

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 for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Clear Spring Mill

other names/site number N/A

2. Location

street & number West corner of Capitol Hill & Clear Spring Road N/A not for publication

city or town Franklin Township N/A vicinity

state Pennsylvania code PA county York code 133 zip code 17019

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)

*Brent Glass*

Dr. B. Glass, Exec. Dir. 9/12/96  
Signature of certifying official/Title Date

PA Historical and Museum Commission  
State of Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of commenting official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the 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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Clear Spring Mill  
Name of Property

York County PA  
County and State

5. Classification

Ownership of Property  
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property  
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property  
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
2	0	buildings
0	0	sites
1	0	structures
0	0	objects
3	0	Total

Name of related multiple property listing  
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed  
in the National Register

0

6. Function or Use

Historic Functions  
(Enter categories from instructions)

AGRICULTURE/processing  
INDUSTRY/manufacturing facility

Current Functions  
(Enter categories from instructions)

Specialty Store

7. Description

Architectural Classification  
(Enter categories from instructions)

LATE VICTORIAN

Materials  
(Enter categories from instructions)

foundation Sandstone  
walls Weatherboard  
roof Slate  
other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- Criteria A, B, C, D with checkboxes and descriptions.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- Criteria A-G with checkboxes and descriptions.

Areas of Significance

(Enter categories from instructions)

AGRICULTURE

ARCHITECTURE

Period of Significance

1886 - 1945

Significant Dates

1886

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- Documentation checkboxes: preliminary determination, previously listed, designated landmark, recorded by Historic American Buildings Survey, recorded by Historic American Engineering Record.

Primary location of additional data:

- Location checkboxes: State Historic Preservation Office, Other State agency, Federal agency, Local government, University, Other.

Name of repository:

Historic York, Inc. P.O. Box 2312 York, PA 17405

Clear Spring Mill  
Name of Property

York Coun PA  
County and State

10. Geographical Data

Acreage of Property 5.4

UTM References

(Place additional UTM references on a continuation sheet.)

1	1 1 8	3 2 3 8 9 0	4 4 3 5 9 1 0
	Zone	Easting	Northing
2			

3			
	Zone	Easting	Northing
4			

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Kevin Hodge/Preservation Specialist

organization Historic York, Inc. date April 1, 1996

street & number 224 N. George Street, P.O. Box 2312 telephone (717) 843-0320

city or town York state PA zip code 17405

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Art & Donna Bert

street & number RD #2 Box 146 telephone (717) 432-2653

city or town Dillsburg state PA zip code 17019

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 7 Page 1

Clear Spring Mill, York County, PA

## DESCRIPTION

Clear Spring Mill, constructed in 1886, is located at the southwest corner of Capitol Hill and Clear Springs Road in the center of the tiny hamlet of Clear Spring, Franklin Township, York County. The property is approximately five and one-half acres, is in a roughly rectangular shape, and slopes towards the south. The northeastern portion of the site is primarily open, while the southwestern is covered in woods. The milling complex, consisting of one structure (corncrib) and two buildings, is at the northeastern corner of the property, with the gristmill being the closest to the corner. A sawmill is to the southwest of the grist mill by approximately ten feet, and parallels Clear Springs Road. The corncrib is to the south of the grist mill and is situated perpendicular to Capitol Hill Road. The grist mill is a 2 1/2-story 4-bay by 3-bay frame building set on a banked sandstone foundation. Inside were three run of stones, two of which were powered by the internal water wheel and the other by a water turbine. The sawmill (which also had a run of stones powered by a turbine for grinding limestone) is a 1-story building set on a high sandstone foundation. The western half of the building has an open side and end making it more of a shelter rather than an enclosed building. Both of these buildings were supplied water for power by a race that connected to a tributary of the Bermudian Creek, which is to the southwest and flows east. The complex as a whole retains good integrity, although the sawmill is in a deteriorated condition.

