

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 16). 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 Stein Mill
other names/site number N/A

2. Location

street & number Route 737 not for publication N/A
city, town Greenwich Township vicinity N/A
state PA code PA county Berks code 011 zip code 19530

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>2</u>	<u>0</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u> </u>	<u> </u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u> </u>	<u> </u> structures
	<input type="checkbox"/> object	<u> </u>	<u> </u> objects
		<u>2</u>	<u>0</u> Total

Name of related multiple property listing:
Gristmills in Berks County

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.

Signature of certifying official _____ Date _____

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

6. Function or Use

Historic Functions (enter categories from instructions)

Agriculture/processing
Domestic/single dwelling

Current Functions (enter categories from instructions)

Vacant/not in use
Domestic/single dwelling

7. Description

Architectural Classification
(enter categories from instructions)

Other: Gristmill
Federal

Materials (enter categories from instructions)

foundation stone
walls stone
wood
roof tin
other _____

Describe present and historic physical appearance.

The Stein Mill Complex is located where Mill Creek crosses Route 737 in Greenwich Township, three miles north of Kutztown. This is a rural area of farms and woodland. The complex has two historic resources including a Georgian style stone house and the mill. The mill is three and one-half stories high from the front or west elevation. It is built into a fairly steep bank at the east end where the head race entered the mill. The walls are stone with vertical board siding at both attic gables. The roof is tin. The mill contains no milling equipment and is used as an antiques shop. The stone house is two and one-half stories and was built in two sections. The house has an especially well preserved interior, retaining original painted woodwork at doors, windows and chair rails. The house and mill together represent a very attractive mid-nineteenth century merchant mill complex with good overall integrity of setting and exterior architectural features.

The Stein Mill is a large rectangular building, 37'4" wide and 45'9" deep. The front of the mill can be seen from Route 737, rising above Mill Creek a full three and one-half stories. There are three vertically aligned mill doors on the first three floors on the front, or west, facade. There is no hoist hood. An interesting feature of this mill is the fact that there are mill doors for the loading of grain at both ends. The east or rear facade has vertically aligned doors at the two upper floors, including an attic door. There is no hoist hood here, either, although an exterior pulley is mounted at the peak of the gable. There are access doors on each side of the mill, at the ground floor from the west and south, the second floor from the rear east side, and the third floor, from the east end.

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The mill is three bays wide and four bays deep. Exterior features are Dutch doors, quoins, "X" tie rods, six over six window sash, and arches into the wheel pit. Changes to the exterior include the replacement of the board siding at the attic gable ends and the probable removal of the holst hood or hoods at that time. On the south side a large door for truck access was built into the ground floor, and a one-story frame shed was attached to the rear section of the mill. These latter changes were made about 1917 when the mill was used as a Blacksmith shop.

The interior of the mill has been altered during changes of ownership and changes of use since 1899. All milling equipment has been removed. Some original architectural features survive, including some flooring, stairways, hardware, and structural elements. On the first floor (ground level), the rear wall features a central arch in the interior stone facing. This would have been the bearing arch for the overshot waterwheel. Examination of the wheel pit site reveals that the wheel could have measured sixteen feet in diameter and up to six feet in width. On the second floor, the rear wall shows evidence of the head race opening under a wood lintel, now filled in. Although the hurst frame has been removed, the location of the raised stone floor is apparent. Two stone crane fittings indicates that there were at one time four pairs of millstones. The old post and beam construction is best seen on the third floor where two large summer beams run east and west. These beams are supported by eight sided posts with lambs tongue stops and chamfered capitals at the top. In the attic can be seen a very substantial trussed roof system which now supports a tin roof. The attic has plastered knee walls. Overall, the building is in good condition.

Like the mill, the house is constructed of native field stone with quoins. There is clear evidence that it was built in two sections, a northern three bay side-hall plan building dating from the early 1800s, and a later two bay extension of the original house to produce a typical center hall configuration. When the house was enlarged, the intervening stone wall was removed. There is a central front door and two rear doors, one into the center hall and the other into the addition. All windows on the first and second floors have 12 over 8 sash. The house has a tin roof and brick chimneys at each gable end.

