

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 Mill at Lobachsville

other names/site number N/A

### 2. Location

street & number Mill Road

not for publication N/A

city, town Pike Township

vicinity N/A

state Pa

code Pa

county Berks

code 001

zip code 19547

### 3. Classification

#### Ownership of Property

private

public-local

public-State

public-Federal

#### Category of Property

building(s)

district

site

structure

object

#### Number of Resources within Property

##### Contributing

8

2

10

##### Noncontributing

\_\_\_\_\_ buildings

\_\_\_\_\_ sites

\_\_\_\_\_ structures

\_\_\_\_\_ objects

0 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/processingDomestic/single dwellingAgriculture/outbuildings

Current Functions (enter categories from instructions)

Vacant/not in useDomestic/single dwelling**7. Description**

Architectural Classification

(enter categories from instructions)

Other; gristmillOther; Vernacular dwelling and agricultureoutbuildings

Materials (enter categories from instructions)

foundation stonewalls stonewoodroof steelother wood

Describe present and historic physical appearance.

The Mill at Lobachsville and complex are located along Pine Creek in Pike Township about one-half mile north of the village of Lobachsville on Mill Road. It is in a rural setting with fields to the south and wooded hills to the north. This section of the township is considered the northern boundary of the Oley Valley. The ten historic resources on the property include two contributing structures; the watercourses (races and pond), a 19th century one story, stone and frame pig sty with gabled wood shingle roof, and eight vernacular style buildings; an 1887 stone and frame, banked 3 stories plus basement mill with corrugated steel gable roof, a c 1745 2 1/2 stories stone and frame farmhouse with gabled wood shingle roof, an 18th century, 2 1/2 stories stone settler's cabin with gabled wood shingle roof, a 19th century, one story stone and frame summer kitchen with gabled wood shingle roof, a 19th century, one story frame ice house with gabled wood shingle roof, a 19th century one story frame wagon shed with corrugated steel roof, a c 1814 two mow, stone and frame barn with gabled tin roof over wood shingle, a frame one seat privy with a shed type roof. The resources have few changes that interfere with their ability to portray the significant time period.

The c 1745 farm house has 6/6 windows on the second floor and 9/6 on the first floor. This structure was originally a house-mill, the mill portion having been removed at the time the present mill was built; its east wall is therefore of frame construction. It is of the Germanic central chimney form. The house was extensively restored in 1968 and a frame wing added to the east facade.

The settler's cabin was originally 1 1/2 stories but at some undetermined date a second story was added. The cabin

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Mill at Lobachsville

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has a large walk-in fireplace. The building was restored in 1965, and is now used as an office by the present owner. The summer kitchen includes a large fireplace, bake oven, and smoke chamber. There are three windows, with 6/6 sash.

The frame ice house on a stone foundation has double walls for insulation and doors placed to facilitate loading of the ice from the mill pond. It is now a temperature controlled archives building.

The pig sty has three walls of stone; the fourth, or south wall of frame has three openings to the now removed pig pens. Apart from the removal of the interior board pens, the building is unaltered. There is one window with four pane sash in the north wall.

The frame wagon shed is open on the south side and has an overhanging roof of clay tiles.

The bank barn is an excellent example of the typical small, early, 19th century form of the region. The gable end walls and rear wall are of stone, a ramp leads to the threshing floor. The front or east facade is frame. The lower level contains a central entry with cow stalls to the north and horse/mule stalls to the south. There are two hay/straw drops from the mows above. Each frame gable has a 6/6 window and there are five more windows in the east facade.

The present mill is 32 by 41 feet, of stone construction to the third story which is frame and covered with German siding. The windows contain 6/6 sash. There are three doors on the south facade, those of the second and third floors being of the dutch type to accommodate the bag hoist, the rope of which drops from a hood roof which is an extension of the roof ridge. The building is banked to the east against the mill pond. There is a door into the basement on the west facade. A frame addition measuring 14' by 18' is attached to the east facade and relocated the mill office from its former place in the southwest corner. Water entered the mill through a stone arch in the east facade and exited through one in the west facade, continuing through a stone arch tunnel approximately three hundred feet long.

The mill is unaltered throughout and contains all its ~~power transmission~~ machinery except the overshot water wheel which was removed in 1976. The mill was in constant

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operation under the last miller, Clarence Yoder, until 1965. There are three pair of millstones in place, two of French buhr for milling wheat and one of local origin - quarried on the hill just to the south of the mill - for feed milling. All of the parts necessary to operate the millstones are in place, including the stone furniture, two stone cranes, crane screws, handles, and bales. The proof, paint, eye, furrow, and tram staffs for dressing and adjusting the millstones and their drive parts remain. The second floor contained, in addition to grain storage bins, the flour dressing machinery, removed after David Rehnert, builder of the present mill, ceased milling wheat into flour in 1903. There is a cob crusher on this level. The third floor was used for grain storage. It contains the bucket elevator heads, bag hoist mechanism and drive from the water wheel for both.