The grist mill is a 2 1/2-story building of heavy timber construction set upon a banked sandstone foundation. The building has a side gambrel roof with the front and rear elevations having 4-bays and the sides having 3-bays. The nearly flat portion of the roof is covered in a metal standing seam roof, while the steep section is covered in a fish scaled slate. There is only one interior chimney, which is off center to the east. There is a cornice return on the gable ends. The roof has only minor overhangs on all sides. On both the southeast and northwest sides there are two pedimented dormers in the slate portion of the roof. The walls are clad in drop siding with corner boards and have 6/6 windows with slightly peaked lintels (with the exception of the dormer windows which are 2/2). The foundation stone is dressed, coursed, and the corners have large quoins.

On both the northwest and southeast facades the first floor has single Dutch plank doors with transoms in the second bay from the northeast. The southeast side door leads to a cantilevered landing and a tenuously attached metal fire escape that runs to the northeast along the side of the mill. Over the landing is a pent roof with a corrugated metal covering.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 2

Clear Spring Mill, York County, PA

---

Description continued

On the southeast side, the basement level has a pair of plank doors below the first floor door. To the left of the doors is a white marble datestone that reads "Built by Edward & Elizabeth Dick 1886."

The northeast gable end has single Dutch plank doors with transoms in the center bay on all three floors. At the peak of the gable is a small overhang that housed the hoist. The bays on either side of the center bay have 6/6 windows. In the foundation, below the window bays, are small openings covered with bars. These openings are used to provide light and ventilation for the basement level.

The southwest side is the same as the northeast with the exceptions of their being 6/6 windows in the center bay, and an opening in the foundation that held the axle of the internal water wheel.

The inside of the grist mill remains relatively unaltered from its 1886 construction, with the exception of the removal of most of the metal machinery. The stone walls in the basement are unfinished and the floor is dirt. The space is divided into three sections by stone walls, with the southwest internal wall separating out the space for the internal water wheel. Although the water wheel and turbine have been removed, the steel tank that fed them and the iron supply pipe that connected the tank to the race remain intact. The other interior stone wall is in the position to support the interior edge of the first floor milling floor, which is approximately one-half the width of the building. The wall only goes three-quarters the depth of the building, as the milling floor is in the western corner. The internal stairs that lead to the first floor start at the exterior paired doors and rise along the southeast wall. These stairs as well as some of the other large members appear to have come from an earlier grist mill on the site that was built in 1809. This is evidenced by the heavy massing and incorrect pitch of the stairs and the vacant joints on some major timbers that do not correspond to the removal of any structural element.

The first floor is open, with the exception of the chamfered wood support posts and a small office in the eastern corner. The interior office walls are a vertical plank. Within the office are a built-in desk, a bench seat, and a small stove. The interior wall finish of the exterior walls are horizontal pine. The floors are also pine. In the western corner is the milling floor, which is raised up approximately two feet. This floor is framed independently so that the vibration of the milling process is not transferred to the remainder of the building.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 7 Page 3

Clear Spring Mill, York County, PA

## Description continued

The northeastern side of that floor held the three run of milling stones, which have been removed. The eastern two run of stones were powered by the water wheel, while the western was powered by the turbine. On the southern end of the milling floor is a brush machine which could clean up to 15 bushels of grain per hour. Attached to the floor joists of the floor above are the drive shafts, wheels, and engaging levers that were used to turn the belts that drove the machinery. Near the center of the milling floor is a small bucket elevator that carried material up to the third floor, where there are storage bins. Also remaining is the "Bridge-Tree" which was used for moving the stones up and down. Running southeast along the northeastern wall are open steps that lead to the second floor.

The second floor remains an open space, with the exception of some grain chutes, chamfered support posts, the open stair to the third floor, a middlings purifier, and an office in the eastern corner. The middlings purifier is in the center of the room. It was used to process a more pure flour. This was achieved by blowing air through the middlings, which are on an oscillating sieve. This removed the bran and left the semolina, which could then be ground to a finer degree. Like the first floor, the second floor office interior walls are made of vertical plank, but the interior corner is rounded at an approximately two foot radius. The walls on this floor are not finished, except for the northwest side which has re-used clapboard siding that possibly came from the 1809 mill.

