

6. Function or UseHistoric Functions (enter categories from instructions)
Agriculture/processing

Domestic/single dwelling

Agriculture/outbuildings

Current Functions (enter categories from instructions)
Vacant/not in use

Domestic/single dwelling

Agriculture/outbuildings

7. DescriptionArchitectural Classification
(enter categories from instructions)

Other: gristmill

Other: Vernacular house and agricultural
outbuildings

Materials (enter categories from instructions)

foundation stone

walls stone

wood

roof tin

other

Describe present and historic physical appearance.

The Hain Mill is located along Spring Creek in rural Lower Heidelberg Township. This is a hilly farming region just north of the limestone valley that traverses Western Berks County. The mill is adjacent to low-lying meadows and wooded wetlands. It is on a small farm of ten acres. The complex includes six contributing buildings; the stone mill, a stone house, a frame barn, a frame toolshed, a frame woodshed and a frame outhouse. The mill and house date from the late 18th century, while the barn and outbuildings date from the late 19th or early twentieth century. The mill is quite large for its period and is a fine example of a classic merchant mill. The property exhibits a high degree of exterior integrity.

The Hain Mill was built in 1798 and has a wooden date board. Two and one-half stories plus basement, it is three bays wide and four bays deep and measures 40'2" by 52'2". The gable roof is covered with tin. This is an especially attractive mill building with paneled Dutch doors, nine over six windows, nicely finished hoist hood extending from the wall rather than the roof ridge and stone arched opening into the wheel pit. It has "S" tie rods. Of special interest is the fenestration pattern on both sides where the first floor windows are not aligned horizontally, rather the windows over the stone floor are lowered to admit light to that area. This feature has been observed in other mills such as the Bieber Mill in Oley and is related to the multi-level arrangement to accommodate the water wheel and the mill stones.

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The mill stands on land that slopes downhill from east to west toward the Spring Creek which flows in a northerly direction. The front facade faces north. In addition to the mill doors aligned under the hoist hood, there is a ground level window furnishing light to the basement aligned under the doors. This window has nine over six sash. The east facade, opposite the front of the house, has two courses of fenestration, vertically aligned. From south to north, the end pair of windows, at standard height are located directly over the head race arch and mark the wheel pit area. The next pair of windows show the lower one below floor level, providing light into the gear pit. The next pair of openings features a Dutch door at first floor level, while the fourth pair shows the location of the office at first floor level. The south facade is straightforward in fenestration and is more steeply banked than the front facade. The west facade is three stories high with its entrance at the north side. This side also features the lowered window into the gear pit on the first floor.

The interior of the mill retains its open post and beam construction, open stairways, mill office, and general structural integrity. It is very nicely finished, having chamfered posts with lambs tongue stops and plastered walls. Its office in the northeast corner has two unusual architectural features: a corner fireplace with mantle and a small wall cabinet with a paneled door built into a recess in the outer stone wall. The attic has a knee wall. Its roof framing is extremely well built with both hewn and sawed timbers, heavily trussed. The second floor area was used as a poultry house after the milling operation ceased, so all equipment on this floor was removed. Evidence of the milling function of the building can be seen in the hurst frame, water wheel pit with turbines under silt, one millstone site (stones removed) with cutout and crane, and bag hoisting equipment in place. Part of the hurst frame is missing. Three millstones that were removed from their original location are lying against the wall. The wheel pit has a large penstock. A tunnel is located on one side of the basement. The mill is very solidly built, but in deteriorating condition due to the need of roof repairs.

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The stone farmhouse was built in 1782 according to a datestone. It is a plain featured vernacular building, four bays wide and two bays deep, with a tin gable roof and two end chimneys. There are full length porches at the front and the back. The front of the house, facing the mill is heavily planted with evergreen trees and shrubbery, obscuring it from a broad photo view. The back or west elevation is two bays wide. The house presently has two over two double hung windows with paneled shutters. The building has good integrity, overall, and is in good condition.

The other buildings on the property are frame outbuildings built about one hundred years later than the house and mill. Other than the barn these are small buildings. The barn is two stories high on a low stone foundation and is not banked. It is covered with vertical board siding. Its gable end facing the mill is the front facade. This building is used as a garage on the ground floor where it has two sliding doors. Just west of the barn is a small frame privy and west of this building is a small frame woodshed. North of the house is another frame outbuilding used as a tool shed or garden shed. These buildings have good integrity and are in fair condition.

