pond needs repair but currently holds water. A ca. 1970, two-bay, shed-roofed, frame pole shed is located at the edge of the property southwest of the mill.
The property also includes an early-20th-century farm complex south of the mill, located right along the Green Spring Road. The ca. 1900 farmhouse (573 Green Spring Road) is a two-story, three-bay, gable-roofed frame I-house with a side one-story wing. The metal roof contains interior-end brick chimneys and the front porch is supported by turned posts and sawn brackets. A rear two-story ell connects the front section to another two-story, cross-gabled rear wing. The windows and the siding have been replaced. The building was probably constructed as the miller’s house. Just to the south is a large frame bank barn on a stone foundation that appears to have been constructed ca. 1910. The barn has front and rear wings.

The contributing resources would be:
1. mill ca. 1801
2. miller’s house ca. 1900
3. bank barn ca. 1910
4. mill pond ca. 1801 with later alterations

The non-contributing resource is:
3. dilapidated frame shed SW of the mill ca. 1970

4. Property’s History and Significance
   In the space below, briefly describe the history of the property, such as significant events, persons, and/or families associated with the property. Please list all sources of information used to research the history of the property. (It is not necessary to attach lengthy articles or family genealogies to this form.)

   If the property is important for its architecture, engineering, landscape architecture, or other aspects of design, please include a brief explanation of this aspect.

Although the traditional construction date of the Green Spring Mill is believed to be 1801, it can possibly be traced back to between 1760 and 1784. When William Barrett sold the land on which the mill stands to Pendleton and Scott in 1784, there was already a mill on the property. Whether it was the present mill or not is uncertain. The architectural evidence of the current building supports a date of closer to 1800. This could be scientifically verified using the method of dendrochronology.

This mill was known as the “Green Spring Mill” as early as 1803, further supporting claims that the mill was built in 1801. It appears the name “Green Spring Mill” has been attached to the property since the beginning, although it was locally known by whomever owned the property at the time: McDonald’s Mill, Scott’s Mill, Anderson’s Mill, etc. Also, Green Spring Run was known as both “Big Spring Branch” (1784) and “Great Spring Branch” (1786) before becoming Green Spring around 1803. The mill appears on the 1809 Charles Varle Map of Frederick County.

The Green Spring Mill has a complicated history. In 1760 Lord Fairfax sold land to William Barret, who built a mill, possibly the Green Spring Mill, before selling it in 1784. The mill appears to have survived the many changes of ownership over the years. In 1788, George Scott willed the mill to his son, James. In 1803 “Scott and Russell” opened a store on the property, possibly attached to or in the mill. James Scott subsequently sold the mill to John Wright in 1813. When Wright died in 1816, he was in debt and his property, including the mill, was sold at public auction in 1818. It was purchased by James Tanquary and William Linn. It appears Tanquary and Linn rented out the mill—evidenced by two 1828 news articles, one stating the tenant was George Rissler, who left the mill that summer. An earlier article hints that the lands may have been rented out as early as 1808. Linn disappears from the record, but Tanquary later dies intestate. His property was divided into eight parts and assigned to his heirs, who then sold off their portions over time. William Rowland subsequently purchased the mill and property. He later died so heavily in debt that his personal property was sold, and the land auctioned off to settle the accounts. A Frederick County Chancery Case to settle his debts was opened in 1865 and the mill was auctioned off in 1871, with L. H. Staub being the highest bidder. At
some point before 1877, the property was then sold to Samuel McDonald, although this deed remains elusive. McDonald’s will was dated 1877, and he too died in debt, leaving a Chancery Case and causing the mill to be auctioned off. His son Alfred was the highest bidder in 1882. At an unknown time, likely around 1890, Alfred McDonald sold the mill to A. L. Anderson, who conveyed it to C. B. Dawson in 1941. The mill was sold to Dawson’s daughter Mildred and her husband in 1974, who later sold it to current owners William Shabb and Martha Wolfe in 2009.

According the 1809 Charles Varle Map of Frederick County, there were five mills along Green Spring at that time. The Green Spring Mill is the only one of these that survives. Not only is it an example of a fairly unaltered ca. 1800 mill, but it maintains integrity for its site which includes the mill pond and a later miller’s house. The complex appears to be eligible under Criterion C for Architecture and also A for its industrial history, with a Period of Significance from 1801, when the mill was constructed to 1910, when the barn was added.

Chain of Title showing sources:

2009: Instrument # 090002433
Patricia Combs and Ronald Collins (co-executors of William Dawson’s estate) To William Shabb and Martha Wolfe
1. 22.88a “known as the McDonald Mill Property” 22-A-46
2. 2 1/2a “located southwest of Green Spring Road” 22-A-45
3. 2a 3 rods and 10 square poles “located on the Southwest side of Green Spring Road” 22-A-49

1974: FCDB 424:388
Mary, William, and Mildred Dawson (Mary is C. B. Dawson’s Widow) To William and Mildred Dawson
1. 24a “together will all improvements and appurtenances thereto belonging, known as the McDonald Mill Property”
2. 2 1/2a (parcel 2 from the previous deed)
3. 2a 3 rods and 10 square poles
4. 1a northwest of White Hall
5. 2a 3 rods and 9 poles lying 10 miles north of Winchester

1941: FCDB 185:208
A L Anderson and Wife To C. B. Dawson for $4,700
1. 24a “known as the McDonald Mill Property, improved by two frame dwellings, barn and a Stone Grist Mill”
2. 2 1/2a lying along the Southside of the highway, “and being a part of the John Bailey lands”
(The Dawsons expand the mill to incorporate a store).