Water to power the mill is taken from Pine Creek by a low diversion dam and flows to the mill pond through a head race approximately one third mile long. The flood and head gates of the race are intact. The mill pond has a 1 1/2 acre surface area. Water returns to Pine Creek in the village of Lobachsville through a tail race equal in length to the head race. All water courses flow and the water power is maintained.

The present dwelling was originally the house part of a house-mill. The mill portion was razed when a new mill was built in 1887. When the house was remodeled in 1968 the kitchen was relocated to a newly built addition. A second story was added to the settler's cabin at an undetermined date and it now serves as the office of the owner. The ice house was renovated into a temperature controlled archives building. The pens were removed from the pig sty. An addition was added to the south side of the mill where the office was relocated. The interior of the mill is unaltered with the exception of the overshot water wheel which was removed in 1976. The watercourses are intact and well maintained and are capable of delivering water power to the mill. These changes do not interfere with the essential physical features that enable the historic resources to convey their past identity and character and portray the significant time period c 1745 to 1939 the cut-off date for National Register eligibility.

**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

1745 to 1939

Significant Dates

1887

c 1745

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 Mill at Lobachsville and complex are eligible for the National Register under Criteria A, and C. This complex is significant for its association with the county gristmill industry being representative of a pattern of mills which were part of family farms. The property is also an architecturally significant example of a mill/farm complex; the buildings are typical Berks County mill and farm buildings each representative of their type.

The original patent for the property was granted to William Pott in 1746; a mill already existed in 1745. In 1765 the early mill was replaced by a large stone structure 85 feet long, that served as both a home and a mill. The property went from William Pott to his son John, and then to Henry Spigelmeyer, who sold it to Henry Grim. The maps of 1816, 1854 and 1862 show the Grims as owning the mill. The owner on the 1850 census was Jonathan Grim, the mill had three pair of stones with a capital of \$4,000, processed 6,800 bushels of grain having a product value of \$4,600. One man operated the mill earning \$9.00 a month.

In 1875 David M. Reinert came to Lobachsville to run the mill. He purchased the property in 1877 removed the mill portion of the 85 foot long house-mill and in 1887 built the current mill. Reinert concentrated on the milling of feed and discontinued flour-making in 1903.

The last full-time miller was Clarence S. Yoder, who commenced operating in 1925 and discontinued operations in

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1965. That same year teacher-historian Richard N. Shaner purchased the property, and he sold it to Stephen Kindig in 1968.

The buildings in this complex represent a complete small farm and mill property constructed over a period of 150 years. Architecturally, the buildings reflect their intended uses and are well preserved examples of each particular form of Berks vernacular architecture and include the farmhouse with Germanic central chimney, stone and frame merchant type mill, bank barn, summer kitchen, settler's cabin, wagon shed, pig sty and ice house--typical Berks building types, and with the exception of the mill, found on many self-sufficient farms.

Although the resources on this property vary a great deal in date they have been altered by gradual organic growth as new needs arose and they form an aesthetically pleasing group: the buildings complement one another in workmanship, setting, style and the use of stone and frame as construction materials.

This mill complex along with the Geiger, Weidner and Thompson complexes illustrate an interesting finding of the Berks County Gristmill Survey: the majority of early mills surveyed were part of working farms. The building functions on these properties were, therefore, inter-related - the mill, house and outbuildings serving the mill and farm. This house not only served as the home of the miller/farmer for most of its history, it was structurally part of an earlier mill on this site being, the house portion of a house-mill. The several owners were, by occupation, millers operating a commercial business in flour and, or feed. Additionally, ice cut on the mill pond was stored and sold and the farm provided the food needs of the family. The buildings have been part of the property since their construction. These factors give the buildings historical associations to each other and to the milling industry.

The Mill at Lobachsville and complex have served the residents of the area for over two hundred years, first as a custom mill grinding the local farmers grain into flour and feed, later continuing the custom business but also grinding grain for the market. An excellent power source, keeping abreast of change through expansion and new machinery enabled milling to be carried on at this site for two hundred years and play an important role in the long history of milling in Berks County.

**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**

Acreege of property 31 acres

**UTM References**

A	<u>18</u>	<u>437960</u>	<u>4473340</u>
	Zone	Easting	Northing
C	<u>18</u>	<u>437700</u>	<u>4473520</u>

B	<u>18</u>	<u>438540</u>	<u>4473870</u>
	Zone	Easting	Northing
D	<u>18</u>	<u>437630</u>	<u>4473300</u>

See continuation sheet

**Verbal Boundary Description**

See continuation sheet

**Boundary Justification**

See continuation sheet

**11. Form Prepared By**

name/title Louise Emery and Stephen Kindig, Consultants  
 organization Berks County Conservancy date June 1990  
 street & number 960 Old Mill Road telephone 215 - 372-4992  
 city or town Wyomissing state Pa zip code 19610

