

VLR 12/7/15
NRHP 1/31/16

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 any 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 Millwood Commercial Historic District

other names/site number VDHR #021-5009

2. Location

street & number Area including parts of Millwood Road and Tannery Lane. not for publication N/A
city or town Millwood vicinity _____
state Virginia code VA county Clarke code 043 Zip 22646

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X 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 X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant ___ nationally ___ statewide X locally. (See continuation sheet for additional comments.)

[Signature] 12/15/05
Signature of certifying official Date
Virginia Department of Historic Resources
State or 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 or other official _____ Date _____
State or Federal agency and bureau _____

4. 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 Keeper _____

Date of Action _____

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Clarke County, Virginia

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

Contributing	Noncontributing
<u>10</u>	<u>2</u> buildings
<u>0</u>	<u>0</u> sites
<u>0</u>	<u>0</u> structures
<u>0</u>	<u>0</u> objects
<u>10</u>	<u>2</u> Total

Number of contributing resources previously listed in the National Register 1

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

6. Function or Use

Historic Functions (Enter categories from instructions) **SEE CONTINUATION SHEET**

Cat: _____ Sub: _____

Current Functions (Enter categories from instructions) **SEE CONTINUATION SHEET**

Cat: _____ Sub: _____

7. Description

Architectural Classification (Enter categories from instructions)

Other: vernacular, commercial

Materials (Enter categories from instructions) **SEE CONTINUATION SHEET**

foundation _____
roof _____
walls _____
other _____

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

8. Statement of Significance

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

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

ARCHITECTURE
COMMERCE/TRADE

Period of Significance ca. 1782-1930

Significant Dates 1782

Significant Person (Complete if Criterion B is marked above) N/A

Cultural Affiliation N/A

Architect/Builder N/A

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)

- 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 # _____

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency

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- Federal agency
- Local government
- University
- Other

Name of repository: _____

10. Geographical Data

Acreage of Property Approximately 4.32 acres

UTM References (Place additional UTM references on a continuation sheet)

Zone	Easting	Northing	Zone	Easting	Northing
1	_____	_____	2	_____	_____
<input checked="" type="checkbox"/> 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: Maral S. Kalbian/Architectural Historian and Margaret T. Peters/Research Historian
 Organization: Maral S. Kalbian date July 22, 2005
 street & number: P. O. Box 468 telephone 540-955-1231
 city or town Berryville state VA zip code 22611

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 the SHPO or FPO.)

name SEE ATTACHED PROPERTY OWNER'S LIST
 street & number _____ telephone _____
 city or town _____ state _____ zip code _____

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 the 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 Project (1024-0018), Washington, DC 20503.

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6. HISTORIC FUNCTIONS:

DOMESTIC
single dwelling

COMMERCE/TRADE
specialty store

INDUSTRY
Mill

CURRENT FUNCTIONS:

DOMESTIC
single dwelling

GOVERNMENT
post office

RECREATION AND CULTURE
museum

7. DESCRIPTION

Materials:

FOUNDATION
STONE

WALLS
STONE
WOOD: weatherboard
BRICK
CONCRETE
STUCCO

ROOF
METAL: tin
STONE: slate
WOOD: shingle

OTHER
WOOD
BRICK
STONE

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SUMMARY DESCRIPTION

Millwood is a small village located in south central Clarke County in the Lower Shenandoah Valley of Virginia. It developed in the late 1780s around the newly constructed Burwell-Morgan Mill, one of the largest merchant mills in the area at that time. The mill's location, along Spout Run, at the intersection of several colonial roads, and near the Shenandoah River, made it a very profitable commercial enterprise that spawned other types of commercial endeavors in the area immediately surrounding it. At the heart of the Millwood Commercial Historic District is the Burwell-Morgan Mill, listed on the National Register of Historic Places in 1969, and carefully restored as a working mill museum. The district boundaries include buildings in close proximity to the mill that were constructed in the 19th and early 20th centuries and supported commercial activity in the community. This collection of buildings represents the commercial core of the village during the late 19th and early 20th centuries.

Most of the resources in the Millwood Commercial Historic District are commercial buildings and range in date from ca. 1782-1930. The earliest of these is the Burwell-Morgan Mill [021-5009-0001; 021-0023], also the most visually prominent structure in the district. Others include: a ca. 1800 log building [021-5009-0003; 021-0192-0028] that was originally part of a tannery along Spout Run and was later used a tollhouse for the turnpike that is now Tannery Lane; a ca. 1805 log building [021-5009-0005; 021-0192-0040] that was used to store liquor and was later converted into a residence; the ca. 1830 frame miller's house located directly south of the mill [021-5009-0002; 021-0192-0026]; a ca. 1836 brick store [021-5009-0006; 021-0192-0041] that partially burned in 1935 and still functions as a store; a 1-story stone and frame outbuilding that may have once been used as a cooper's shop [021-5009-0004]; a frame, 1 ½-story, late-19th-century commercial building [021-5009-0008; 021-0192-0043]; a ca. 1900 1 ½-story frame commercial building that once housed the Millwood post office [021-5009-0007; 021-0192-0042]; a ca. 1928, 1-story, formed concrete block building constructed as a car showroom and now used as an antique shop [021-5009-0009; 021-0192-0109]; and a ca. 1930, 1-story, brick former service station that has housed the post office since 1985 [021-5009-0010; 021-1092-0044].

Although Millwood has no official limits, the boundaries of the district have been drawn to include the commercial buildings in the area directly visible from the mill. This area, which contains approximately 4.32 acres, includes ten contributing resources at the center of which is the

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Burwell- Morgan Mill. All are commercial buildings with the exception of several outbuildings, the former tollhouse, and the former miller's house. Residential areas of the village are not included in the district boundaries. The two non-contributing resources are outbuildings.

