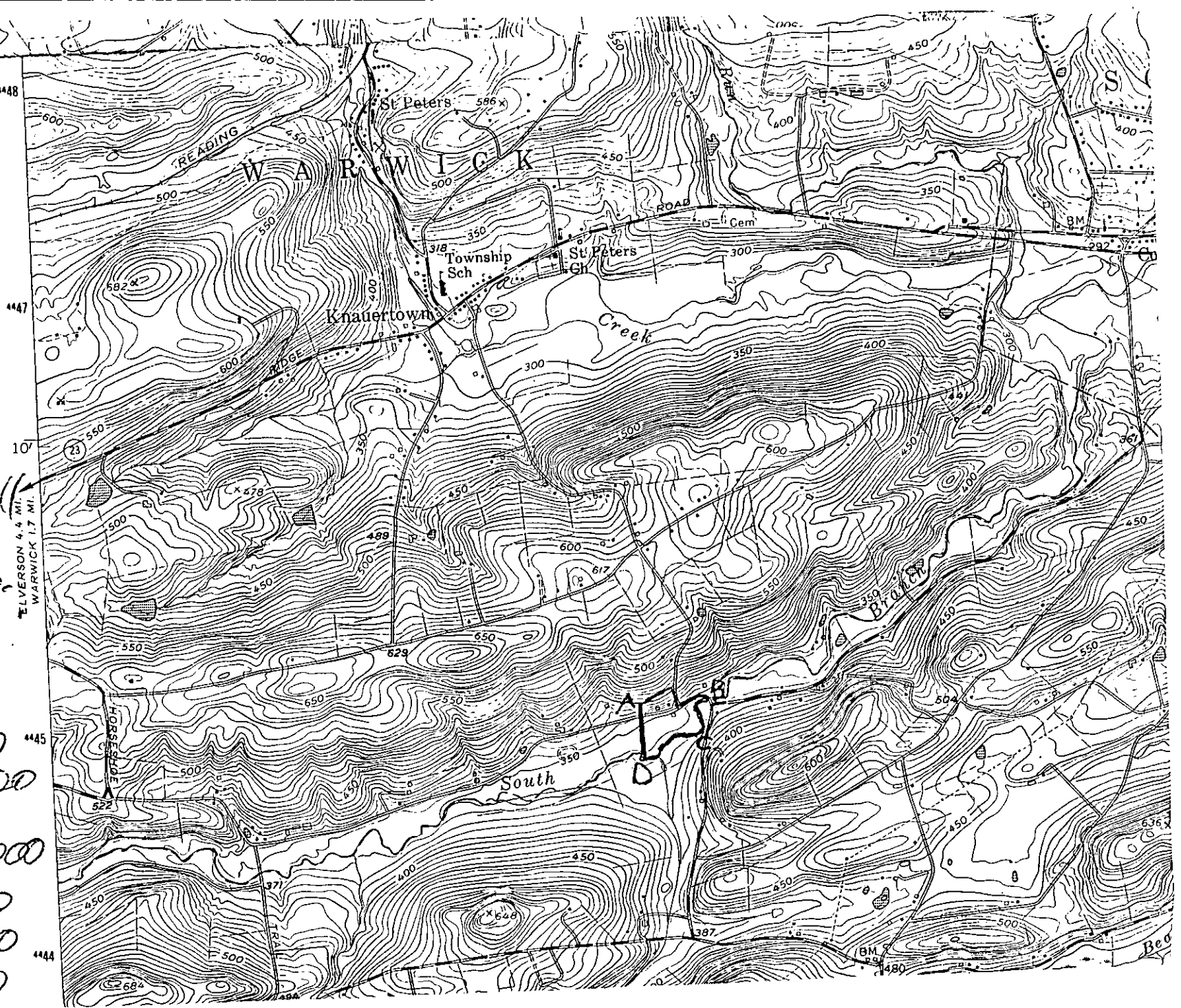
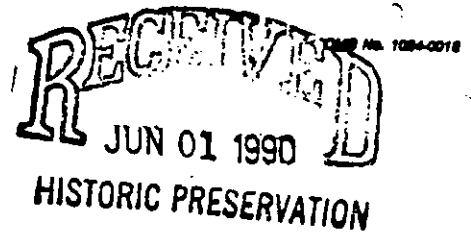