The Hain Mill property represents two periods, its stone house and mill being earlier and historically more important structures than the rest of the farm buildings in terms of this nomination. All buildings are good examples of their type and period, however, and therefore contribute to the architectural significance of the complex.

8. Statement of Significance

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

nationally statewide locally

Applicable National Register Criteria A B C D

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

Areas of Significance (enter categories from instructions) -

Industry
Architecture

Period of Significance
1782-1939

Significant Dates
1798

Cultural Affiliation
N/A

Significant Person
N/A

Architect/Builder
Unknown

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

The Hain Mill property is eligible for the National Register of Historic Places under Criteria A and C. This property has been directly associated with the grain milling industry in Berks County during the period from 1798 to 1939. The exterior of the mill exemplifies its milling function in its architectural features and physical setting. A building of aesthetically pleasing proportions and stylistic details, this mill is a late eighteenth century example of a classic merchant mill. The house is a strongly associated building as it served as the miller's dwelling throughout the period of significance. The other outbuildings contribute to the property as ancillary farm structures that are more than fifty years old and exhibit good integrity.

The Hain family was prominent in western Berks County, beginning with George Hain, a German immigrant who came to the Tulpehocken Settlement in 1723 and purchased over 900 acres near present day Wernersville. The Hains owned a number of industrial properties, including two gristmills, a sawmill, a woolen mill and a foundry. Peter Hain is said to have built the mill on this site in 1798. The Hain family owned the mill for several generations as shown on the 1816, 1854, 1862, and 1876 maps, and Montgomery's 1886 History. Dates from the early 1900s are scratched on the interior walls when this was called the Wernersville Mill. The mill ceased operating sometime before the present owners purchased the property in 1961.

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The Hain Mill is an early example of a classic gristmill building type. These large structures represented an architectural development growing out of the steady expansion of merchant milling during the eighteenth century. By the nature of the business, the merchant mill had a requirement for storage capacity that the custom mill had never faced. Designing an additional floor above the millstone floor provided the space for grain storage and additional grain processing equipment. Examples of this type are the Hunter Mill, 1791, in Hereford Township, and the Knabb-Bieber Mill, 1809, in Oley township.

The scale and proportions of the classic merchant mill of the 1790s and early 1800s lent themselves to a more classical architectural design than was found in the smaller custom mills of the period. The Hain Mill shows this type of refinement with a nicely designed hoist hood, nine-over-six paned windows, and paneled doors. Its well built interior and its nicely finished office, with fireplace across the corner and a recessed wall cabinet, are features that might be found in period houses rather than mills. The mill on this property is much more stylish than its adjacent house.

Once part of a larger industrial complex which included a sawmill and possibly a distillery, the present complex reflects the primary purpose of this site as a gristmill property and not a farm. The acreage is small, the house is small, and the barn and other outbuildings are small, not designed for livestock or grain farming. The mill is large, however, and is the most significant building on the site both historically and architecturally. All buildings nevertheless possess the integrity of setting, design and workmanship that reflect their function as associated buildings on this important mill property.

9. Major Bibliographical References

Berks County Conservancy Multiple Property Nomination and Survey: Gristmills in Berks County, 1989

Morton L. Montgomery, History of Berks County in Pennsylvania (Philadelphia: Evert, Peck & Richards, 1886).

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 # _____

See continuation sheet

Primary location of additional data:

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

Specify repository:

Berks County Conservancy

10. Geographical Data

Acreage of property Approximately 7 acres

UTM References

A	<u>18</u>	<u>407950</u>	<u>4467270</u>
	Zone	Easting	Northing
C	<u>18</u>	<u>408120</u>	<u>4467540</u>

B	<u>18</u>	<u>408000</u>	<u>4467580</u>
	Zone	Easting	Northing
D	<u>18</u>	<u>408140</u>	<u>4467430</u>

See continuation sheet

Verbal Boundary Description

See continuation sheet

Boundary Justification

See continuation sheet

11. Form Prepared By

name/title Phoebe Hopkins, Project Director date June 1990
 organization Berks County Conservancy telephone 215 - 372-4992
 street & number 960 Old Mill Road state PA zip code 19610
 city or town Wyomissing

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BOUNDARY DESCRIPTION

Beginning at the intersection of Hain Mill Road and N. Church Street, proceed westerly along the north side of N. Church Street to the east side of Spring Creek; thence northerly along the creek approximately 1000 feet; thence easterly 500 feet to a contour line; thence southeasterly along the contour line to the north side of Hain Mill Road, approximately 400 feet; thence southwesterly along Hain Mill Road to the place of beginning, approximately 900 feet.