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Mill at Lobachsville

Verbal Boundary Description

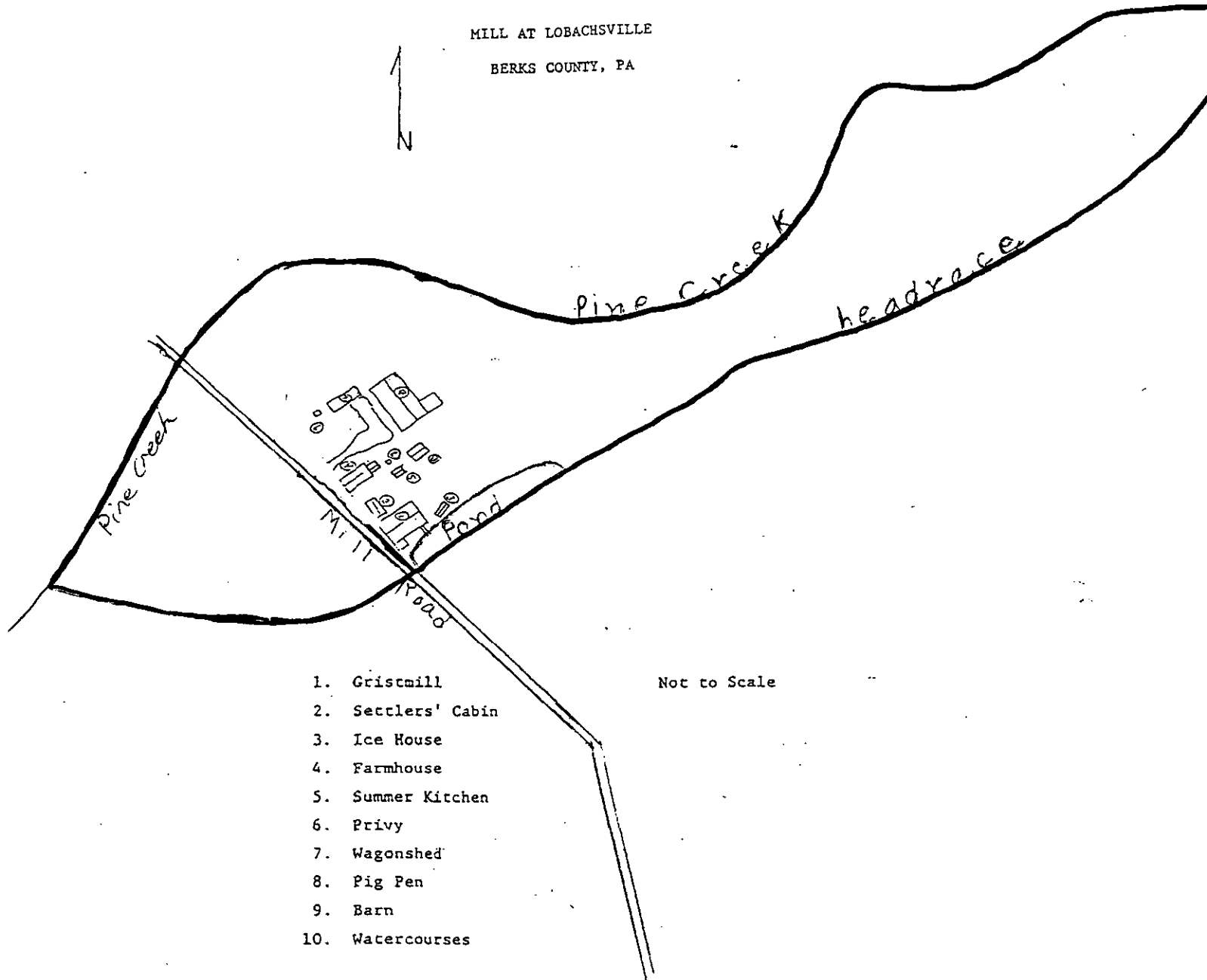
Starting at the point on Mill Road closest to the southeast corner of the mill pond, proceed northeasterly along the southeastern edge of the mill pond and continuing along the southeastern edge of the head race to Pine Creek, approximately 2,500 feet; thence southwesterly along the southeastern edge of Pine Creek, crossing Mill Road and continuing a total of approximately 4,200 feet to the west side of the tail race, thence southeast approximately 1,000' feet to the place of beginning.

Boundary Justification

The boundary was drawn to include all contributing buildings and structures. The mill pond and head race and tail race were included because they are maintained in excellent condition and are capable of supplying power to the mill. All buildings in the complex have excellent integrity and have been historically associated with this mill property which operated until 1965. The boundary is defined by the edge of the pond, head race, creek, and tail race. Excluded are meadow and farmland to the west and south and a small farm property to the east. Also excluded to the west is the village of Lobachsville.



MILL AT LOBACHSVILLE  
BERKS COUNTY, PA



1. Gristmill
2. Settlers' Cabin
3. Ice House
4. Farmhouse
5. Summer Kitchen
6. Privy
7. Wagonshed
8. Pig Pen
9. Barn
10. Watercourses

Not to Scale

Key

————— Boundary

The Mill at Loboachville  
Berks County  
Manatawny Quad  
Zone 18

- A 437960 4473340
- B 438540 4473870
- 437700 4473520
- D 437630 4473300

Yoder Mill  
Berks County  
Manatawny Quad  
Zone 18

- 438670 4471750
- B 438570 4471940
- C 439300 4471800