The house formerly had two rooms on each side of the center hall on the first and second floors. Fairly recently the partition dividing the south rooms on the first floor was removed to create a large living room with walk-in fireplace. The present kitchen and dining room are on the north side. The hall has an open stairway with wooden balluster located in the rear section, with a windowed landing along the rear wall. The upstairs bedrooms are located in the four corners, with a bathroom added in the front of the hall. An enclosed attic stairway is located over

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the other stairs. The open attic has knee walls, similar to those in the mill, in the north section.

The interior of the house exhibits many original features and materials: flooring, woodwork, doors, chair rails and moldings. The present owners took great pains in restoring the woodwork, scraping the painted surfaces to the earliest paint coat, which they retained. Colors vary in different rooms, being red, blue and mustard yellow. Black or dark paint was used for baseboards and along the bases of the doors, a common practice in Southeastern Pennsylvania. All walls are plastered. Some differences can be observed in the two sections, the northern part of the house being somewhat more refined than the addition in its detailing. These rooms have chair rails, paneled window surrounds and beaded moldings. The northeast bedroom has an elegant fireplace with carved overmantle of Federal design.

There are no intact outbuildings on the present tract, which includes the stream and meadow across the road, and the wooded hillside to the east of the buildings. An old roadway leads to the rear of the mill, running northwest and west where it joins Route 737. Although the property covers 35 acres, only the immediate mill and house east of the road is being included in the boundaries for nomination to the National Register.

The mill and house complex exhibits good integrity of setting, materials, design and association. In many ways the mill and house complement one another. Both date from the early to mid nineteenth century and embody the architectural characteristics of this period. Although there have been extensive changes to the engineering components of the mill, its exterior architecture retains its major features with the exception of its hoist hood, and the interior reveals evidence of its function as a mill. The house, too, has undergone change, including enlargement at an early period, and modernization to meet modern living demands. However, its important architectural elements, structure, materials, fenestration, floor plan, and especially its decorative details are very well preserved. Twentieth century additions to the mill consist of a frame shed or workshop attached to the west side. Of more recent vintage is a screened porch at the rear of the house. Neither of these additions alter the basic structure of the buildings nor do they detract from their ability to portray the significant time period c 1816 to 1899.

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
c. 1816 - 1899

Significant Dates
c. 1857

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 Stein Mill complex is eligible for the National Register under Criteria A and C, and is significant in the areas of Industry and Architecture. Historically, this mill has been directly associated with the grain milling industry in Berks County from 1857 to 1899. The miller's house has been associated with this milling site since the first section was built c. 1816. Architecturally, the mill and house complement one another in their construction materials, workmanship, style, scale, and setting. The mill is a good example of a mid nineteenth century merchant mill, which provided large storage areas on its upper floors. The house is a stylish building that reflects the prominent status of the mill owner in the community. It combines the same solid workmanship seen in the mill with Federal design qualities that elevate it above the more common plain-featured vernacular farmhouses of the region.

The history of the mill site dates to the early 1800s, if not earlier. In 1816 there was a mill here owned by a Mr. Leonard. The original three bay house probably dates from this period. Later, the mill was operated by Daniel K. Siegfried, who sold the property to William Christ in 1856. Christ owned another mill downstream. In 1857 Adam Stein bought the mill property and replaced the earlier mill with the present structure. He operated this building as a merchant mill, producing flour and feed for the regional market until he sold the property in 1899. Stein was the last miller on the premises. In 1917 Arthur Kroninger used part of the building as a Blacksmith shop and added the frame shed on the west side. In 1969 Jack Lamm acquired the property. He removed the works of the mill and converted the building to an antiques shop. The present owners purchased the property in 1973. They continue to operate an antiques business in the mill building.