Hachley Mill  
 Farm  
 Chester Co.  
 zone 10  
 Pottstown  
 Quad

A E 438870  
 N 4445000  
 B E 439140  
 N 4445000  
 C E 439120  
 N 4444840  
 D E 4387000





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 of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 15). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

### 1. Name of Property

historic name Hockley Mill Farm  
other names/site number Mt. Pleasant Mills; Knauer, Frank, Mill

### 2. Location

street & number Warwick Furnace Road N/A not for publication  
city, town Glen Moore (Warwick Township) N/A vicinity  
state Pennsylvania code PA county Chester code 029 zip code 19343

### 3. Classification

Ownership of Property		Category of Property		Number of Resources within Property	
<input checked="" type="checkbox"/> private		<input checked="" type="checkbox"/> building(s)		Contributing	Noncontributing
<input type="checkbox"/> public-local		<input type="checkbox"/> district		<u>3</u>	<u>3</u> buildings
<input type="checkbox"/> public-State		<input type="checkbox"/> site		<u>0</u>	<u>0</u> sites
<input type="checkbox"/> public-Federal		<input type="checkbox"/> structure		<u>1</u>	<u>0</u> structures
		<input type="checkbox"/> object		<u>0</u>	<u>0</u> objects
				<u>4</u>	<u>3</u> Total

Name of related multiple property listing: N/A

Number of contributing resources previously listed in the National Register 0

### 4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  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  meets  does not meet the National Register criteria.  See continuation sheet.

Dr. Brent D. Glass *[Signature]* 10/31/90  
Signature of certifying official Date  
Pennsylvania Historical & Museum Commission  
State or Federal agency and bureau

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

\_\_\_\_\_  
Signature of commenting or other official Date  
\_\_\_\_\_  
State or Federal agency and bureau

### 5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.  
 See continuation sheet.

determined eligible for the National Register.  See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:)

\_\_\_\_\_  
Signature of the Keeper Date of Action

Function of Use	
Historic Functions (enter categories from instructions)	Current Functions (enter categories from instructions)
<u>Domestic/single dwelling</u>	<u>Domestic/single dwelling</u>
<u>Industry/manufacturing facility</u>	<u>Vacant</u>
<u>Agriculture/animal facility</u>	

**7. Description**

Architectural Classification (enter categories from instructions)	Materials (enter categories from instructions)
<u>No style</u>	foundation <u>Stone/sandstone</u>
	walls <u>Stone/sandstone</u>
	roof <input checked="" type="checkbox"/> <u>Shingle</u>
	other _____

**Describe present and historic physical appearance.**

Situated on both sides of Warwick Furnace Road at the junction with County Park Road, the Hockley Mill has three contributing buildings & one contributing structure, and three non-contributing buildings. The present enclave consists of an 18th century stone 2½ story, single pile house and annex, an 1805 stone & frame 1½ story small grist mill, an 1840 stone & frame bank barn, a 1925 frame one story utility building, and a 1965 one story frame furnace room on old stable foundations. There is also an underground spring room sealed over with a concrete slab, and entered by descending steps to its door. The millrace is evident in both head and tailrace positions on the mill parcel although connection to the original dam has been broken on the Jenkins property (adjacent on the west to the mill parcel) by a pond. All buildings face south except the mill which faces north. Together, they represent a 230 year authentic picture of use and growth at this mill site.

The miller's house (Photos #1,2,3) appears today as a 2½ story, gable-roofed bank house, exposed basement to the south, five bays (2 doors) across the facade plus 2 bays in the c.1735/40 annex. The earliest part of the house is the west basement section which dates at c.1725. A log house once stood above this foundation. Added in 1735 was the eastern 2-bay section which still holds its quoins to mark a free-standing condition when built against the log house. Sometime before, or shortly after, the Revolution, the log part of the house was replaced by a stone 3-bay first floor, 2-bay second floor, section with attic. A large internal stone chimney rises from the west gable. A small internal brick-topped stove chimney rises from the east gable. There are no windows in the end walls except one small 4-lite window in each gable at attic level. All other windows are small 6/6. The only entrance doors are on the south facade. Original shutters are found across the first floor windows, modern wooden shutters (not seen in early photographs) appear on the second floor.