The third floor remains virtually unaltered with integral wooden grain bins running under both sides of the gambrel roof. The walls are covered with re-used siding which, like the second floor, probably came from the 1809 mill. In the center of the space is the internal workings of the pulley system that brought supplies to the upper floors. When properly connected, the system could be run from any floor, thereby negating the need for an extra person to run the winch. The grist mill maintains a high level of integrity due to its overall good condition and that a high percentage of the built-in machinery remains in-situ.

The sawmill (c. 1809) is a 1-story timber-frame building supported by a mixture of a banked stone foundation, stone piers, and wood posts. A sawmill exists in this location according to the Franklin Township Tax Assessment Books in 1809 and there is no physical evidence to indicate that the current sawmill was a later replacement. The primary mass of the building is 12 feet deep by 40 feet wide and it has a shed styled porch extension off of the rear (SW) that is 8 feet deep by 16 feet wide. The sawmill has an enclosed section to

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 4

Clear Spring Mill, York County, PA

---

### Description continued

the southeast, which is supported by the high stone foundation. In each of the exterior walls of the foundation are the remains of 6/6 windows. The other end of the sawmill has a wide open bay on the front (NE) and side (NW). This end is supported by rectangular stone piers that run parallel with the front. The walls are clad in clapboard and the roof is corrugated metal. None of the sawmill equipment remains and only a bed stone remains from the limestone milling that was also done in the building. The sawmill has a significant amount of deterioration, to the point where it is in a state of collapse. The eastern corner of the foundation has dropped down and out over one foot. There are major structural cracks in the remainder of the foundation. The timber-frame structure itself is sagging towards the center, roofing is missing and rotted, and many of the floor beams are rotted. Because the building is open to the elements, many of the structural and finish features have been either lost or severely deteriorated. However, the remains still provide an understanding of the wide variety of activities that went on at this complex during the period of significance.

The corncrib is 5 feet by 26 feet and is made of dimensional lumber, salvaged wood slats, and wire mesh. The floor is finished in cement. Although of a more recent construction (c. 1930) than either of the mills, the corncrib helps to provide a context of how raw materials such as corn were stored previous to processing.

In 1994 and 1995 the grist mill was restored by the new owners using the Rehabilitation Tax Credit program. The work was primarily restorative in nature which included replacing the roof, repairing the siding and windows, and pointing the stone foundation. Alterations were primarily focused around the introduction of new features such as surface electrical lighting, an enclosure below a run of open stairs, and wooden exterior stairs.

Some loss of integrity has occurred to each of the individual buildings and to the historical context. The sawmill has deteriorated significantly, the mill has lost some of its machinery, and the race has been almost entirely lost. However, the Clear Spring Mill and its related buildings maintain a high level of both individual integrity (grist mill) and as a collection of related structures that appear in their historical context.



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 5

Clear Spring Mill, York County, PA

---

STATEMENT OF SIGNIFICANCE

The Clear Spring Mill is significant under Criterion A for agriculture, as a processing facility that assisted in the growth of cash crop agriculture in York County. The mill is also significant under Criterion C as an example of unaltered Second Empire style architecture applied to the last remaining grist mill in Franklin Township.

The key to the development of this site was the water source, which when harnessed, was sufficient to power all of the processing activities. The water source was a tributary of the Bermudian Creek, which was diverted to the mill site. Because of the lay of the land, there was sufficient fall to allow for the two turbines and the overshot wheel. The mills were connected to the creek by way of a stone race which ran parallel with the Clear Springs Road. The complex was separated from its water source by the construction of State Route 15 and only minor remnants of the mill race remain.

Milling played an instrumental role in the development of rural agrarian communities such as Clear Spring. As was typical, once the mill prospered, it was surrounded by a small community. These communities would usually be made up of people that were tied to the mill through either employment or as suppliers of the raw materials. In the case of Clear Spring, there was also a bond of familial relationship which remained until the mill was sold to the current owners in 1994. The remainder of the residences are still owned by descendants of Edward and Elizabeth Dick, who were the builders of the current mill.