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The Stein Mill complex is one of the many properties that represents the heyday of the milling industry in Berks County. During the 1816 to 1865 period, a time of rapid urbanization in eastern Pennsylvania and western New Jersey, Berks and the other Pennsylvania German counties served as the "breadbasket" to the Philadelphia region. Because of the increased demand for their products, millers undertook a "great rebuilding" of Berks gristmills. Colonial period mills were torn down and replaced with new structures. Of the present mills surveyed in Berks County, forty-three date from this period. When Adam Stein purchased the property in 1857, the mill had three pairs of stones and processed 5,400 bushels of grain a year. Stein, a man of importance in the community, being a farmer and owner of a whiskey distillery, decided to tear down the old mill, increase the capacity, and invest in the promise of future growth.

The Adam Stein Mill and House are attractive examples of mid-nineteenth century architecture, befitting a man who achieved local prominence. In addition to his agricultural and industrial interests, Stein took an interest in public affairs, serving as a founder of the Keystone State Normal School, and later as a County Commissioner. His mill was a classic merchant mill, which employed Oliver Evans' automated milling innovations, and processed large quantities of grain. The presence of both front and rear loading areas is not often seen in this type of mill, but would have facilitated the unloading of more than one wagon at a time. The fact that Stein was also the owner of several other farms as well as a distillery nearby leads one to surmise that Stein used the mill to process his own wheat for flour and his rye for whiskey.

The Berks County Gristmill Survey of 1989 examined five mills in Greenwich Township, of which three were determined eligible for the National Register. Of these three properties, the Merkel, Kutz and Stein Mills, only the Stein Mill complex has mill and house of similar stylistic and architectural features. This complex therefore represents both the industrial and architectural heritage of the 1816 to 1899 period in the annals of Berks grain milling.

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 2.5 acres

UTM References

A	118	4319800	44892000
	Zone	Easting	Northing
C	118	4320500	44892500

B	118	4319000	44893000
	Zone	Easting	Northing
D			

See continuation sheet

Verbal Boundary Description

See continuation sheet

Boundary Justification

See continuation sheet

11. Form Prepared By

name/title	<u>Louise Emery, Consultant</u>	date	<u>June 1990</u>
organization	<u>Berks County Conservancy</u>	telephone	<u>215 - 372-4992</u>
street & number	<u>960 Old Mill Road</u>	state	<u>PA</u>
city or town	<u>Wyomissing,</u>	zip code	<u>19610</u>