ARCHITECTURAL ANALYSIS

Millwood is a small rural village in the south central part of Clarke County that lies along Spout Run, and at the intersection of several early roads. The focus of the village is the Burwell-Morgan Mill [021-5009-0001; 21-0023] constructed 1782-1785 on land that was originally part of a 5,325-acre estate that was owned by Nathaniel Burwell. The land around the mill includes mainly commercial resources from the 19th and early-20th centuries that developed as the community grew as a market center for this agriculturally productive area. Also included is the miller's house, a former tollhouse that was originally associated with a tannery operation on the site, and a few outbuildings. This concentration of commercial buildings at the center of the village surrounding the mill represents the core of non-residential and institutional activity in Millwood. There has been very little modern construction and the district retains remarkable visual cohesiveness.

Although the Burwell-Morgan Mill [021-5009-0001; 21-0023] is significant because of its complete restoration as a working 18th-century mill, its greater value comes from its historical associations. The mill was built between 1782-1785 by Colonel Nathaniel Burwell (1750-1814) and his business partner, Revolutionary-War hero General Daniel Morgan (1736-1802). They saw the advantage of the fall in Spout Run on property belonging to Colonel Burwell as being an excellent potential mill site. One of the largest surviving 18th-century merchant mills in the region, it is also significant as the building around which the village of Millwood developed. The 2-story limestone building with an additional frame 1 ½ stories added ca. 1876, measures roughly 40' x 60, ' and features a gable roof clad in slate shingles, a large stone chimney at the southwest corner, and an interior waterwheel roughly 20 feet in diameter. The mill had remained functioning as a commercial mill until the late 1940s and had then fallen into derelict condition. In 1964, it was donated by Leo Bernstein to the Clarke County Historical Association, which over the next five years completed a restoration of the building to its operational condition. It was placed on the Virginia Landmarks Register and the National Register of Historic Places in 1969, and the Clarke County Historical Association operates it as an 18th-century gristmill and museum.

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Directly south of the mill, at 43 Tannery Lane, is the building that is known as the miller's house [021-5009-0002; 021-0192-0026], which has significant associations with the mill. The rear section of this vernacular frame dwelling appears to be the oldest, dating to ca. 1830 and now acts as a rear ell. The front 3-bay, 2-story I-house was added in the late 1870s and faces the former Millwood-Berryville Turnpike, now Tannery Lane. In 1975, the house was restored by the Clarke County Historical Association, which still owns the building, and includes a wood shingle roof, 2/2-sash and 6/6-sash windows, weatherboard siding, exterior-end brick chimneys, and gable-end returns.

Across from the miller's house at 50 Tannery Lane [021-5009-0003; 021-0192-0028] is a small 1 ½-story log dwelling that is commonly believed to have been constructed ca. 1800 as a warehouse for Joseph Tuley's tanyard which operated on the site as early as 1786. Tuley leased the land for the tanyard from Nathaniel Burwell and may have also lived in this house early on. The building was used as a tollhouse on the Millwood-Berryville Turnpike, now Tannery Lane, after 1852. Architectural details include weatherboard siding, a stone foundation, 6/6-sash windows, a standing-seam metal roof, and a side lean-to addition. It is currently part of the mill property owned by the Clarke County Historical Association. A comparison of a ca. 1900 photograph that was taken from the south side of Spout Run along the former Millwood-Berryville Turnpike with a modern view from the same location shows how little this central part of Millwood has changed over the years.

It is not surprising these oldest buildings in Millwood were located around the mill and fronting the earliest roads. Directly across from the mill, along the north side of Millwood Road, is a small 1-story, 2-bay, gable-roofed stone and frame building that appears to have been constructed in the mid- to late 19th century [021-5009-0004]. The Layton family, who owned the dwelling directly to the north, deeded the building to Clarke County Historical Association in 1979. The plat attached to that transfer identifies the building as a cooperage, although earlier deeds and plats do not necessarily support its use in that capacity. The exterior stone chimney on the east end of the building was constructed by the historical association in the early 1980s. Since then the building has been used for demonstrations of blacksmithing and was also portrayed as a "grogg shop" in a film about the mill made by the historical association, although there is no evidence to suggest it was historically used in either of those capacities. Mr. Alger, who ran the mill in the early to mid-20th century, used the building as a cow barn and oral history indicates it was occasionally used as a place to sell baked goods. Its close proximity to the mill strongly suggests it had a commercial or industrial function, although that original use is still unknown.

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The log building currently undergoing restoration [021-5009-0005; 021-0192-0040] at 2053 Millwood Road, across from the mill is another early structure in the district. Recent dendro-chronology conducted on this building confirms the logs used in its construction were felled in 1805, and the building appears to be on a Mutual Assurance Society policy of the mill and surrounding wooden buildings that dates to 1805. Historical and architectural evidence suggests that it was used to store liquors (a “buttery”) when it was part of Nathaniel Burwell’s commercial ventures in Millwood and was located on his “store house lot”. The log building sits on a stone foundation and the interior walls of the front section are covered in solid ship-lap boards, allowing for a very secure building. The rear section is also of log construction and features a massive exterior stone chimney on the north end. Historic photographs as well as architectural evidence show that a one-story perpendicular wing once extended off the east side of the building. During the late 19th or early 20th century it was remodeled so that the entire structure was used as a dwelling, although its early commercial and store house characteristics were preserved. The Potter family, the last associated with the property, was an African-American family that owned the commercial building at 2037 Millwood Road [021-5009-0008; 021-0192-0043]. While the full history of this building is not yet understood, it is a certainly one of the most interesting commercial buildings in district.

Locke’s Store [021-5009-0006; 021-0192-0041] located at 2049 Millwood Road, directly adjacent to the “buttery” was constructed by James H. Clark in the late 1830s, and has continuously been used as a store, and functions in that capacity today. The 1-story, 7-bay brick building is laid in 5-course American bond and has a shed roof fronted by a low stepped parapet. Constructed on a banked site, the store features a well-preserved early-20th-century storefront with projecting rectangular bay windows, recessed entry, and double-leaf entrance doors. Historic photographs show that the building originally had a tall stepped parapet with lunette attic vent. This was destroyed during a 1935 fire that was the result of a botched robbery. Although the roof, attic, and the rear of the building were destroyed, the front walls and much of the current interior were salvaged. The double-leaf entrance doors flanking the tripartite storefront allow access into the building and were probably used as delivery entrances.

