

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 *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 listed in 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 Dawlis Mill/Spring Mill Historic District

other names/site number _____

2. Location

street & number 525 and 530 Route 31 not for publication

city or town Townships of East Amwell and West Amwell vicinity

state New Jersey code NJ county Hunterdon code 019 zip code 08551

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I 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.

[Signature] 8/24/04
Signature of certifying official/Title Date

John S. Watson, Jr., Assistant Commissioner, Natural & Historic Resource/DSHPO
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 certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

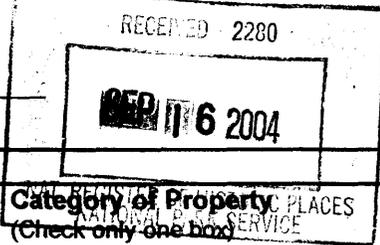
I hereby certify that this property is:

- 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] 10/27/04
Signature of the Keeper Date of Action
Edson H. Beall

Dawlis Mill/Spring Mills Historic District
Name of Property

Hunterdon, NJ
County and State



5. Classification

Ownership of Property

(Check as many boxes as apply)

Category of Property

(Check only one box)

Number of Resources within Property

(Do not include previously listed resources in the count.)

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

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

Contributing	Noncontributing	
6		buildings
2	2	sites
		structures
1		objects
9	2	Total

Name of related multiple property listing

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

Number of contributing resources previously listed in the National Register

N/A

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

COMMERCE/restaurant

INDUSTRY/manufacturing facility

DOMESTIC/single dwelling

Current Functions

(Enter categories from instructions)

COMMERCE/business

COMMERCE/warehouse

DOMESTIC/single dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Georgian

Federal

Materials

(Enter categories from instructions)

foundation stone

walls stone

clapboard

roof slate

other asphalt shingle

Narrative Description

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

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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.)

- 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.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or 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.

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
NJ-451
- recorded by Historic American Engineering
Record # _____

Areas of Significance

(Enter categories from instructions)

Architecture
Industry
Commerce
Settlement

Period of Significance

c. 1740-1890

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

Primary location of additional data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Dawlis Mill/Spring Mills Historic District
Name of Property

Hunderdon, NJ
County and State

10. Geographical Data

Acreage of property Approximately 134 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1	18	511506	4474087	3	18	512313	4474219
	Zone	Easting	Northing		Zone	Easting	Northing
2	18	511968	4474275	4	18	512389	44733741

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 Dennis Bertland & Janice Armstrong
organization Dennis Bertland Associates date June 2003
street & number PO Box 24 telephone (908) 213-0916
city or town Bloomsbury state NJ zip code 08804

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 _____
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 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.

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UTM Coordinates:

Zone 18

6. 512089
4433497

7. 511586
4433893

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Dawlis Mill/Spring Mills Historic District
Hunterdon County, NJ

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NARRATIVE DESCRIPTION

The Dawlis Mill/Spring Mills Historic District is located in New Jersey's Piedmont geographical province, on the northern face of the Sourland Mountain range in southern Hunterdon County, at the mouth of a gap or saddle in the broad low ridge overlooking the Amwell Valley about one mile south of the village of Ringoes. A small stream, Clearwater Rill, drops rapidly as it flows northward through the saddle, providing waterpower harnessed as early as the 1720s during pioneer European settlement of the neighborhood. New Jersey Highway 31 passes through the gap about 150 yards west of the stream, a route following the course of an aboriginal trail that has formed part of the main road from Trenton to the northwestern parts of the state since the 18th century. The portion of the district lying east of Route 31 lies within East Amwell Township; that located west of the highway is in West Amwell Township. The district encompasses a small cluster of early 19th-century mill buildings by the creek (including a woolen mill, dye house and proprietor's dwelling), along with remnants of an extensive hydrosystem, the foundation of an 18th-century grist mill and, facing down the lane to the mills from the west side of the highway, an 18th-century tavern/dwelling with later outbuildings. The surrounding landscape is a mix of wooded and open land with modern, low-density residential and commercial development scattered along Route 31.

District resources have retained their historic form and fair amount of early detailing, and although the buildings have been remodeled in varying degrees, these alterations do not significantly affect the character of the district. Except for the ruinous grist mill and hydrosystem, resources generally are in good condition and well maintained. The district still possesses the ability to reflect its historical and architectural significance, retaining its essential integrity of location, design, setting, materials, workmanship, feeling and association.

The district's four principal buildings are vernacular structures of stone construction, dating to the 18th and early 19th centuries and exhibiting simple detailing typical of the rural region's architecture during that era. The Anderson Tavern (site #1, photo #s 1 – 9), which dates to the 1760s or somewhat earlier, began as a 1 and ½-story dwelling with bank cellar, single-pile plan, interior-gable-end chimneys. The upper story was added in the 1860s, and despite this and subsequent alterations, the house retains a remarkable amount of early fabric. Protruding second-story floor joists or "out-lookers" on the front and rear are evidence of earlier porches or pent roofs. The front entry (obscured by the enclosed porch) retains its original heavy timber frame with pegged corner joints and fillet/ogee outer molding; four pintle holes indicate that the opening had a Dutch door

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hung on strap hinges. A portion of a similar window frame with integral outer molding remains embedded in the stonework, having survived the mid-19th-century narrowing of the windows. The boxed overhanging eaves may date to the 19th-century addition of the upper story, as do three 4/4 sash windows. The other 1/1 sashes, enclosed front porch and the shed-roofed rear appendage and gable porch are 20th-century alterations.