The original milling complex at this site was built by Adam Ernst in 1809 and consisted of a grist mill, a sawmill, a still, and 372 acres of land. His son, Adam Jr., continued the operations until he sold it to John Miller in 1827. In 1832 George Dick purchased the property and the mills from John Miller. George Dick's son Edward inherited the land and mills in 1877 and in 1886 rebuilt the grist mill. The original frame grist mill was 1 1/2-stories and had an exterior wheel. The current mill is 3 stories and has an internal wheel, which protected it from icing in the winter. Edward's son George W. made the only substantial alteration to the gristmill when he replaced the wood overshot water wheel with a Fitz Overshoot(sic) Water Wheel, manufactured in nearby Hanover, PA; and when he installed the two turbines.

Clear Spring Mill along with other mills played a critical role in the development of corn and wheat as cash crops in this portion of York County during the second half of the 19th century. As a processing facility, nearby farmers were able to bring their grains

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 8 Page 6

Clear Spring Mill, York County, PA

## Significance continued

such as corn and wheat, and have them ground. There is no direct evidence as to whether the miller purchased the grains, or took a portion in exchange for the processing, or was paid by the farmer for the service. Mills of this size and lack of convenient access to a major market typically would operate on a shares arrangement, where the miller took a portion of what was ground.

The grist milling process at Clear Spring Mill was powered by an overshot wheel and a turbine. The race came down the slope from the west and went directly into the southwestern end of the mill. The only portion of the race that remains is a cement portion right before the mill, at a point where there is a branch that leads to the sawmill. The race was connected to a pipe that went through the stone foundation and fed into a steel tank. The tank was used as the flow regulator for both the wheel and the turbine. From the tank the water was either released through the gate at the end to supply the wheel, or through the bottom where it dropped into the turbine. Both the wheel and the turbine were connected to drive shafts that provided all of the power for the milling. The turbine powered one stone used for the processing of wheat into flour because it could more easily provide the higher level of force necessary. As there was sufficient water flow, both the turbine and the wheel could be operated at the same time. Of the other two run of stones which were powered by the water wheel one was for cornmeal and the other was for animal feed.

Only two grist mills in York County are listed on the National Register. They are the Swigart's Mill in Paradise Township and the Wallace-Cross Mill (1840) in East Hopewell Township. Sweigert's Mill is a stone mill that is on the eastern edge of the town of East Berlin. The Wallace-Cross Mill on the other hand is in its more original rural context and is frame. The Clear Spring Mill is most similar to the Wallace-Cross Mill in that it is a 2 1/2-story frame building, was powered by a Fitz Overshoot wheel, and is in a more rural context. The Wallace-Cross Mill maintains more of its original equipment, however the structure and equipment are in great disrepair. Although more of the equipment is missing, the Clear Spring Mill building itself has a much higher level of integrity. The Clear Spring Mill is also the last remaining mill in Franklin Township and is more unusual for York County in that it had an internal wheel.

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section number 8, 9, 10 Page 7

Clear Spring Mill, York County, PA

---

Significance continued

Overall, the Clear Spring Mill complex is significant in many ways for its contribution to agriculture in the 19th and 20th century. This complex provided a source of lime for the farmers so that they could use it in their fields, lumber for agricultural buildings, and a way to process what they grew into usable products such as animal feed or flour. The grist mill itself is also significant for its architectural contribution as an intact and unaltered example of milling architecture in York County.