Ca. 1890: (recorded deed was not found)
Alfred McDonald To A. L. Anderson
This deed is referenced, but no corresponding entry is given. The deed was not found in the county index books. Anderson owns the mill in 1917.

1882: FCDB 97:490
Special Commissioners Byrd and Conrad To Alfred R. McDonald
Sold at public auction 1882
6a “with a Mill thereon...being the whole tract owned by Samuel McDonald now Dec’d, upon which he resided at the time of his death, except that portion set apart by way of Dower to his widow and also excepting the 1 ¼ acres stated in his will to have been sold to Alfred McDonald together with special warranty.”


Pre-1877: (Although deed was not found for this chancery case, it mentions that the property was McDonald's- his will is dated 1877)
L. H. Staub To Samuel McDonald

1869: FCDB 89:251
Special Commissioner Stimmell To L. H. Staub
$2000, broken into three payments over time
The property “known as the Green Spring Mills”

[chancery case 1865]
06#img
100 acres containing Mill
Rowland died heavily in debt and his estate will not cover them
1867 sold to the highest bidder for $390 (Mountain Tract)
1871 L. H. Staub was the highest bidder $2000 (Mill)

1848: FCDB 76:433
John M. Tanquary (son of James Sr.) To William Rowland
In 1844 John sells his portion inherited from James Sr. to Rowland. The bond must be paid within 5 years. Rowland appears to pay it in four years, hence the official sale in 1848.”The said Mill with the Lands and hereditaments”

*James Tanquary Sr dies in 1825 intestate. It appears his property was divided into 8 parts and assigned to heirs. The tract with the mill eventually went to chancery. What happened to William Linn is unknown.

1819: FCDB 41:403
Susannah Wright, John Griffith, Jr., Joseph Hackney (executors of John Wright) To James Tanquary Sr and William Linn
Sold at public auction on 15 June 1818 for $7,250
Same three tracts of land as previous

1813: FCDB 35:233
James Scott To John Wright (d. 1816)
$7,250 Lawful Money
3 tracts of land
1. 136a with houses, buildings, orchards, gardens, meadows, ways, paths, water courses, profits, commodities, hereditament, and appurtenances, lying on Babbs Run
2. 86a all appurtenances adjoining the corner of L Dangerfield’s corner
3. 2.5a all appurtenances lying near green spring run
"All Houses, Buildings, Mills, Mill Houses, Improvements, Machines, [illegible] in the Mill Irons, and Other Implements" and "all ore hands, ways, water, water courses, profits, commodities, hereditaments, and appurtenances"

1788: Willed (1788)
George Scott To James Scott
George directly wills James the Mill and Mill property.

1786: FCDB 21:348
Philip Pendleton To George Scott
£500 current money
"All Houses, Mills, Ways, Water, Water Courses, Profits, Commodities, Hereditaments and Appurtenances" located on the "Great Spring Branch"
**Great Spring will later be Green Spring

1784: FCDB 20:227
William Barrett To Philip Pendleton and George Scott
£400 current money
305a "Together with the Mill, Mill Irons, and appurtenances thereunto belonging with all Houses, Buildings, Orchards, Ways, Water, Water Courses" lying "at the Gap of the North Mountain on both sides of the Big Spring Branch a Branch of Back Creek"
**Big Spring Branch will later be Green Spring Branch

1760: Book K Folio 84
Lord Fairfax To William Barrett

5. Property Ownership (Check as many categories as apply):
   Private: X Public\Local _____ Public\State _____ Public\Federal _____

   Current Legal Owner(s) of the Property (If the property has more than one owner, please list each below or on an additional sheet.)
   name/title: William A. Shabb and Martha A. Wolfe
   organization: ____________________________
   street & number: 475 Green Spring Road
   city or town: Winchester state: VA zip code: 22603
   e-mail: mawrites@gmail.com telephone: 540-667-9321

   Legal Owner’s Signature: ____________________________ Date: 7/1/22
   * * Signature required for processing all applications. * *

In the event of corporate ownership you must provide the name and title of the appropriate contact person.
   Contact person: ____________________________
   Daytime Telephone: ____________________________

   Applicant Information (Individual completing form if other than legal owner of property)
   name/title: Maral S. Kalbian and Martha A. Wolfe
   organization: Maral S. Kalbian, LLC
   street & number: PO Box 468

Department of Historic Resources Preliminary Information Form 6
Rev. January 2017

7/1/2022
city or town: __Berryville___ state: ___VA___ zip code: __22611___
e-mail: __maral@mkalbian.com__ telephone: __540-955-1231__

6. Notification
In some circumstances, it may be necessary for DHR to confer with or notify local officials of proposed listings of properties within their jurisdiction. In the following space, please provide the contact information for the local County Administrator, City Manager, and/or Town Manager.

name/title: __Mike Bollhoefer, County Administrator__
locality: __Frederick County__
street & number: __107 North Kent__
city or town: __Winchester__ state: __VA__ zip code: __22603__
television: __540-665-5600__
Locator Map for Green Spring Mill 617 Green Spring Road Winchester, VA

DHR # 034-0151

617 Green Spring Rd, Winchester, VA 22603

Frog Hollow

Green Rock Farm

Green Spring Rd

Greenspring Dr.
Green Spring Mill
Frederick County, White Hall Quad
DHR ID: 034-0151

Created By: D. Bascone 5/1/2022
Sources: VDHHR 2020, ESRI 2020, VDOT 2020, VGIN 2020
Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years and the representation depicted is based on the field observation date and may not reflect current ground conditions. The map is for general illustration purposes and is not intended for engineering, legal or other site-specific use. The map may contain errors and is provided "as-is". Contact DHR for the most recent information, or data is updated continually.
Green Spring Mill_034-0151_2022_Mill poind with south view of barn