A considerable amount of early interior fabric also remains, partially obscured by later finishes. The ground story is divided into a cellar (dominated by the massive barrel-vaulted south chimney base) and a kitchen to the north. The latter features a timber-linteled cooking fireplace with later bake oven within its west end, hand-planed ceiling beams, and staircase with simple handrail and wide quirk-beaded board enclosure below. The first story consists of a central stair hall and flanking rooms. However, the partition separating the north room from the hall is a later, but still early, addition judging from its construction (hand-split lath & hand-wrought nails), probably dating to the late 18th century. Early fabric includes the staircase, some woodwork and flooring and the fireplaces with raised-panel over mantels in both rooms (that of the north room located in the northwest corner). Evidence of other early alterations to the first story, perhaps contemporary with the north partition, includes installation of a smaller firebox in the south fireplace and a built-in cupboard to its east. The upper story originally had at least one finished room with fireplace at its south end. Its floor plan corresponds to that of the floor below; its simple woodwork and panel doors are typical of the mid/late 19th century.

The district's other domestic building evidently was erected as a residence for the mill proprietor about 1830 and exhibits Federal style detailing. The stuccoed-stone dwelling (site #5, photo #s 20 & 22 - 24) consists of a 2-story, gable-roofed, 5-bay, single-pile main block (with interior gable-end chimneys and probably a center-hall plan) and a 2-story, shed-roofed, east-gable-end appendage (probably built in two parts). The house has a built-up box cornice with crown and bed moldings and returns that is carried on the raking eaves and whose soffit is articulated with raised blocks simulating a paneled effect. The front entry has a distinctive surround comprised of symmetrically molded flanking pilasters with star-ornamented corner blocks as capitals and an arched head faced with stepped architrave (outer molding composed of alternating acorns and darts or chevrons) and acanthus leaf-ornamented key block. The entry also retains a six-panel door (simple raised panels) and fanlight with leaded tracery. Among other exterior features are the clapboarded east gable and 6/6 sash windows with plain trim; the glass-and-panel doors of the appendage and rear entries are replacements.

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The district contains two stone industrial buildings, the woolen factory and the adjoining dye house, both of which evidently date c. 1813-24 and were remodeled in the mid-20th century. The coursed-rubble-stone woolen mill (site #3, photo #s 14 – 19) is a 3-story, gable-roofed building –5 bays long and 2 bays deep– with interior east gable-end chimney. The first or ground story is partially embanked on the south and east sides; a stone-walled wheel-pit adjoins its west gable end. Exterior features include wood-shingle roofing (partially covered with asphalt shingles), flush eaves, a mix of 6/6, 2/2 and 1/1 sash windows, wide timber-linteled entry on the east gable-end at the 2nd-story level (originally fitted with double doors, now with French door replacements) and south-side entry with batten door hung on strap hinges. The west end of the building was extensively rebuilt in the middle of the 20th century. Work included the partial reconstruction of the walls in concrete block with stone veneer and installation of a large multi-pane, metal-framed window and smaller casement windows on the west gable-end, along with tackle bar and an abalone shell set into the masonry at the gable peak.

The interior, largely open on each story, retains considerable early fabric and some equipment, despite the 20th-century renovations, during which a portion of the second-floor was removed creating two-story studio space with mezzanine at the west end (a smaller portion of the second floor similarly was removed at the northwest corner). The saw-cut rafters, miter-jointed at the roof peak, evidently are replacements. Early features include a wide timber-linteled fireplace on the first story, mortise-and-tenon floor framing incorporating hewn summer beans and saw cut joists, plank flooring and a plank-enclosed staircase in the southeast corner. Early equipment includes large wooden barrel-like rollers suspended from the first-floor ceiling beams on cast-iron mounts.

The, coursed-rubble-stone dye house (site #4, photo #s 20 & 21) is a 3-story, 2-bay, hip-roofed block, roughly square in plan, with embanked ground or first story, interior north-side chimney (brick stack) and a frame 1-story east appendage added in the mid 20th century. Exterior features include boxed overhanging eaves, 6/6 sash windows with timber lintels and some with paneled shutters (probably recycled from the house since they match the latter's front door) and three recessed entries (ground-story west side; second and third stories south side) with replaced doors and trim. The third-story entry opens to a balcony, which probably replaces an earlier porch; alternately, the upper enter may have been used for hoisted items. A large, round, cast-iron cauldron, several feet in diameter (photo #16), which probably was used in the dyeing process in this building, is located next to the west end of woolen mill, where it may have been placed as a planter.

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A short distance downstream from the woolen mill complex lies the ruins of the grist mill (site #6, photo #15) thought to have been erected by William Dawlis in the 1730s. Recorded by HABS in 1936, the mill was a small, frame, 2-story building with a large overshot wheel at its east gable end. The mill collapsed some years before 1976, leaving its rectangular, coursed-rubble stone foundation intact. A north/south stone wall divides the foundation into two roughly equal sections, and the wheel pit is located within the east half, extending the full length of its east wall. The foundation is filled with the debris of the collapsed mill including millstones, cast iron works and machinery and wooden framing members.

The district also includes the remains of the extensive hydrosystem, which once powered the mills and extended several hundred yards along the course of Clearwater Rill (site #7, photo #25). Well upstream from the woolen mill are two breached dams; the northern of the two is thought to be the original 18th-century mill dam, and to have been heightened in the early 19th century in conjunction with construction of the woolen mill, at which time the southern impoundment was constructed. From the northern dam and pond a raceway paralleled the east bank of the stream feeding a small retention pond located just south of the woolen mill (site #3). These features, remnants of which can be traced, appear to have been associated with the early 19th-century development of the woolen mill, perhaps incorporating an earlier raceway, which reputedly was lined with several small mills and distilleries. From the retention pond a flume presumably carried water over the lane to the woolen mill. A third breached dam is located just west of the woolen mill; it served to impound water for another raceway feeding the holding pond and flume of the lower mill (site #6); remnants of the lower raceway also are evident.