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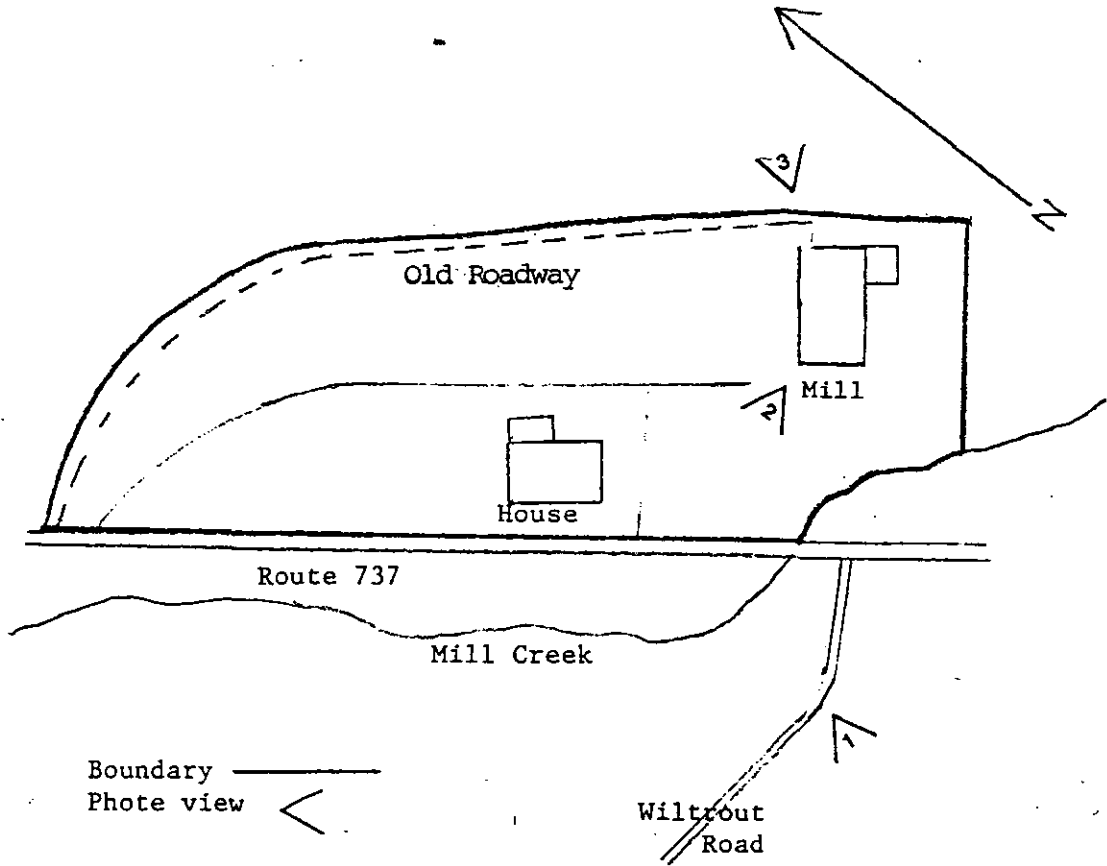
VERBAL BOUNDARY DESCRIPTION

Starting at the northeast corner of the bridge over Mill Creek on Route 737, proceed northerly along the road to the north side of an old roadway, approximately 500 feet; thence follow the northern side of the roadway, continuing in the same line, north and east of the mill, approximately 650 feet; thence continue southwesterly to the northeast side of the creek, approximately 100 feet; thence continue easterly along the stream to the place of beginning.