Directly adjacent to Locke’s Store is a 2-story, gable-end, stuccoed commercial building constructed ca. 1900 [021-5009-0007; 021-0192-0042]. For several decades of the 20th century, the first floor was used as the Millwood Post Office, while the upstairs housed a barbershop. The barbershop had its own entrance in the alley along the east side of the building and was accessible by a set of exterior stairs that is no longer intact, although the doorway is still visible. The building has had some **Section** 7 **Page** 6

minor alterations in the window openings in the first floor and is currently used as an antique

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shop. Architectural details include a stone foundation, fishscale wood shingles in the front gable end, and a central brick chimney.

The building at the northeast corner of the junction of Bishop Meade Road and Millwood Road, 2037 Millwood Road [021-5009-0008; 021-0192-0043], is a late-19th-century vernacular commercial building now used as an antique shop. The building was associated with the Potters, an African-American Millwood family, for many years and according to oral accounts, was used as a drugstore and a grocery store. Although the 1 ½-story building has had some minor alterations, it still retains its historical weatherboard siding, standing-seam metal roofing, and distinctive stepped parapet front.

Directly across Millwood Road is another commercial building with a stepped front parapet, located at 2038 Millwood Road and now known as the Old Mill Antique Shop [021-5009-0009; 021-0192-0109]. This well-preserved building was originally built as a car showroom and garage in the late 1920s and has had a variety of uses including a grocery store (The Golden Rule Grocery), a furniture maker, and for the past 30 years, as an antique shop. The 1-story, 3-bay gable-end vernacular building is constructed of rusticated concrete block and features 6/3 steel sash windows on the side bays, a deep front porch, and a masonry parapet. The two projecting bay windows flanking the entrance door were added ca. 1990. To the west is a side lean-to wing, and to the rear is a mid-20th-century gable-roofed addition with exterior-end chimney.

Prominently located on the northeast corner of the main intersection in Millwood, at the junction of Bishop Meade Road and Millwood Road, is a sizeable early-20th-century brick service station [021-5009-0010; 021-0192-0044]. The 1-story, 4-bay, vernacular commercial building on a stone foundation was constructed ca. 1930 and has been used as the Millwood Post Office since 1985. The exterior walls are laid in a stretcher bond pattern, the hipped roof is clad in pressed tin shingles, and the deep porte cochere that once sheltered the gas pump island is supported by heavy square brick columns. Originally owned by Tom Willingham and sold to Clark Lloyd in the 1940s, the station was run by George Hummer and also had a pool room.

Only two resources have been constructed in the Millwood Commercial District since ca. 1930, both of which are outbuildings, making this one of the least spoiled areas in the village. Millwood is surrounded by large estates that developed in the early to mid-19th century and for many years

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the Burwell-Morgan Mill and its adjacent commercial buildings were the market center for this rural area. Although the community has changed over time and many of these buildings are no

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longer used in their original capacity, this collection of buildings is still the commercial hub of the area. The buildings included within the district have high architectural integrity and the historic character of the village center is still retained by this intact collection of late-19th- and early-20th-century commercial buildings

MILLWOOD COMMERCIAL HISTORIC DISTRICT INVENTORY

NOTES ON FORMAT AND ORGANIZATION OF INVENTORY:

The properties are listed numerically by street address. All resources are contributing unless otherwise noted and are keyed to the map in regular order.

Millwood Road

Millwood Road 021-5009-0004

Primary Resource Information: **Outbuilding, Stories 1, Style: Other, ca 1870**

This small, 1-story, 2-bay stone and frame building appears to have been constructed in the mid-19th century as an animal barn. It was used as a cow barn up through the mid-20th century and was associated with a domestic property north of it. Since it was deeded to the Clarke County Historical Association (CCHA) in 1979, it has been used as a demonstration building for blacksmithing, although there is no evidence to suggest that it ever functioned in this capacity. The CCHA constructed the exterior-end stone chimney on the east end of the building in the early 1980s. The foundation and part of the first floor of the building is of random-rubble stone with a frame superstructure clad in vertical wood siding. The gable roof is clad in standing-seam metal. The building has a batten door and paired shuttered window openings on the front.

Individual Resource Status: **Outbuilding** **Contributing**

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2009 Millwood Road 021-0192-0044

Other DHR Id #: **021-5009-0010**

Primary Resource Information: **Gas Station, Stories 1, Style: Other, ca 1930**

This 1-story, 4-bay, former gas station was constructed ca. 1930 and since 1985 has been used as the Millwood Post office. The vernacular commercial building is of brick construction laid in a stretcher bond pattern and has a hipped roof clad in pressed tin shingle. Other details include a stone foundation, central brick chimney, original bay windows with transoms flanking a central door, and a 1-bay hip-roofed port cochere with square brick posts that once sheltered the gas pump island. The larger garage opening on the left is now used as the main customer entrance for the post office.

Individual Resource Status: **Gas Station**

Contributing

2037 Millwood Road 021-0192-0043

Other DHR Id #: **021-5009-0008**

Primary Resource Information: **Commercial Building, Stories 1.5, Style: Other, ca 1885**

This late-19th-century vernacular commercial building is now used as an antique shop. The 1 ½-story, 4-bay building features a gable-end front with stepped parapet, weatherboard siding, standing-seam metal roofing, a shed-roofed 1-story side wing, stone foundation, central brick flue, and modern 1/1-sash windows.

Individual Resource Status: **Commercial Building**

Contributing

2038 Millwood Road 021-0192-0109

Other DHR Id #: **021-5009-0009**

Primary Resource Information: **Commercial Building, Stories 1, Style: Other, ca 1903**

This 1-story, 3-bay, gable-end (standing-seam metal), rusticated-concrete block vernacular commercial building has a stepped front parapet, 6/3-sash steel window in the side bays, a tripartite wood storefront, exterior-end brick flues, and a 3-bay shed-roofed concrete porch with square wood posts and scroll brackets. The storefront windows were added ca. 1990. To the west is a side lean-to wing, and to the rear is a mid-20th-century gable-roofed addition with exterior-end chimney. Originally built as a car dealership, this building has had a variety of uses including a grocery store, furniture maker, and for the past 30 years, as an antique shop.