The district also contains several outbuildings of 19th- and 20th-century date. Just west of the woolen mill is a frame, 2-story, 2-bay, gable-roofed barn/wagon house with perpendicular ell at its northwest corner (site #2, photo #s 12 & 13). Probably dating to the mid/late 19th century, it has clapboard siding and gable-end entries. A smaller, frame, 19th-century wagon house, also with gable-end entries, stands behind the tavern (site #1, photo #15). Southwest of the latter is a concrete-block, 1-story dairy barn that evidently was constructed in the middle of the 20th century (site #1, photo #1).

The roadway of Route 31 through the district generally follows the course of the 18th-century highway from Trenton to Ringoes, and beyond. To the southeast beyond the district boundaries, Route 31 is a 20th-century creation. Route 31 currently features one northbound and two southbound travel lane, each about 12 feet wide, flanked on the east by an 8-foot-wide paved shoulder, for a total width of about 44 feet. The paving is

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asphalt and the highway is painted with center and side lines that distinguish the travel lanes from the shoulders. Curbing is present only along the west or south-bound shoulder.

The district encompasses all of the resources associated with the tavern and mill properties, but excludes the modern commercial and residential development along the highway. In the following inventory each resource is identified by a number, which locates it on the accompanying district map. In the inventory, all resources have been categorized as "contributing" (C) or "non-contributing" (NC) to the district's significance. Contributing resources consist of six buildings, two sites (grist mill ruins and hydrosytem remnants) and one object (dye kettle). Two non-contributing resources are present.

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District Inventory: West Amwell sites #s 1; East Amwell #s 2-15.

- 1 **John Anderson Tavern.** Stuccoed-stone, 5-bay, 2-story, single-pile, gable roofed dwelling with bank cellar and interior end-wall chimneys (the north chimney being located in the NW corner).

Style: Georgian influences

Date: first story, c. 1760s, perhaps earlier; probably the tavern in possession of John Throckmorton mentioned in the 1767 advertisement for the sale of property belonging to William Mullen and presumably the "stone house" on the land occupied by tavern keeper and militia captain John Anderson sold by Mullen's heirs in 1777 [Nelson, *Documents Relating to the Colonial History of the State of New Jersey*. XXV, page 327 and Hunterdon County Mortgages, Book 1, page 235]; second story, c. 1868 [Larison, *The Ancient Village, Amwell*, page 5].

Additional description: The central front entry (obscured by the enclosed porch) retains its original heavy timber frame with pegged corner joints and fillet/ogee outer molding, and four pintle holes provide evidence that the opening had a Dutch door hung on strap hinges. A portion of a similar window frame with integral outer molding remains embedded in the stonework, having survived the mid-19th-century narrowing of the windows. The central rear entry, subsequently converted into a small window, retains a segmental-arched stone lintel. Hewn-timber "out-lookers" projecting about 18 inches from the front wall under the present porch roof (presumably the extensions of the upper floor joists) are evidence of an earlier porch or pent roof. The ends of similar timbers can be seen on the rear wall, suggesting that there may have also been a porch on this elevation. The boxed overhanging eaves may date to the 19th-century addition of the upper story, as do the three 4/4 sash windows. The other 1/1 sashes, enclosed front porch and the shed-roofed rear appendage and gable porch are 20th-century alterations.

A remarkable amount of early interior fabric remains, partially obscured by later finishes. The ground story is divided into a cellar (dominated by the

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massive barrel-vaulted south chimney base) and a kitchen to the north. The latter features a timber-linteled cooking fireplace with later bake oven within its west end, hand-planed ceiling beams, and staircase with simple handrail and wide quirk-beaded-board enclosure below. The first story consists of a central stair hall and flanking rooms. However, the partition separating the north room from the hall is a later, but still early, addition judging from its construction (hand-split lath & hand-wrought nails), probably dating to the 18th century. Early fabric includes the staircase, some woodwork and flooring and the fireplaces with raised-panel over mantels in both rooms (that of the north room located in the northwest corner). Evidence of other early alterations to the first story, perhaps contemporary with the north partition, includes installation of a smaller firebox in the south fireplace and a built-in cupboard to its east. The upper story originally had at least one finished room with fireplace at its south end. Its floor plan corresponds to that of the floor below; its simple woodwork and panel doors are typical of the mid/late 19th century.

Outbuildings: (1) frame, 1 & ½-story wagon house (19th) with gable-end entries, lean-to appendage, vertical and clapboard siding and batten doors (C); frame shed (late 19th) with wood-shingle siding (NC); (3) concrete-block, 1-story, gable-roofed dairy barn (mid 20th century) with frame gables (NC).

Contributing

B14/L20

Photo #s 1 – 11

2

Frame, 2-story, 2-bay, gable-roofed barn/wagon house with south gable-end entries and a 2-story perpendicular ell at its northwest corner

Style: none

Date: mid/late 19th

Additional description: It has clapboard siding, metal roof, south gable-hoist overhanging and batten loft door, batten doors and small multi-pane windows. The crisscross panel, batten sliding doors of the two south gable entries presumably are a mid 20th-century installation.

Contributing

B27/L7

Photo #s 12 and 13

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- 3 **Price/Spring Mills Woolen Factory.** Coursed-rubble-stone, 3-story, gable-roofed woolen mill, 5 bays long and 2 bays deep, with interior east gable-end chimney. The first or ground story is partially embanked on the south and east sides; the stone-walled wheel-pit adjoins its west gable end.

Style: none

Date: c. 1813-24. Although local historian C. W. Larison gives 1811 as the construction date, Nathan Price and James Beers did not acquire the "upper mill lot" on which it stands until 1813. An 1824 newspaper advertisement for the sale of a 13-acre parcel encompassing the site refers to the "Woolen Cloth Factory, & Fulling Mill, thereon...known by the name of PRICE'S FACTORIES" [Larison, *The Ancient Village, Amwell*, page 8; Hunterdon County Deeds, Book 20, page 363 and "Public Vendue...George Dilts, Adm'r of James Beers, dec. dated May 18, 1824," *The Emporium*, June 12, 1824]. Renovated in the middle of the 20th century.