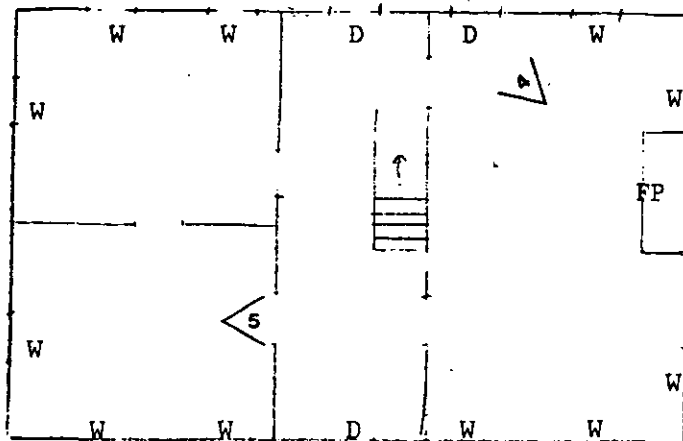
BOUNDARY JUSTIFICATION

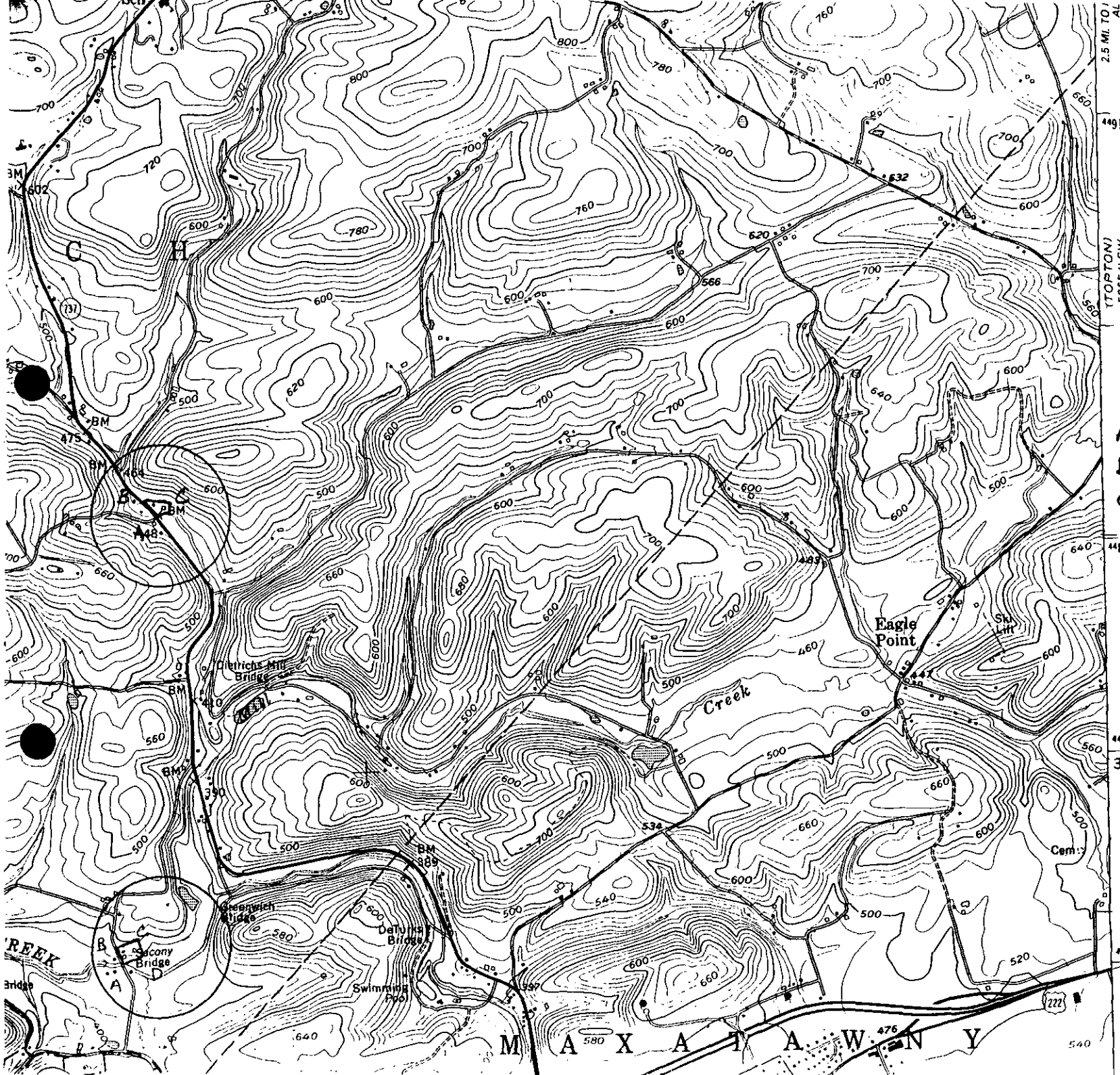
The boundaries have been drawn to include all contributing buildings and structures. The road, stream and roadway form sections of these boundaries. Excluded are the low lying fields and modern house directly across the road from the property and the wooded hilly slope north of the mill complex.

STEIN MILL
BERKS COUNTY, PA



STEIN HOUSE FIRST FLOOR PLAN





Stein Mill
 Berks County
 Kutztown Quad
 Zone 18

- A 431980 4489200
- B 431900 4489300
- C 432050 4489250

2.5 MI. TO 1 AL
 (TOPTON)
 5865 II SW
 4491
 4489
 4488
 32'30"
 4487
 1.4 MI.
 MONTEREY (PA. 308) 16 MI.
 LENTOWN (JUNC. PA. 308) 16 MI.

Kutz Mill
 Berks County
 Kutztown Quad

M A X A T A W N Y