The 2-story annex, dated roughly at, or shortly after, the building of the 2-bay stone east section, is attached to the west gable wall. The first floor is stone with a one door & window facade as seen in early and current photographs. The second floor is frame and was added in 1965 (best seen in Photo #2). The 1st floor was an unconnected room until 1920 when a doorway and step up was provided into the main section of the house. It has no basement.

In 1990 a two-story, shed-roofed addition (Photo 2) was constructed on the rear (north) side of the 1735 and c. 1780 sections. This addition is concrete block with stucco covering to the gable, which has clapboard siding. It is four bays wide on the north side and two bays on the east and west ends; a pent roof shelters a door and window on the west end first story. All windows are 6/6. The addition contains an all purpose room with modern kitchen, and a master bedroom suite above. Access is gained internally on each floor through a door created from an original window opening on the north side of the eighteenth century sections.

See continuation sheet

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Continuation Sheet

Hockley Mill Farm  
Warwick Township  
Chester County

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The house was advertised in 1854 with only two rooms per floor, and this floor plan remains in the main section. Doors are wide and low with no transoms, door heights being no higher than window heights. An original board partition, plastered over, but now restored, separated the two rooms on both 1st & 2nd floors.

The cooking fireplace is in the west gable wall of the basement, with a second flue for the first floor above it. The basement fireplace shows its crane seat and a covered plaster wall finish above the fireplace lintel. The first floor fireplace had a later (c.1870) mantel with plain cupboard beside it. This later mantel was removed in 1990 and replaced with a mantel shelf of simple style, more in keeping with the eighteenth century appearance of this section.

The 1840 barn (Photo #4) stands west of the house. It is stone to the square with corner quoins, frame in the gable with a large frame forebay to the south. A curved barnyard wall completes the south view. To the north is a frame one story shed extending from the stone wall of the east hay mow. A shed-roofed one floor carriage shed is attached to the west stone barn wall with part stone and part frame construction. A frame storm shelter entrance is seen in Photo #4 to the stable on the east side of the barn.

The mill building (Photos #6,8,9,10) stands directly across Warwick Furnace Road in front of the mill house. It is gable-roofed with main door in the north gable end towards the road. The basement and first floor are stone, the second and loft, both within the gable, are German sided frame. The bag hoist is at the apex of the gable. Centered in each floor on the north facade is a plank door. There are flanking windows on the first and second floor and one 6-lite window beside the loft door. The south elevation repeats the north except that there are no doors, and windows are 6-lite casements on the first and second floors. The basement is exposed on the south side showing a 6/6 window and 6-lite window. The stone arch, through which the water left the mill wheel, is also evident. Only one small window pierces the west wall. The east elevation retains two original basement level windows, 6/6, and an original first floor level plank door. A first floor window has been added to the left of the east door, probably in the 1880s when Frank Knauer had an office in that corner of the building. Early photographs indicate that the now German sided gables were once stuccoed over wood, and that there may have been a date-stone in the north gable apex.

The basic stone and frame mill structure has not changed since 1805. In a series of photographs dating from c.1860 to 1930, the chimney has been moved from the SE corner to the gable apex, then again to a mid-position along the south side of the roof. The hoist has been moved upward to the apex, possibly causing removal of the datestone, and a small shed-roofed frame, one-floor leanto on the NE corner has appeared and disappeared.

Internally, the 1805 mill was and is one room per floor. Because of rot and structural damage, the Hurst frame and basement gearing was 90% replaced in 1986-7 to the exact dimensions of the 1805 frame. Remnants of the wooden water wheel remain. Two runs of millstones remain on the first floor, each complete with hoppers, horses, shoes and damsels, and the crane for lifting the stones for sharpening. The main wooden vertical power transmission equipment is in place from the first floor up through the mill to the attic, including wooden shafts and gears. The bag hoist machinery is in place. A wooden cornmeal sifting machine, millwright built, is on the first floor, which dates to about 1890-1900, at a time when factory made machines could be bought. It was built by Frank Knauer. Also remaining is a millwright constructed wooden grain cleaning machine in the attic, and parts of the bagging equipment. A cast iron pump which pumps water to the barn, with wooden shaft and pulleys overhead, stands inside the main first floor door on the right.