Additional description: Exterior features include wood-shingle roofing (partially covered with asphalt shingles), flush eaves, a mix of 6/6, 2/2 and 1/1 sash windows, a wide timber-linteled entry on the east gable-end at the 2nd-story level (originally fitted with double doors, now with French door replacements) and a south-side entry with batten door hung on strap hinges. The west end of the building was extensively rebuilt in the 1930s including the partial reconstruction of the walls in concrete block with stone veneer and installation of a large multi-pane, metal-framed window and smaller casement windows on the west gable-end, along with tackle bar and an abalone shell set into the masonry at the gable peak.

The interior, largely open on each story, retains considerable early fabric and some equipment, despite the 20th-century renovations, during which portion of the second-floor was removed creating two-story studio space with mezzanine at the west end (a smaller portion of the second floor similarly was removed at the northwest corner). The saw-cut rafters, miter-jointed at the roof peak, evidently are replacements. Early features include a wide timber-linteled fireplace on the first story, mortise-and-tenon floor framing incorporating hewn summer beans and saw cut joists, plank flooring and a plank-enclosed staircase in the southeast corner. Early equipment

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includes large wooden barrel-like rollers suspended from the first-floor ceiling beams on cast-iron mounts.

Outbuildings: (1) large, round, cast-iron **cauldron**, several feet in diameter and with a lip around the edge (early/mid 19th century) that probably was used in the dyeing process (C).

Contributing B27/L7 Photo #s 14 – 19

- 4 **Price/Spring Mills Dye House.** Roughly square, coursed-rubble-stone, 3-story, 2-bay, hip-roofed **dye house** with embanked ground or first story, interior north-side chimney (brick stack) and a frame 1-story east appendage.

Style: none

Date: c. 1813 – 1824; appendage, mid 20th century

Additional description: Exterior features include boxed overhanging eaves, 6/6 sash windows with timber lintels and some with paneled shutters (probably recycled from the house since they match the latter's front door) and three recessed entries (ground-story west side; second and third stories south side) with replaced doors and trim. The third-story entry opens to a balcony, which probably replaces an earlier porch; alternately, the entry may have allowed hoisted items to be taken to the upper story.

Contributing B27/L7 Photo # 20 & 21

- 5 **Proprietor's Residence.** Stuccoed-stone, 2-story, gable-roofed, 5-bay, single-pile **dwelling** with interior gable-end chimneys (brick stacks), probably a center-hall plan and a 2-story, shed-roofed, east-gable-end appendage (probably built in two parts).

Style: Federal

Date: c. 1830 (estimated). According to Larison, General Nathan Price built and occupied a dwelling, which stood to the north along road to Rin-

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goes [Larison, *The Ancient Village, Amwell*, page 5]. If so, the subject dwelling probably was erected after the mill property acquired new owners, John B. Wykoff, Jr. and Samuel B. Robbins, upon being sold at sheriff's sale in 1828 [Hunterdon County Deeds, Book 43,, page 519].

Additional description: The house has a built-up box cornice with crown and bed moldings and returns that is carried on the raking eaves and whose soffit is articulated with raised blocks simulating a paneled effect. The front entry has a distinctive surround comprised of symmetrically molded flanking pilasters with star-ornamented corner blocks as capitals and an arched head faced with stepped architrave (outer molding composed of alternating acorns and darts or chevrons) and acanthus leaf-ornamented key block. The entry also retains a six-panel door (simple raised panels) and fanlight with leaded tracery. Among the other exterior features clapboarded east gable and 6/6 sash windows with plain trim; the glass-and-panel doors of the appendage and rear entries are replacements.

Contributing

B27/7

Photo #s 20 & 22 – 24

- 6** **Dawlis Mill Ruins.** Rectangular, coursed-rubble stone **grist mill foundation.** A north/south stone wall divides the foundation into two roughly equal sections, and the wheel pit is located within the east half, extending the full length of its east wall.

Style: none

Date: c. 1735-40, purportedly 1736. William Dawlis purchased the lot on which it stands in 1735, and his 1740 will mentions the new and old mills [History of East Amwell, pp. 69, 71 & 102]; C. W. Larsion, writing in 1908, claimed that Dawlis erected the mill in 1736 [Larison, *The Ancient Village, Amwell*, page 7]. The mill collapsed several years before 1976 under the weight of a heavy snow [A History of East Amwell 1700-1800, page 69].

Additional description: The foundation is filled with the debris of the collapsed mill including millstones, cast iron works and machinery and wooden framing members.

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Contributing B27/L7 Photo #15

- 7 Remnants of an extensive **hydrosystem** extending several hundred yards along the course of Clearwater Rill.

Style: none

Date: 18th and 19th centuries [Litchfield & Porter, *Conjectural Reconstruction of the Mill Complex at Amwell Village*, no page number; Larison, *The Ancient Village, Amwell*, pp. 1 – 8].

Additional description: Well upstream from the woolen mill are two breached dams; the northern of the two is thought to be the original 18th-century mill dam, and to have been heightened in the early 19th century in conjunction with construction of the woolen mill, at which time the southern impoundment was constructed (see sources cited above for hydrosystem construction chronology). From the northern dam and pond a raceway paralleled the east bank of the stream feeding a small retention pond located just south of the woolen mill (site #3). These features, remnants of which can be traced, appear to have been associated with the early 19th-century development of the woolen mill, perhaps incorporating an earlier raceway, which reputedly was lined with several small mills and distilleries. From the retention pond a flume presumably carried water over the road to the woolen mill. A third breached dam is located just west of the woolen mill; it served to impound water for another raceway feeding the holding pond and flume of the lower mill (site #6); remnants of the lower raceway similarly are evident.