Individual Resource Status: **Commercial Building**

Contributing

2045 Millwood Road 021-0192-0042

Other DHR Id #: **021-5009-0007**

Primary Resource Information: **Commercial Building, Stories 2, Style: Other, ca 1900**

This 2-story, 2-bay, ca. 1900, frame gable-end commercial building was the Millwood Post Office for many years. Late-19th-century photos show a 1-story building on this site. A second floor may have been added to that building, or this one was constructed on its site. Now used as an antique

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store and part of the property next to it, architectural details include a stone foundation, 6/6 window in the front gable end, fishscale wooden shingles in the front gable end, central chimney, and gable-end returns. A barbershop was located in the 2nd floor and was accessible from an exterior stair along the east side in the alley between this building and Locke's Store. The doorway on the east side is still intact.

Individual Resource Status: **Commercial Building** **Contributing**

2049 Millwood Road 021-0192-0041

Other DHR Id #: **021-5009-0006**

Primary Resource Information: **Commercial Building, Stories 1, Style: Other, ca 1836**

This 1-story, 7-bay, brick (5-course American bond), shed-roofed (standing-seam metal) commercial building with front parapet is fronted by a 5-bay hip-roofed front porch with turned posts. Built into a banked site, the store features a well-preserved storefront with projecting rectangular bay windows, recessed entry and double-leaf entrance doors. The building originally had a tall stepped parapet roof that was destroyed during a 1935 fire. The interior of the building dates to the post-fire period as well, but is well preserved. The double-leaf entrance doors flanking the tripartite storefront allow access into the building and were probably used as delivery entrances. The building has continuously been used as a store, and functions in that capacity today.

Individual Resource Status: **Commercial Building** **Contributing**

2053 Millwood Road 021-0192-0040

Other DHR Id #: **021-5009-0005**

Primary Resource Information: **Mixed: Commercial/Domestic, Stories 1.5, Style: Other, Ca. 1805**

Dendro-chronology conducted on this building confirms the logs used in its construction were felled in 1805. It is currently undergoing rehabilitation. The 1 ½-story building appears to have been constructed at one time, with the front section used as a store house and the rear as a residence for the storekeeper. The building features a walk-out stone foundation with the door on the south side and wooden bars over the windows. The superstructure is of log construction and the interior walls of the front portion are covered in solid ship-lap boards. This afforded for a very secure building and historical evidence suggests that the building was used as a "buttery" for the storage of liquors. The rear portion, which is also of log construction, appears to have been constructed at the same time as the front and features a fine exterior stone chimney on the north end. Two gabled dormers have recently been removed from the east side of the gable roof. These were later additions and were not properly installed, thereby causing structural damage to the building. It appears that sometime in the late 19th century the building was remodeled for use as

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a dwelling, although parts of it may have still been used in a commercial capacity. A one-story perpendicular wing once extended off the east side of the building. The enclosed front porch has recently been removed as were several lean-to rear frame additions and the aluminum siding that covered the weatherboard siding. The 6/6-sash windows appear historic, although not original. The building is currently undergoing restoration.

Individual Resource Status: **Mixed: Commerce/Domestic Contributing**

Tannery Lane

15 Tannery Lane 021-0023

Other DHR Id #: **021-5009-0001**

Primary Resource Information: **Mill, Stories 2.5, Style: Other, ca 1785**

The Burwell-Morgan Mill is a 2 ½-story structure with gable roof and consists of a down slope basement and first level of stone topped by a frame second story and attic addition. Measuring roughly 45' x 60', the earliest stone section of the mill was constructed 1782-1785 and the frame portion added in ca. 1876. A fine example of the industrial vernacular, the building was restored in the 1970s. The stone levels of the mill contain small 8/8-sash as well as 12/8-sash windows with segmental arched stone lintels while the frame section has 12/8-sash. The attic is lighted on the gable ends by 8/8-sash windows on two levels. The gable roof is clad in slate shingles and has an overhang supported by brackets. An interior stone chimney is located in the northeast corner of the building. The main entrance to the building is along the west side. A door on the north end is fronted by a stone stoop. The head race has been reopened in the present restoration and enters the building from the west by a stone flume. After pouring over the rebuilt water wheel of Peruvian mahogany, the water is channeled under a fifteen-foot stone barrel vault to the tailrace. The property has been owned by the Clarke County Historical Association since 1964, which was responsible for its restoration. **The mill building was listed on the National Register of Historic Places in 1969.**

Individual Resource Status: **Mill**

Contributing

Individual Resource Status: **Restroom Facility**

Non-Contributing

43 Tannery Lane 021-0192-0026

Other DHR Id #: **021-5009-0002**

Primary Resource Information: **Single Dwelling, Stories 2, Style: Other, ca 1830**

The ca. 1830 original section of this vernacular frame dwelling is the rear, 2-story, 3-bay ell with a central brick chimney, 6/6-sash windows, louvered shutters, weatherboard siding, a stone foundation, and 3-bay hip-roofed porch with square carved posts. The front, 3-bay, single-pile I-house was a later addition, probably in the late 1870s. Details of this later section include gable-

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end returns, 2/2-sash windows, weatherboard siding, louvered shutters, a stone foundation, exterior-end brick chimneys, and a 3-bay front porch. Both sections have a wood shingle roof that apparently replaced a metal one when the house was restored by the Clarke County Historical Association in 1975.

Individual Resource Status: **Single Dwelling**
Individual Resource Status: **Shed**

Contributing
Non-Contributing

50 Tannery Lane 021-0192-0028

Other DHR Id #: **021-5009-0003**

Primary Resource Information: **Single Dwelling, Stories 1.5, Style: Other, ca 1800**

This 1 ½-story, gable-roofed, 3-bay, vernacular log dwelling was probably constructed during the

late 18th century as the home of Joseph Tuley who rented land from Nathaniel Burwell and operated a tannery on this site. After 1852, it was used as a tollhouse. Architectural details include a stone foundation, 6/6-sash windows, a standing-seam metal roof, weatherboard siding, a modern front stoop, 6-light attic window in gable end, a 20th-century side lean-to addition, and a rear porch addition with modern metal chimney. The original masonry chimney is missing.