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Hockley Mill Farm  
Warwick Township  
Chester County

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The mill was watered by a small pond on Warwick Furnace land about 30' wide and 60' long which fed an open headrace. The headrace was  $\frac{1}{2}$  mile long and split into 2 races just before the saw mill. The grist mill race entered the mill through a stone arch under the NW window of the mill facade, turned the wheel and exited through a similar stone arch on the south wall. The tail race is about 350 yards long and empties into French Creek just before Iron Bridge Road. Both head and tail race are clearly visible on the property. The headrace is obscured by a recent pond west of the property boundary, and the original mill pond, though not presently visible, was noted on a Dams & Waterways map, c.1960.

The non-contributing buildings - the furnace/clock building (photo #5), the utility shed (photo #7), and the springhouse (seen in photos 1,2,&3) - have undergone changes from early usage to modern usage, taking them out of their historic periods. The furnace/clock building stands between the house and barn. It is frame, horizontal board, one-story and gable roofed standing on old stone foundations which rise half way up the north wall. A new external heavy stone chimney is on the west gable. This building, converted in 1965, appears to have been a stable. It holds the furnace for the house (the 1965 owner having been very afraid of fire hazards in old homes). It also had use for the '65 owner as a clock sales and workroom. An outhouse stands a short distance uphill from this building and is just visible in Photograph #5. It is not counted as a resource in section 3 because of its small size and scale.

The utility shed (Photo #7) is a tongue-and-groove sided, one story, two room building, adapted about 1925 to workshop space. Probably built about 1900, it retains two tin ornamental horns on the peak ends of its gable tin roof, but otherwise shows no features of any importance. Early photographs show a simple small building on this spot. Doors and windows are modern innovations.

The springhouse, as seen in Photograph #3, remains, but has been capped-over with a flat cement slab with somewhat decorative iron railing at the high south end. It is still used as a pump room for the house, and is entered by descending steps and trailing Boston ivy to its door.

The architectural integrity of all standing buildings is very close to their original appearances with the exception of the furnace/clock room. The mill shows many evidences of excellent millwrighting from early days until well after factory produced machinery could be bought. Hockley Mill shows little use of factory produced machinery since Frank Knauer was a good mechanic and millwright, and found it cheaper to build in wood than to buy. Although the last operator, Jerome Haines, eventually used a gas generator for the saw mill until 1958, the grist mill never modernized to turbine or generator. Missing from the present view is the saw mill which was sold in 1973, and a frame tenant house which stood in the corner of the front yard (Photo #3). It was taken down after 1930 when road adjustments were made to the intersection of County Park Road and Warwick Furnace Road.

The house is representative of a simple, unadorned miller's house of the 18th century. It retains its original two-room floor plan, augmented by opening an internal entrance to the stone rendering room. The 1965 second floor expansion has altered part of the front elevation's appearance. The rear 1990 addition is largely hidden from front view of the house. This addition made it possible to install a modern kitchen and expand the number of bedrooms without altering the interior of the 18th century sections of the house.

**8. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:

nationally     statewide     locality

Applicable National Register Criteria     A     B     C     D

Criteria Considerations (Exceptions)     A     B     C     D     E     F     G    N/A

Areas of Significance (enter categories from instructions)

Architecture

Period of Significance

1735-1926

Significant Dates

1805

Industry

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Knauer, Christopher (1805)

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Hockley farmhouse and grist mill are one of the best preserved examples of combined early industry and vernacular architecture found in northern Chester County. Both buildings retain features of several building periods. Importance of the buildings is found in the early in-bank, add-on stone architecture of the mill house and in the industrial and later commercial activity of the grist mill over 200 years. While the mill house grew steadily from log (1725) to log and stone (1735) to all stone by c. 1780, the mill reflected an ebb and flow of importance closely tied to ownership, economic conditions and the number of later grist and saw mills raised in the immediate area.

The mill building itself is typical of the small custom mill of the 18th, early 19th century and is little changed in appearance since its reconstruction in 1805. The 18th century miller's house is typical of English, single pile, rudimentary constructed, domestic architecture found in southeast Pennsylvania. With no pretense to formal style, it satisfactorily provided its first owners with shelter good enough to be retained through the succeeding generations.