Contributing B27L5, 5.01, 6 & 7 Photo # 25

- 8 **State Highway Route 31** passing through the district.

Non-contributing

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NARRATIVE STATEMENT OF SIGNIFICANCE

The Dawlis Mill/Spring Mills Historic District possesses significance under Criteria A and C in the areas of settlement, architecture, industry and commerce. The hamlet exemplifies the small agglomerate settlements that proliferated throughout the region in the 18th and 19th centuries to serve its dispersed agricultural population, but whose growth was arrested when bypassed by 19th-century transportation innovations. The district has architectural significance as an assemblage of modest, 18th and 19th-century buildings whose construction, form, detailing, and spatial organization are representative of the rural region's vernacular architecture in that era. The district possesses commercial significance because of its tavern, a physical document of the important economic and social roles of such establishments in small rural communities. Industrial significance stems from its mill complex, particularly the woolen mill, which embodies the small-scale manufactories that once proliferated around the region but which eventually could not compete with operations possessing better transportation connections. Archaeological resources relating to the area's 18th- and 19th-century material culture and industrial development also may be present in the environs of district buildings.

Acquiring several mills, as well as a tavern, store and a few dwellings, the dispersed settlement along Clearwater Rill emerged as place of some local importance before the Revolutionary War. In the period when the movement of people and goods was largely limited to horse-drawn conveyances, such small communities provided the region's isolated rural population with almost its only centers for commercial and social activity. Although located on an important early road, the settlement was bypassed in the 19th-century canal and railroad building booms and, overshadowed by neighboring villages and towns like Ringoes and Lambertville favored with such transportation advantages, experience no growth after the establishment of a woolen factory in the early 1800s. Commercial activity having ceased, the settlement retained an identity as a mill hamlet, known as Spring Mills, until about 1900, the woolen factory continuing in operation until late in the century and the adjoining grist mill for some years thereafter.

While in recent decades, scattered low-density residential development has occurred in the vicinity and traffic on Route 31 has increased, much of the settlement's 19th-century rural character has survived. A majority of the district's resources date to the 18th and early 19th centuries, although a few are later in whole or part. The distinctive historical character of the district results from the survival of these buildings and their

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juxtaposition with the surrounding countryside. The district's buildings collectively possess architectural significance. Their forms, construction, decorative embellishment, and siting provide a representative illustration of the rural region's essentially vernacular architecture in the 18th and early 19th centuries. Of particular note are the Anderson Tavern (site #1), which retains a number of remarkable early features, including the rare corner placement of a fireplace in an outer corner, and the dye house (site #4), an uncommon surviving example of an auxiliary industrial building of its type.

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HISTORICAL OVERVIEW:

European settlement of southern Hunterdon County began in the first decades of the 18th century, initiated largely by pioneer agriculturists of English, Dutch, and German stock. One important early route into the area was the great road from Trenton which, traversing the Sourland Mountains along an old Native American trail, passed through a gap or saddle drained northward by Clearwater Rill into the Amwell Valley.¹ The area encompassing the district formed part of a 265-acre tract of land there purchased by William Dawlis in 1727. Dawlis, a German immigrant to America two decades earlier, purportedly settled on the property and built a grist mill on the stream near the site of the extant woolen mill within a few years of his purchase.² He acquired an adjoining downstream lot of 1.5 acres in 1735 and evidently erected a second mill shortly thereafter. His 1740 will (probated June 15, 1741) makes mention of both new and old mills, and local historian Dr. C. W. Larison, writing in 1908, claimed that Dawlis erected his second mill, whose foundation survives today (district site #6), in 1736.³

Upon William Dawlis's death, the property along Clearwater Rill passed to his sons William and Harmanus, William receiving the new mill and land lying west of a division line running south from a point on the east side of the Trenton road and Harmanus the old mill and remaining land to the east. William, Jr., quickly disposed of his share, selling a 48-acre lot to John Mullen in 1742 and a 34.5-acre parcel and the new mill to John Porter in the following year. Mullen, who settled in Amwell Township around 1730, acquired considerable property in the neighborhood and became a successful merchant. After Mullen's death in 1749, most of his Amwell real estate devolved to his son William.⁴ The latter, a resident of Trenton, died in 1766, and in the following year his executor advertised his extensive landholdings for sale at an auction to be held "at the House of John Throckmorton, Tavern-keeper in Amwell."⁵ In addition to a 172-acre plantation tenanted by Jonathan Reid, "a small tenement" suitable for a "Tradesman" and a 60-acre parcel with a "Large house, Store-house, smoke-house, and stables" occupied by merchant Joseph Reid, the real estate offered for sale included

The tavern house, with about 10 acres of Up-land, and 5 Acres of Meadow, and large Stone stable, now in the Possession of John Throckmorton, fronting the Road leading to the Union iron works [the Trenton road], and adjoining the last mentioned place [the 60-acre lot].⁶