Individual Resource Status: **Single Dwelling**
Individual Resource Status: **Garage**

Contributing
Contributing

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8. STATEMENT OF SIGNIFICANCE

The Millwood Commercial Historic District, which encompasses the concentration of commercial and industrial structures at the center of the village of Millwood in Clarke County, Virginia, is significant as a remarkable surviving cluster of buildings and sites dating from ca. 1782-1930. It is particularly interesting as Millwood does not stand on a rail line as do many of the 19th-century villages and towns of northern Virginia counties. Millwood grew because of its location on a rich water source – Spout Run—in close proximity to the Shenandoah River, which offered a convenient method for shipping the grains from the area. Millwood stands at the heart of some of the largest and agriculturally richest land holdings that prompted the construction in the 1780s of the restored mill known as the Burwell-Morgan Mill [National Register, 1969]. This portion of Clarke County includes many of the large land holdings settled by wealthy Tidewater farmers, most notably Nathaniel Burwell. With a large merchant mill dominating the village and functioning as a centerpiece for the area for nearly 140 years, and coupled with its siting at the intersection of two important 18th- and 19th-century roadways – one stretching north-south from the county seat at Berryville to White Post and one that led from Berry’s Ferry on the Shenandoah River to Winchester -- Millwood encompassed a surprisingly strategic commercial position in Clarke County for much of its history. The ready availability of an abundant water source also made Millwood from its earliest years an excellent location for a tannery. The survival of a toll collector’s house, a buttery, and several commercial structures that housed mercantile activities such as a dry goods store, a grocery store, and possibly a shoemaker, is a testament to the rich commercial heritage of the village. Millwood is eligible for the register under criterion C for its well-preserved surviving late-18th- to early-20th-century commercial structures and under Criterion A under commerce and trade for exemplifying the commercial heart of one of Virginia’s richest agricultural areas.

HISTORICAL BACKGROUND

Millwood, located in the central region of Clarke County in Northern Virginia is a small unincorporated village located at the intersection of Routes 723 (Millwood Road) and 255 (Bishop Meade Road). The Burwell Morgan Mill, built in 1782-1785, is located on Spout Run, which runs parallel to Route 723, now known as Millwood Road. This mill complex, which has been carefully restored, is listed individually on the National Register of Historic Places (1969). Originally existing as a cluster of commercial buildings around the mill, the village eventually expanded to include other commercial structures and dwellings directly associated with the

Section 8 Page 13

commercial activity of the village. According to Charles Varle in Topographic Description of the

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Millwood Commercial Historic District
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Counties of Frederick, Berkeley, and Jefferson Situated in the State of Virginia, published in 1810, Millwood had, in addition to the large merchant mill, a “fine and extensive manufactory of leather, a fine tavern, a large store, a blacksmith, a tailor, a boot and shoe maker and a wagon maker.”¹ The village provided planters of the area with a convenient gristmill as well as access to two intersecting roads and proximity to the Shenandoah River for transportation of milled grain to area markets. Following the Civil War and the decline of the plantation economy, accompanied by the bypassing of Millwood by the Shenandoah Valley Railroad in 1880, Millwood lost its regional prominence. However, the need for a small commercial center for its residents continued and the village served as a social center for the county. After 1910, there was little expansion of the residential portion of Millwood and the commercial activity stagnated.

The land on which the village of Millwood is situated was originally part of an extensive 5,325-acre tract in what was then Frederick County and inherited in 1756 by Nathaniel Burwell from his father, Carter Burwell of Williamsburg and Carter’s Grove.² Burwell, along with other Tidewater planters, acquired substantial acreage in the fertile portion of what was then Frederick County and eventually established their plantations in the area. Burwell’s plantation known as “Carter Hall” was on the eastern perimeter of Millwood. It was determined that the rich soils of the Lower Shenandoah Valley could produce a much larger crop of grain, and by the close of the 18th century, grain had replaced tobacco as the primary crop. Nathaniel Burwell, well known for his sharp business acumen, entered into a partnership with Revolutionary War hero General Daniel Morgan. In 1782-1785, this partnership constructed the large stone gristmill on Spout Run [021-5009-0001; 021-0023] that lies at the heart of the proposed Millwood Commercial Historic District and was the catalyst for its development. In 1785, Nathaniel Burwell contracted with William Clark, a millwright, to build a commercial mill on what he called his “Shenandoah lands” in Frederick County. By June of 1786, surveyor John Cordell recorded two acres with a merchant mill held in partnership with Burwell and Morgan and a parcel leased to Joseph Tuley to construct a tanyard below the mill.³ A lease to Joseph Tuley is recorded in 1793 for “a proper lease for two acres of land lying on Spout Run as laid off by Mr. John Cordell, with a plentiful supply of water for a tanyard from the Mill Race.”⁴ The building [021-5009-0003; 21-0192-0028] constructed in association with the tanyard (ca. 1800), the exact date of which is uncertain, was used by the mid-19th century as the toll-keepers house on the Berry’s Ferry-Winchester Turnpike after its completion in the early 1850s. Through the village, this road essentially followed Tannery Lane, north to Millwood Road, and west to Bishop Meade Road. This road was rerouted in 1927 from the mill down to Spout Run along present day Millwood Road

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(Virginia Route 723). The small building at 50 Tannery Lane was conveniently sited fairly

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close to the road, which in 1870 was called the “White Post Road.”⁵ The tanyard’s lot of 5 acres is also depicted on an 1870 plat in the Burwell Papers.⁶ Archaeological survey in 1997 did not reveal any pit or artifacts associated with the tannery.⁷ Much of the area’s soil had been substantially disturbed. However, extensive flooding of the Shenandoah River and its tributaries in the area since the 1870s may have obliterated any such evidence.⁸

Because transportation to the mill was critical to its success, General Morgan, who had built the mill with Burwell, petitioned the Frederick County Court to have two nearby roads altered so they would intersect at the location of the newly constructed mill. Coupled with the mill’s proximity to the Shenandoah River, Morgan and Burwell clearly appropriated one of the strongest commercial locations in the eastern part of what was then Frederick County.⁹ Building on these road traces later in the mid-19th century, the Virginia General Assembly approved incorporation of the Winchester and Berry’s Ferry Turnpike Company to construct a turnpike from Berry’s Ferry on the Shenandoah River to Winchester in 1839 with capital stock offerings extended in 1848 and 1854 to complete the road. In 1848, the General Assembly also approved construction of the Millwood and Berryville Turnpike, a six-and-one-half mile macadamized turnpike road from Berryville to Millwood.¹⁰ This is present-day Virginia Route 255 or Bishop Meade Road. These roads provided direct links to the Shenandoah River, Winchester, the largest town in the area, and the county seat of Berryville, all of which would have been critical to the commercial success and importance of Millwood.