BIBLIOGRAPHY

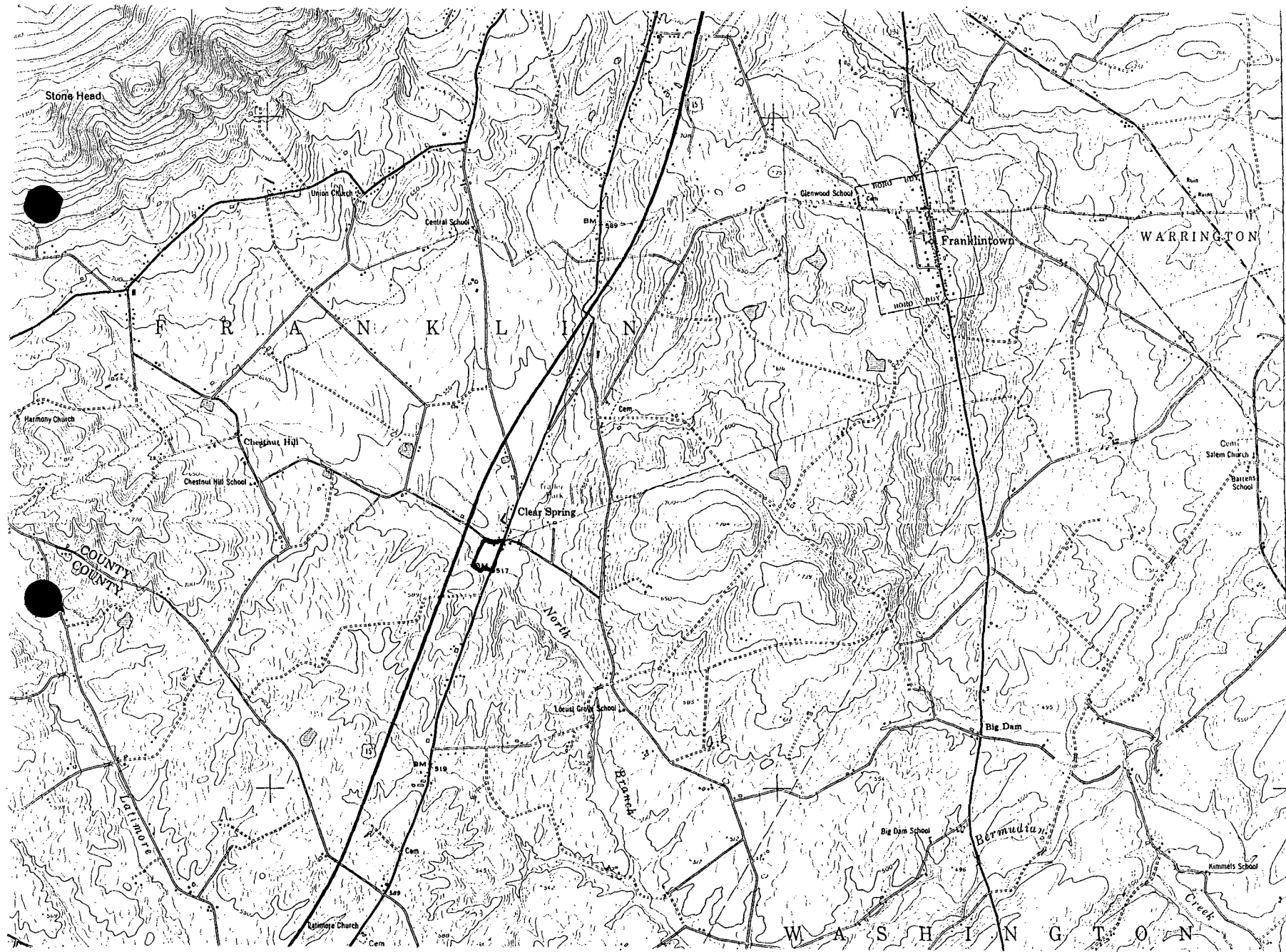
- Baish, Donald. *Letter of correspondance from a previous employee of Clear Spring Mill.* Loose files at Historic York, Inc., November 26, 1994.
- Fitz Steel Overshoot Water Wheel.* Company Bulletin #70, Reprinted by the Society for the Preservation of Old Mills, 1987.
- Gibson, John. *History of York County Pennsylvania.* Chicago: F.A. Battey Publishing Company, 1886.
- Prowell, George R. *History of York County, Pennsylvania.* Chicago; J.H. Beers & Company, 1907.
- Voaden, Grant H. *Index of Old Mills in York County PA.* Historical Society of York County, Record #129, 1975.

VERBAL BOUNDARY DESCRIPTION

Tax Parcel # MB-8E

VERBAL BOUNDARY JUSTIFICATION

The land most closely related to the operation of the mill, which includes all of the contributing resources.



Clear Spring Mill  
 York County, PA  
 P.M. ...  
 Zone 18  
 323890  
 4435910

N  
 Dillsburg Road

(WELLSVILLE)  
 5662 70 SW

4439  
 5'  
 4438  
 4437  
 4436  
 2'30"  
 4434  
 4433

W A S H I N G T O N