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Bucks County, Pennsylvania resident Matthias Simcock apparently acquired the tavern property by 1777, at which time it was tenanted by John Anderson. In March of that year, Simcock mortgaged "land in Amwell Township, now in the possession of John Anderson," comprised of two lots, one an 18-acre parcel on the west side of the "King's Road leading to Trenton" containing "a stone dwelling house" and the other a 6-acre meadow lot. Robert Erskine's circa 1778 map of the Trenton road provides evidence linking Simcock's property with the district's 18th-century stone house (site #1), depicting a dwelling on the west side of the road at the site as "Cap^t Anderson." A Captain John Anderson did serve in the Hunterdon County militia during the Revolutionary War, and he presumably was the John Anderson who was licensed to keep a tavern in Amwell Township around the same time.⁷ A May, 1775, tavern license petition survives for John Anderson, which notes that he had been "keeping [a tavern] for some years past" in Amwell. However, there is evidence to suggest that the tavern on the Simcock property had been discontinued by the spring of 1778, although Anderson apparently continued living there until 1780. When Daniel Wikoff applied in May, 1778, for a license to keep a tavern in the "small place" he had recently purchased (located at Rocktown about a half mile south of Capt. Anderson's house on the Trenton road) he noted that it was "a Convenient Stand for Publick [sic] Business....there being no Publick house kept on the Road at this time." While John Anderson was assessed for twenty acres belonging to Matthias Simcock on the January, 1780 Amwell Township tax role, he must have vacated the premises shortly thereafter, since the June, 1780 tax role gives Samuel Birdsall as the occupant of Simcock's twenty acres.⁸

The Dawlis old and new mills changed hands several times during the middle decades of the 18th century. However, the history of those transfers and concurrent industrial development is somewhat obscure. While the new mill remained the property of John Porter until 1753, the 1748 conveyance of a 1.75-acre lot and mill from miller Johannes Shaver to blacksmith Lawrence Marr, who earlier that year had acquired three acres and the old mill from Catherine Dawlis, the widow of recently deceased Harmanus Dawlis, suggests the possibility of a third mill there.⁹ Local historian Cornelius W. Larson, writing in 1908, located Marr's blacksmithy east of the old mill and recounted the existence of four other enterprises at what he called "that ancient village, Amwell" in addition to the two grist mills: a distillery erected by Harmanus Dawlis just upstream from the old mill, along with cider, saw and oil mills built by other individuals, all served by the same raceway on the east side of the stream. He distinctly remembered that upon visiting the place as a boy fifty-eight years earlier that the mill sites were "well marked by scattered elements of their ruins," and in another article noted that "traces of Lawrence Marr's old blacksmith shop" also remained.¹⁰ Regardless of the extent of this develop-

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ment, the Dawlis mills were again in one ownership by 1753, Godfrey Bost having acquiring both the 34.5-acre lot with the new mill in June of that year and a two-acre lot with the old mill two years earlier. Bost sold both parcels to Philip Peters on September 9, 1753, and the latter conveyed them to carpenter Jacob Race in January, 1768. Race rounded out his holdings by the purchase in 1769 of a half-acre parcel previously subdivided from the old mill lot and the acquisition in the following year of the 1.75-acre Shaver/Marr mill lot. Race appears to have operated the mills and farmed his land into the 1780s.¹¹

Although no deeds of transfer have been found, other evidence indicates that some portion of the Dawlis/Race mill property was acquired by Joshua Corshon, merchant and Hunterdon County sheriff, in the 1780s, during which time Corshon's son-in-law John Stevenson occupied the premises. Jacob Race, who was assessed for two grist mills on the 1780 Amwell Township tax roles, conveyed at least one of them to Joshua Corshon by 1783, as documented by an agreement made by Corshon on May 1st of that year "not to damage Jacob Race in grinding," which also refers to "the mill I [Corshon] bought of him [Race]."¹² A 1783 note found among the Race papers describing damage done by John Stevenson's livestock to Jacob Race's crops implies that they were neighbors, and both men, but not Corshon, were assessed for grist mills on the 1784 and 1786 Amwell tax roles. In addition to the grist mill and a house lot, Stevenson was taxed for a fulling mill in 1784 and a saw mill in 1786, suggesting that he had expanded milling operations.¹³

Title to the Corshon property passed to John Stevenson in 1792. On May 1st of that year Stevenson gave Corshon a five-year mortgage "for all that lot or parcel of land with the appurtenances...in Amwell...the said John Anderson being at this time in possession thereof and which said lot of land being the same which the said Joshua Corshon by his deed bearing even date herewith conveyed to the said John Stevenson." While the "mortgage deed" gives no other description of the property, the "five hundred pound specie" mortgage principal suggests the presence of substantial improvements. The conveyance may have included the Simcock property (the former tavern) on the west side of the Trenton road, which one local historian has concluded also was acquired by Joshua Corshon in the 1780s, based on the evidence of deeds and mortgages for surrounding property.¹⁴ Matthias Simcock disappears from the Amwell tax roles after 1780, and the house lot for which John Stevenson was assessed in 1784 and 1786 conceivably could have been the stone tavern house. In any case, that both the old and new Dawlis mills and the former tavern ultimately became the property of John Stevenson is clear from his 1811 will, along with deeds subsequently made by his executors in accordance with its direc-

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tives. Furthermore, the 1811 deed for the sale of one of the mill lots establishes the former tavern as Stevenson's residence in later life, if not before, making reference to "the mansion house of the deceased" as located on the west side of the Trenton road opposite the "driftway" leading to the upper mill, the exact site of the tavern.¹⁵

Various sources indicate that the waterpower of Clearwater Rill continued in multipurpose use during Stevenson's ownership of the property. In 1797, he advertised "a fulling mill in good repair to be rented or let on shares," and his 1811 estate inventory includes entries for the "book accounts on Carding Machine" and "half of Carding Machine and Picker," suggesting that the fulling mill was operating on shares at that time.¹⁶ The fulling mill may have been discontinued for some years, since it is not listed on the 1802 and 1803 Amwell tax ratables lists, the only ones surviving for the township for that period. In both years, "Major John Stevenson" (he was a local militia officer) was assessed for two grist mills and a saw mill, as well as about 70 acres of improved and 45 acres of unimproved land.¹⁷ Stevenson's will directed his executors to sell his carding machine and "copper kettles used for distilling whiskey," and his inventory lists "two copper stills," besides making several references to his distillery, including "Whiskey and empty casks in still house" and "Casks and cider in still house Chamber."¹⁸ Although the exact location of Stevenson's distillery is unknown, it may well have been the one which Larison located just upstream from the old Dawlis mill and attributed to Harmanus Dawlis.