Among the earliest surviving documents for the mill (and its counterpart located farther down Spout Run) is the Mutual Assurance Society policy of 1803, revalued in 1805, that insures a “storehouse and merchant mill”, one story high, 60 feet by 40 feet with a “wooden roof.”¹¹ Located 90 feet to the west was a wooden cabin that likely was the original Miller’s House. Also shown are two other wooden buildings that do not survive and whose use is not explained on the policy. According to local historians, the original miller’s cabin may have been closer to the mill itself than the present miller’s house [021-5009-0002; 021-0192-0026]. It is likely that the oldest portion of this structure was built ca. 1830, when the property exchanged hands. In 1873, the mill was again sold to A. H. Garvin who rebuilt portions of the mill, as well as added the current front portion of the miller’s house.¹² Located farther to the east of the mill, (at least 100 feet), are two wooden buildings. It is believed that the wooden “store house” located to the east of the mill shown on the insurance policy is the structure now referred to as the “Buttery,” [021-5009-0005; 021-0192-0040]. Dendro-chronology has dated the present structure in this location at ca. 1805. **Section** 8 **Page** 15

The Buttery, built on thick limestone foundations, undoubtedly served as a store house for the mill’s operators; one of the most valuable items stored were barrels of whiskey; hence the

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fortified windows to protect the precious spirits. The name “buttery” derives from the wooden whiskey casks that were called “butts.”¹³ When Nathaniel Burwell moved his farming and commercial enterprises from Tidewater, his large milling operations spawned other businesses that supported his plantation, including an early-19th-century blacksmith shop, a carpenter shop, a cooperage and a distillery. The cooperage [021-5009-0004] may have been housed in the stone building that now stands immediately across the road from the restored mill. The road was not in the present location at that time according to the 1870 Plat, meaning that the cooperage would have been conveniently close to both the Mill and the Buttery, a necessary building for the sophisticated farming and commercial operations of the Burwells.

The Varle Map of Frederick County confirms the thriving commerce at Millwood by 1810. It describes the community as having “fifty to sixty people, a large merchant mill, extensive leather manufactory, a tavern, a large store, blacksmith, tailor boot and shoe maker and wagon maker.”¹⁴ Martin’s Gazetteer in 1835 cites an “extensive tannery” and a boot and shoe factory in Millwood, again underscoring the primary commercial and industrial significance of the village.

Clarke County was formed from Frederick County in 1836, primarily because the interests of those large landholders in the eastern portion of Frederick saw their interests as different from those of the more western reaches of the county.¹⁵ The other significant commercial structure dating from the middle years of the 19th century and pointing to the commercial nature of Millwood is Locke’s Store [021-5009-0006; 021-0192-0041] at 2049 Millwood Road. Although local historians indicate that James H. Clark may have built this store as early as 1836, he was in business by 1839. In 1842, James Hopkins Clark purchased three lots in Millwood- # 2, 4, and 10, paying George H. and Agnes Burwell \$2500. The deed describes the parcel as having a store.¹⁶ Lot # 10 appears to be the parcel on which this building stands today. Certainly by the early 1850s when both of the major turnpikes were completed, Clark’s store would have benefited from the growing traffic through the village. Clark sold his store house in 1868 to secure his debts, and the deed records that it was then occupied by William H. Grove as a store house.¹⁷ Shortly thereafter, the trustees sold the store lot to Frank Stine for the substantial sum of \$6,852. Land tax records confirm this when the improvements are described as a dwelling (next door but not in the district) and a store valued at \$7000. No mention of the store is made in this deed, but the elevated selling price would indicate a substantial building. Two years later in 1870, the same parcel is described as having a “brick storehouse,” a description attached to the

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property in subsequent years. The lot and its store was deeded 1877 to John W. Sprint, and in 1885 was sold to T. H. Cox; in 1917 when it was sold to B. B. McKay, who owned it until 1950. The store was operated by Howard Locke beginning in the late 1910s, and has retained the name

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“Locke’s Store” ever since. The Cox family is listed as “general merchants” in business directories for Millwood from 1884, 1888, 1890 and 1897. The store, which was damaged by a 1935 fire and required some rebuilding, continued to operate as “Locke’s Store,” a name it still retains.¹⁸

Located at 2045 Millwood Road and adjacent to Locke’s Store, was another commercial business operated by William M. Struder [021-5009-0007; 021-0192-0042], sometime after 1900. Struder (sometimes appearing as “Strider”) is listed in the 1900 census as owning the small lot and operating a grocery store, but by 1910 he is listed as a “shoemaker.”¹⁹ This small building also housed the village post office until 1985. Before that, there are several other grocers or general merchants listed in Millwood who may have operated a store in this location including E. T. Laws, and Russell Brothers. Both Laws and the Russells appear in the Land Tax Books for 1895 charged with multiple improved lots; most likely Joel N. Laws with multiple lots, one of which was improved with a \$1400 building.²⁰ Joel N. Laws operated a dry goods store in Millwood according to the 1900 census, which was probably in this area.

During the last quarter of the 19th century and the early decades of the 20th century, Millwood continued to serve as a thriving small commercial center for the county. As automobile travel grew in popularity during the second quarter of the 20th century, architectural resources in Millwood began to reflect that trend. Dating from ca. 1930 [021-5009-0009; 021-0192-0109], the building at 2038 Millwood Road was constructed as a car dealership and service station. It later served as a grocery store called “The Golden Rule,” as well as a small furniture manufactory, and has housed an antique store since 1972. Standing to the north of the junction of Bishop Meade Road and Millwood Road at 2009 Millwood Road was a combination gas station and garage [021-5009-0010; 021-0192-0044] dating from ca. 1930. It has housed the Millwood Post Office since 1985.