On land owned by the Hockley family from 1718 to 1787, the east end of the present house was built by Henry Hockley in 1735 as a 2-bay, 2 story addition to a then existing log house. Complete stone foundation, exposed basement facade and basement cooking fireplace of the log dwelling remain to form the basis and size of the stone replacement of the log house. This c.1780 stone house is seen in the middle 3-bay, 2½ story section. The western 2½ story, 2-bay annex was a 1½ story stone rendering kitchen (butchery) and storeroom until 1920 when it was made an internally accessible part of the larger dwelling, and in 1965 was extended upward to make an additional bedroom. The total house is a clear example of northern Chester County growth architecture, retaining parts of all phases of its development. Seen is the pioneer, who built for his necessity, the succeeding farmer or tradesman, expanding the house as family demands required and pecuniary circumstances allowed, and the businessman's residence of the 20th century.

Henry Hockley came to America from England as a young man in the second decade of the 18th century. He married Esther Rutter, daughter of ironmaster, Thomas Rutter, and sister of Anna Nutt, wife of Coventry ironmaster Samuel Nutt. He knew, or quickly learned, the milling trade, and, finding no convenient mill to the French Creek iron furnaces, set up, c.1735-40,

See continuation sheet

**9. Major Bibliographical References**

Major: Chester County Court House, West Chester, PA., Rec. of Deeds: B2-549; Z2-13.  
Chester County Court House, West Chester, PA. Archives: taxes 1765-1924.  
Knauer, Frank: 1873-1910 - Account Books, Mt. Pleasant Mills  
Hagley Museum, Wilmington, Del.: Fitz Water Wheel Accounts.

Secondary: Chester County Historical Society, Library, West Chester, PA.: Hockley, Griffith, Knauer files; Newspaper clippings, Census, Documentary: business houses.

Hockley Family papers, Knauer Family Papers, private.  
Historical Marker Survey, Ridge Road, Warwick Township. 1/14/1935. C.C.H.S.  
Consulting: Stephen Kindig, Mill specialist  
John Bowie, AIA

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 # PA 104 (John Bowie) AIA

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: \_\_\_\_\_

**10. Geographical Data**

Acreege of property 15.72 acres

UTM References

A 18 43 88 70 44 450 20  
Zone Easting Northing

B 18 43 91 40 44 450 00  
Zone Easting Northing

C 18 43 91 20 44 44 84 0

D 18 43 88 80 44 44 71 0

See continuation sheet

Verbal Boundary Description All of two tracts noted as Tax Parcels 19-9-3 and 19-9-7. Parcel 19-9-3 is bounded by Warwick Furnace Road on the south, County Park Road on the east, and lands of Garrett Brown on the north and west, containing 4.022 acres. Parcel 19-9-7 is bounded by Warwick Furnace Road on the north, South Branch of French Creek on the east and south, and lands of J. Jenkins on the west, containing 11.7 acres. The two parcels total 15.722 acres, or about 15-3/4 acres.

See continuation sheet

**Boundary Justification**

Boundaries for Tract #1 (Parcel #19-9-3) were chosen in total because the small acreage on which the house, barn, furnace/clock house stand has no logical division. Boundaries for Tract #2 (Parcel #19-9-7) were chosen in total because of the historical acreage with the mill operation and the relationship between the stream, the raceways and the mill. Nothing remains of the dam and headrace before it reaches the western boundary of parcel 19-9-7, a recent pond and farming operations having obliterated the course.

See continuation sheet

**11. Form Prepared By**

name/title Estelle Cremers, Historical Land Research, for  
organization French & Pickering Creeks Conservation Trust  
street & number R.D.#2  
city or town Pottstown,

date 2/15/1990; Revised: 5/28/1990; 9/23/90  
telephone 215-469-6977  
state PA zip code 19464

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National Park ServiceNational Register of Historic Places  
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Chester County

the first grinding operation on the South Branch of French Creek on land he already claimed. This earliest of French Creek mills, constructed of logs on a stone foundation, was 20'x30', and provided coarse feed and flour for the Nutt enterprises - Coventry Iron Furnace and Warwick Furnace.