Stevenson's property also may have encompassed a store and a wheelwright shop located along the lane between the mill and his residence, the former tavern, if one makes allowances for the distances given by Cornelius Larison in his 1908 history of the settlement. According to Larison:

On the west side of the west side of the rill, opposite to the old mill, and less than a hundred yards away, was a wheelwright establishment in which were built wagons and whatever farmers' tools the farmers hereabouts needed. A hundred yards further west was the old store once owned and operated by Major John Stevenson, the foundation and cellar hole of which are yet to be seen. A hundred yards further west stands the building.....which 150 years ago was the most important tavern in the township of Amwell.¹⁹

By his will, dated February 2, 1811 and probated on March 27th of that year, John Stevenson disposed of his real and personal estate in making provisions for his wife,

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daughter and two grandchildren. Wife Catherine and daughter Margaret, wife of tavern keeper Daniel Wyckoff, received life rights to his house, and upon the termination of their possession, the property was to pass to grandson John Stevenson Wyckoff (subject to his paying his sister Elizabeth Ann \$200). Margaret also received "half the profits" of the 18-acre homestead lot, as well as a 7-acre meadow and 5-acre wood lot. Major Stevenson directed his executors to sell what remained of his "personal estate" after certain bequests to his wife, along with the mill property and other land, ordering that the "interest" realized from the proceeds go to his widow and daughter. Any property not specifically mention was left to his grandchildren.²⁰

In accordance with these directives, Stevenson's executors sold the "lower grist mill lot" within a few months of his death, conveying the 2-acre parcel (which encompassed the new Dawlis mill) to Brigadier General Nathan Price, an Amwell neighbor and fellow militia officer, and James Beers of Bucks County, Pennsylvania, for \$800. The conveyance included waterpower rights and all other "appurtenances." In January 1813, Price and Beers gave the executors an \$800 mortgage for the property and, in the following June, purchased the adjoining 4-acre "upper grist mill lot" (presumably the old Dawlis mill) from them for \$800.²¹

Although local historian C. W. Larison gives 1811 as the construction date of the woolen factory, it probably was not built before Price and Beers acquired its site in 1813. The boundary description of the 1813 upper mill lot deed refers to the parcel's southeast corner as a "stone in front of the upper grist mill," thus indicating that the grist mill was still extant at that time and stood on or near the site of the woolen factory.²² Of the two new owners, James Beers evidently had some experience in the woolen industry, at least with the manufacture of mill machinery, if, as seems likely, he was the individual of that name referred to in a contemporary advertisement appearing in a Trenton newspaper. The advertisement, dated November 19, 1813 and placed by "Pitcher & Hartsuff" of "Hulmesville, Bucks county, Penn." solicited orders for

Machinery for manufacturing woolen, cotton, etc. The subscribers, who have for several years built machinery for James Beers, dec., wish to inform the public, and particularly the old customers of the Factory, that they have succeeded said James Beers, and carry on the business as extensively as usual.²³

If this James Beer was Nathan Price's partner, his death must have occurred between June and November, 1813, and may have had some impact on the construction of

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the Amwell woolen factory. Nevertheless, the new factory probably was finished and operating within a few years since the economic downturn following the end of the war of 1812, during which the American woolen industry was especially hard hit by low-priced English woolens flooding the market after 1815, is an unlikely time for its construction.²⁴ It clearly was a well-established enterprise by 1824, by which time economic conditions were improving. In that year the administrators of Beers' estate advertised his half interest in the property for sale at auction to be held on July 26th to pay his debts, describing it as a 13-acre tract with

Woolen Cloth Factory, & Fulling Mill...[along with] two convenient dwelling houses... This property is in the occupation of Gen. Nathan Price, and commonly known by the name of Price's Factories.²⁵

While the fulling mill presumably occupied the lower grist mill, the location of the two houses, as well as when the additional acreage was acquired, has not been established. According to Cornelius Larison, Nathan Price resided in a house on the Trenton road some distance north of the former tavern, which he built "and therein reared his large family and spent the years of his senility." This house could not have been one of the two on the factory property mentioned in the auction advertisement.²⁶

Little else is known about the early operation of the Amwell woolen factory, which spanned a difficult period for the industry. Although New Jersey newspapers of the period are filled with advertisements relating to fulling mills and woolen factories, none has been found for "Price's Factories". Neither is it included in the 1820 industrial census of the state, albeit only a partial inventory of New Jersey's industries. However, census listings for several other woolen mills in the region provide important contextual information. Specifically, the detailed entries for two Somerset County factories describe operations with marked physical resemblance to the Amwell factory. Ralph Whitehead and John Lawton, the proprietors of the woolen factory at "Vanderveers Mills North Branch" noted that they had a "building ...46 feet by 32 feet three stories in height, otherwise in good condition [and] one dye house 20 by 16 feet with two kettles." The manufactory of Henry and Ralph Whitehead at Burnt Mills in Bridgewater Township consisted of "the woolen factory 4 stories high forty feet in length by 36 feet in breadth – the dye house is 18 feet by 12."²⁷

Production at the Amwell woolen factory probably resembled that of those two mills in 1820 and also may have been adversely effected by the poor market conditions then current. Machinery at the North Branch factory included three carding machines,