With roots that date to the 1780s, Millwood has continued its commercial identity into the 21st century exemplified by the well-preserved and remarkably unaltered cluster of commercial and ancillary structures whose centerpiece is the exceptional Burwell-Morgan Mill, that is rare among 18th-century functional mill structures in Virginia. Millwood retains its visual cohesion and scale, and the original parcel sizes that are remarkably still identifiable from early maps and

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plats. Many surviving road traces that are still visible demonstrate the critical role played by those transportation routes that date back over 200 years. Millwood’s historical significance derives from its early years when it served the plantation economy of Frederick and then Clarke counties with what was likely one of the largest and most prosperous milling operations in the

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Millwood Commercial Historic District
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area, and into the 20th century when it continued to offer commercial services to the surrounding rural area.

ENDNOTES

¹ Charles Varle, Map of Frederick, Berkeley, & Jefferson Counties Situated in the State of Virginia. [Philadelphia: Benjamin Jones, 1809].

² Historical information on the early history of the Burwell-Morgan Mill comes from an unpublished manuscript by Mary Morris of the Clarke County Historical Association, "Millwood and the Millwood Mill Timeline."

³ "Timeline," 15; Frederick County Deed Book 4A/279 (1786).

⁴ Frederick County Deed Book 24A/275; plat 279-280 (1793); cited in "Timeline," 18.

⁵ Burwell Papers, "Map of George N. Burwell's Millwood lots," (1870) by Jesse O'Rear [Virginia Historical Society].

⁶ Burwell Papers, *Ibid.*

⁷ Virginia Department of Historic Resources, Archaeological Survey Site Form 44CK0027 (1997).

⁸ Conversation with David Dutton, formerly an archaeologist with the Department of Historic Resources, June 23, 2005.

⁹ Frederick County Minute Books, February and May, 1785.

¹⁰ Virginia Board of Public Works. "Winchester and Berry's Ferry Turnpike Company Records, 1850-1897," Entry no. 431; "Millwood and Berryville Turnpike Company Records, 1850-1900," Entry no. 332.

¹¹ Mutual Assurance Society, Policies dated 1803 (#2291) and 1805 (#864).

¹² Richard C. Plater, Jr. "The Miller's House," Proceedings of the Clarke County Historical Association, Vol XX 1978-1979.

¹³ Val Van Meter, "Turning History's Pages," The Winchester Star, January 1, 2005.

¹⁴ Varle (1810).

¹⁵ Warren Hofstra. A Separate Place: the Formation of Clarke County, Virginia [White Post, Virginia: Clarke County Sesquicentennial Committee, 1986], 11-30; John O. and Margaret T. Peters, Virginia's Historic Courthouses [Charlottesville: University Press of Virginia, 1995], 76-77.

¹⁶ Clarke County Deed Book B/ 278, 279, 283 and 310 (1842).

¹⁷ Clarke County Deed Book H/285 (1868).

¹⁸ Clarke County Deed Books S/325 (1885) 10/364 (1917); J. H. Chataigne, Virginia Gazetteer (1884-1885; 1888-1889; 1890-1891; 1893-1894; Virginia State Directory, 1897. (Richmond: various printers).

¹⁹ "Timeline," 45.

²⁰ Clarke County Land Tax Books, 1895.

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Millwood Commercial Historic District
Clarke County, Virginia

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Clarke County, Virginia

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10. GEOGRAPHICAL DATA

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1	17 756215E 4328717N	6	17 756276E 4328621N
2	17 756225E 4328722N	7	17 756291E 4328443N
3	17 756250E 4328702N	8	17 756164E 4328550N
4	17 756265E 4328682N	9	17 756225E 4328641N
5	17 756306E 4328626N	10	17 756230E 4328682N

VERBAL BOUNDARY DESCRIPTION:

The boundaries of the nominated Millwood Commercial Historic District are shown on the accompanying map entitled "Millwood Commercial Historic District."

BOUNDARY JUSTIFICATION:

The Millwood Commercial Historic District boundaries were drawn to include the largest concentration of historic commercial buildings in the village of Millwood directly surrounding the Burwell-Morgan Mill. Residential, institutional, and more removed properties from the commercial center of the village were excluded. The district boundaries coincide with property lines and natural landscape features whenever possible.

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PHOTOGRAPHIC DOCUMENTATION: The following is the same for all photographs:

MILLWOOD COMMERCIAL HISTORIC DISTRICT

Location: Millwood, Virginia (Clarke County)

VDHR File Number: 021-5009

Negative Number: 22090

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**Millwood Commercial Historic District
Clarke County, Virginia**

Date of photograph: March 2005

Photographer: Maral S. Kalbian

All negatives are stored at the DHR Archives in Richmond, VA unless noted.

SUBJECT: View along Millwood Road
VIEW: Looking west
FRAME NO.: 16
PHOTO 1 of 13

SUBJECT: Miller's House and Old Tollhouse, Tannery Lane [021-5099-02; 03]
VIEW: Northwest view
FRAME NO.: 2
PHOTO 2 of 13

SUBJECT: View from Spout Run down Tannery Lane
VIEW: Southeast view
FRAME NO.: 20
PHOTO 3 of 13

SUBJECT: Old Toll House, 50 Tannery Lane [021-5009-0003]
VIEW: Southwest view
FRAME NO.: 23
PHOTO 4 of 13

SUBJECT: Burwell-Morgan Mill [021-5009-0001]
VIEW: Northwest view
FRAME NO.: 10
PHOTO 5 of 13

SUBJECT: Stone building, Millwood Road [021-5009-00004]
VIEW: South view
FRAME NO.: 4
PHOTO 6 of 13

Section __ Photos __ Page __22__

SUBJECT: Streetscape of Millwood Road showing five commercial buildings [021-5009-0005; 0006;
0007; 0008; 0010]
VIEW: Looking northwest
FRAME NO.: 11
PHOTO 7 of 13

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National Park Service**

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Clarke County, Virginia**

SUBJECT: Streetscape of Millwood Road (ca. 1890) showing four commercial buildings [021-5009-0005; 0006; 0007; 0008]