BOUNDARY JUSTIFICATION

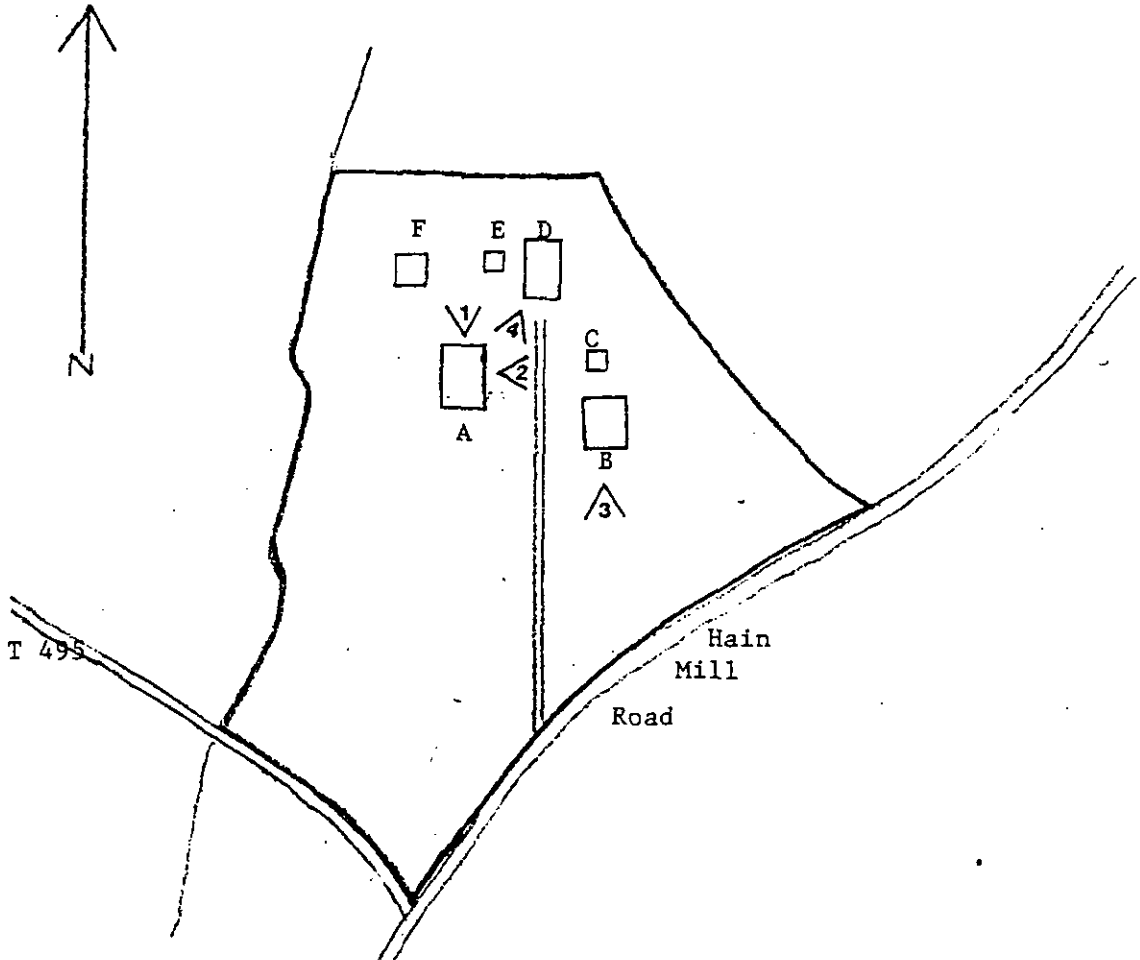
The boundary was drawn to include the contributing buildings and structures and to follow lines of convenience on the USGS map. The boundaries are partially defined by roads, the creek and contour lines. Excluded from the nominated tract is sparsely developed farm land to the north, west and east, and a wooded stream valley to the south.

HAIN MILL
BERKS COUNTY, PA

Boundary —————

Photo View <

- A Mill
- B House
- C Tool Shed
- D Barn
- E Privy
- F Woodshed



76°07'30"
40°22'30"

405000m E.

406

407

5'

409



Hain Mill
Berks County
Sinking Spring Quad
Zone 18

- A 407950 4467270
- B 408000 4467580
- C 408120 4467540
- D 408140 4467430

LEBANON 20 MI.
ROBESONIA 0.6 MI.

4466

20'

4465