Grist and saw mills were locally custom, or toll, mills in the 18th century, grinding on an intermittent demand schedule. In this region, they were parochial to specific iron furnaces. Hockley's mill was no exception, working essentially for the furnaces of his wife's family. Within the years 1740-1750, two other grist and saw mills were erected on the north and south branches of French Creek: the Knauer Mills, c.1744 (N.R. 1985 as John Knauer House and Mill) for the German settlement later known as Knauertown, and the Reading Furnace mills, c.1750 (N.R. 1986 as Reading Furnace) erected specifically for the Reading Plantation workers. These mills did not greatly affect the running of Hockley's mills because of the parochial nature of the mills at that time. However, in 1780, a larger mill was erected by Jacob Hager, only a mile upstream from Hockley's (N.R. 1973 as Warwick Mills) and about the same time, the Knauer mill in Knauertown was rebuilt and enlarged to become a merchant mill. These larger mills caused a temporary drop in business at the Hockley Mills, which were sold to a non-miller in 1787. Christopher Knauer, younger brother to John Knauer, however, was without a grist mill, although he owned a tilt mill forge in Knauertown and an oil mill. Seeing the opportunity at Hockley's Mills, he bought 33½ acres with the mill buildings and house in 1802, and in 1805, rebuilt on the same foundations, the grist mill which stands today. He enlarged the mill just enough to enclose the mill wheel, making it 40' wide. These four mills, Hockley, J. Knauer, Reading and Hager, of which sites Hockley is the oldest, provided flour and cattle feed to all the upper French Creek Valley for the next century and a half, which rough date brought an end to practical milling in Chester County.

Of the four mills, only the Hockley and the J. Knauer mill remain as mills, the Reading Mill and the Hager Mill having been turned into domiciles. The Hockley and J. Knauer mills differ in size, the Knauer Mill being a merchant mill twice the size of the Hockley Mill. Only the Hockley Mill authentically represents the small mill of the 18th, early 19th century, remarkably carried through intact to the 20th century.

Following economic trends, the Hockley Mill ran consistently under Henry and James Hockley as a convenience mill for the Nutt iron interests until after the Revolution. Thereafter, it had a lesser, for a time, influence on the area as Mt. Pleasant Mill under ownership of Christopher Knauer and hired millers. Christopher Knauer died in 1811, when a nephew, John Miller bought the property and became resident miller/operator until 1855. During this period, the mill exerted a strong influence on the neighborhood, roads being frequently designated "to Miller's mill" or "to the old Hockley mill."

After Miller's death, the mill again dropped in importance under two lesser ownerships, but picked up when Jonathan Knauer moved into ownership in 1868. For awhile business picked up, but with the depression after the Civil War, Knauer fell into financial troubles. The property was thrown on the Public Sale market and was bought in by Jonathan's son, Franklin Knauer, in 1887. From then until Frank Knauer died in 1926, the mills ran consistently for the neighborhood which had become a prosperous agricultural region.



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Milling by this time was highly competitive, numerous mills available within a 25 mile area, and farmers becoming aware of changing methods and new products. Few mills existed on grinding or sawing alone by 1900. Accepting the change, Frank Knauer broadened his mill base into a farm store which provided, by use of the new rail deliveries to St. Peters and to Warwick Village, fertilizers, lime, oils, bagged feeds other than corn or wheat, fencing and machinery parts. He even purchased farm machinery (and washing machines and sewing machines) on pre-order by his clients. He kept the grist mill business active by specializing in a sought-after kiln dried corn meal. The saw mill, still operating as an up-and-down saw, turned out piles of lumber. The Diston Saw Company made a replacement blade especially for Mt. Pleasant as late as 1924.

After 1926, this small custom mill and farm store became less and less important to the community. Not only was Jerome Haines, son-in-law to Frank Knauer, more interested in horticulture than milling, but also the effects of truck-mounted mills was supplanting the old practice of the farmer coming to the mill. Jerome Haines closed the grist mill in 1928 after a severe storm which broke the pond and raceway, but continued the saw mill with a gas-powered generator until 1958. Subsequent owners have not been millers nor storekeepers, and the mill site has settled into a cherished memory. Within the last twenty-five years, the major parts and the timbers of the up-and-down saw mill were sold to Smithville, New Jersey's historic restoration. Today, only the raceways mark the positioning of the saw mill.

The Grist Mill stood idle for many years, during which time the basement timbers of the Hurst frame deteriorated badly, and some parts of the walls showed signs of buckling. These were repaired in 1987, the Hurst frame being almost all replaced. The upper floors remained intact. The house represents best the long history of this site, reaching into the early 18th century and spanning 19th and 20th century periods. Architecturally, it articulates the mode of substantial, unflamboyant style and construction that needs no embellishment. The Henry Hockley Mill Farm is the most representative view of an 18th, early 19th century small country mill to be found in the area.