VIEW: Looking northwest

FRAME NO.: Digital image used by permission from Maral S. Kalbian

PHOTO 8 of 13

SUBJECT: Locke's Store [021-5009-0006]

VIEW: South view

FRAME NO.: 29

PHOTO 9 of 13

SUBJECT: Millwood Post Office [021-5009-0010]

VIEW: South view

FRAME NO.: 7

PHOTO 10 of 13

SUBJECT: Old Mill Antique Shop [021-5009-0009]

VIEW: North view

FRAME NO.: 5

PHOTO 11 of 13

SUBJECT: View from south side of Spout Run showing Old Tollhouse [021-5009-0003], Miller's House [021-5009-0002], Burwell-Morgan Mill [021-5009-0001], old ford, and Tannery Lane

VIEW: Looking northwest

FRAME NO.: 1

PHOTO 12 of 13





SUBJECT: Ca. 1900 view from south side of Spout Run showing Old Tollhouse [021-5009-0003], Miller's House [021-5009-0002], Burwell-Morgan Mill [021-5009-0001], old ford, old foot bridge, and Tannery Lane

VIEW: Looking northwest

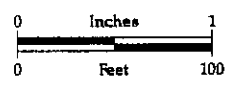
FRAME NO.: Digital image of a postcard used by permission from Clarke County Historical Association

PHOTO 13 of 13

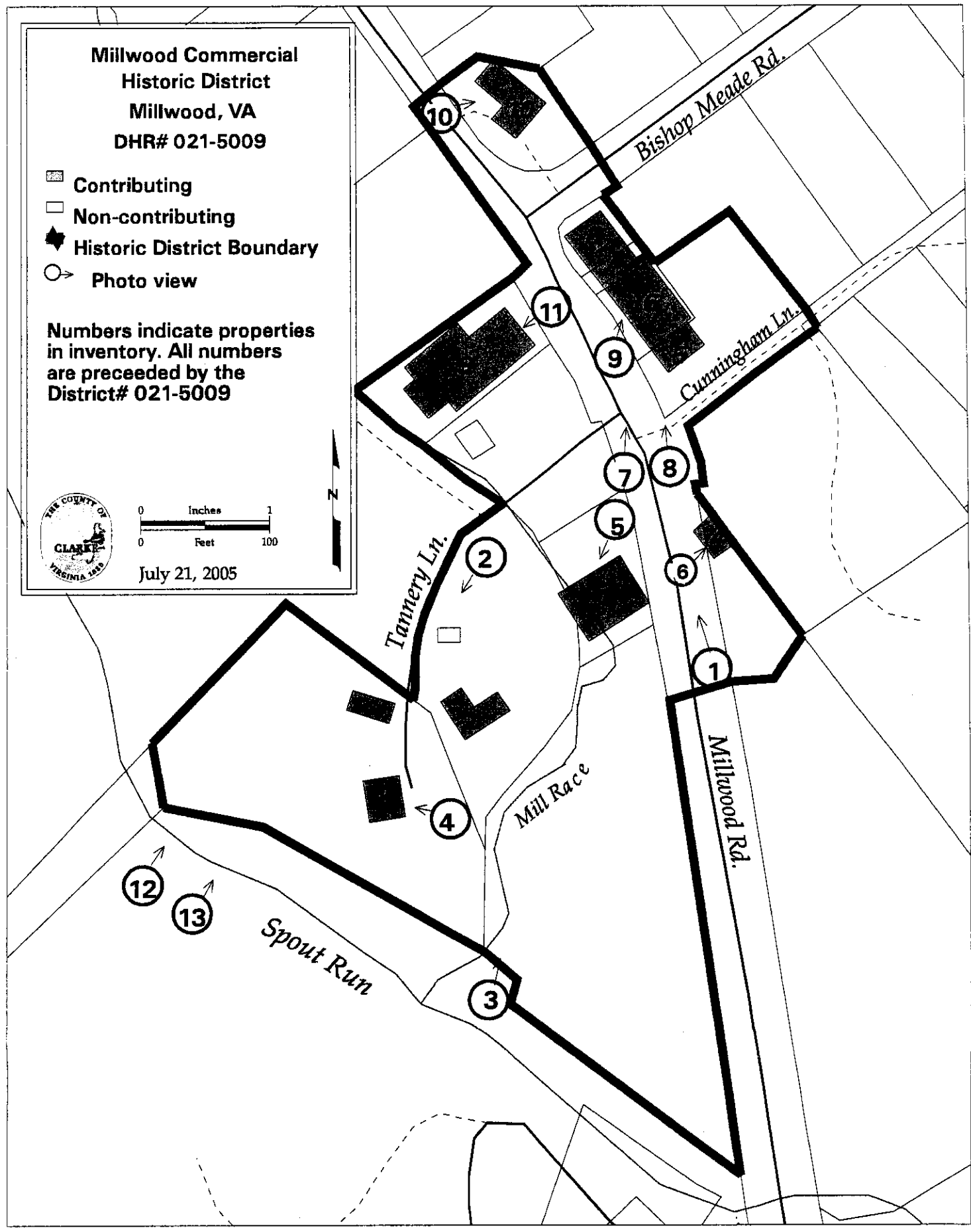
**Millwood Commercial
Historic District
Millwood, VA
DHR# 021-5009**

-  **Contributing**
-  **Non-contributing**
-  **Historic District Boundary**
-  **Photo view**

**Numbers indicate properties
in inventory. All numbers
are preceded by the
District# 021-5009**



July 21, 2005





4330
4329
4327
4326
2'30"
11 E 8 MI.
12 R 16 MI.

Millwood
Commercial
Historic District
Clarke County, VA

DHR # 21-50001

UTM References

- 1: 17 756215 / 4328717
- 2: 17 756225 / 4328722
- 3: 17 756250 / 4328712
- 4: 17 756200 / 4328682
- 5: 17 756306 / 4328626
- 6: 17 756276 / 4328621
- 7: 17 756291 / 4328643
- 8: 17 756164 / 4328550
- 9: 17 756025 / 4328641
- 10: 17 756230 / 4328682