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two spinning machines, one picking machine, six looms and a shearing machine. However, only one carding machine, the picking and the shearing machines were in use, business then being "in a languishing state, they not being able to do anything except country work. Two men and two children were employed. Business for the Burnt Mills factory appears to have been somewhat better. One of four looms was in operation, weaving broad cloth and flannel, besides machines for carding, spinning and roping. The workforce encompassed five men, two women, one boy and two girls, but "employment for them [was] not one sixth of the year." The proprietors also observed

that our condition is greatly altered from the flourishing situation that we enjoyed a few years ago. Many of our workmen have been sent away for want of employment, formerly we had occasion for 10 or 20 workmen and we manufactured 1500 pounds of wool.²⁸

Despite the hard times, other area woolen factories evidently were prospering, like "cloth manufactory" of Philip Fine on the Musconetcong River in what was then Greenwich Township, Sussex County. His equipment included four looms, four carding machines, three spinning machines, two "fulling stocks," one "press stock," one shearing machine, two copper dye kettles, a "large stove for heating Press plates," two "common stoves" and a "press for drying wool," all of which, except for one loom, were in use. His workforce consisted of six men and four boys and girls. Production encompassed 300 yards of "drugget," 400 yards of "fine satinet," 1500 yards of "common satinet" and 1200 yards of cloth.²⁹ Perhaps the Amwell woolen mill was a similarly successful enterprise.

The Amwell woolen factory and fulling mill changed hands twice in the 1820s. On August 8, 1824, within a week of James Beer's estate auction, his executors conveyed his half interest in the two lots comprising Price's Factories, together with the associated water rights, to township resident Jeremiah Kershaw for \$625.³⁰ However, the \$800 mortgage held by John Stevenson's executors never having been satisfied, the property was seized and sold at a court-ordered sheriff's sale on January 21, 1828. Isaac Low, high bidder at \$700, transferred his interest to John Wyckoff, Jr., and Samuel B. Robbins to whom the property was conveyed on March 10th of that year.³¹ Wyckoff and Robbins evidently formed a partnership to operate the enterprise renamed Spring Mills. Robbins appears to have been the more active partner, actually managing the business, while Wyckoff, a Somerset County resident, provided the financial backing. Robbins mortgaged his half interest in the property to Wyckoff, along with "half of the machinery and fixtures belonging to said mills" for the sum of \$1,258.28 with interest in October, 1829.

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Perhaps some of the money was used by Robbins to erected the stone dwelling located just east of the woolen mill, suitable as the residence of a proprietor, which can be dated stylistically to around that time. On March 22, 1831, the two men acquired an adjoining property of 120 acres to the south of the mill lots, which encompassed the upper reaches of Clearwater Rill and the mill hydrosystem. However, the partnership ended shortly thereafter.³² In a notice dated "Spring Mills, May 1, 1831," the two men announced its dissolution by "mutual consent." An addendum informed the public that "the carding & fulling business will in future be carried on in its various branches by Sam'l B. Robbins."³³

Title to property passed to Peter Q. Brokaw of neighboring Readington Township by two conveyances in 1832 and 1833. Brokaw purchased Wyckoff's half interest in the two mill lots, the 120-acre adjoining farm, and a nearby wood lot on November 11, 1832 for \$3,000 and in April of the following year paid Robbins \$3,500 for the other half of the property. Robbins may have used the funds realized from the sale to settle his debt to Wyckoff, since his mortgage to the latter was canceled several weeks afterwards.³⁴ Brokaw owned the property until 1837, by which time he had moved to Somerset County. nothing is known about the operation during Brokaw's ownership except that the business evidently was expanded to include the manufacture of cotton cloth, as it is mentioned as a "cotton and woolen factory" in the 1834 state history.³⁵

The property changed hands several times between 1837 and 1860, including once in 1853 as a result of a sheriff's sale. In 1837, Amwell Township residents Daniel Wyckoff (presumably the Daniel Wyckoff who had married Stevenson's daughter) and Peter W. Sheppard purchased three lots including the mills and the "mill pond and dam," the latter evidently subdivided from the farm which Brokaw had sold separately the previous year, along with the "right to raise the dam three feet and all the mill machinery and fixtures" from Brokaw for \$2,000. At the same time, Wyckoff and Sheppard mortgaged the three lots to Brokaw for \$1,500. While the mortgage does not appear to have been canceled, Wyckoff's estate administrator sold his half interest in 1846 to Solomon Holcombe, who in the following year acquired the other half from Abner H. Stout (to whom Sheppard had conveyed it a short time earlier).³⁶ The 1845 auction advertisement for Wyckoff's estate sale described the premises as

half the Spring Mills Factory with 4 carding machines, 1 shearing machine, and all the necessary fixtures for carding and fulling in good order; two large mill houses, dwelling house, & barn, & about 7 acres.³⁷

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Holcombe, a merchant in the nearby village of Mount Airy, assigned the entire "Spring Mills property," subject to all encumbrances, to Cornelius C. Van Lieu, a resident of Somerset County, for \$350. The 13.5-acre "factory property" was sold at a court-order sheriff's sale in 1852, apparently due to the outstanding 1837 mortgage, and conveyed to Israel Wilson on January 24, 1853. Within a few weeks, Wilson quickly sold a half interest in the property to J. Farley Sheppard for \$500, and the latter conveyed the "the factory lot with the factory, mill and dwelling house and the mill dam and water privilege" to his relatives Peter W. and Asa Sheppard for \$1,018 on May 1, 1860. On the following day, Wilson sold the other half to the Peter and Asa for \$1,005.³⁷

Federal censuses provide some information about the operation of the Spring Mills during the mid-19th century. The industrial schedule of the 1850 census lists Samuel B. Robbins as the proprietor of an Amwell Township woolen manufactory and owner of real estate worth \$2,800. While he did not own Spring Mills at the time, the 1851 Hunterdon County map establishes that he was once again its proprietor by identifying the property as "S. B. Robbins/Spring Mills." In 1850, Robbins employed three male workers to produce 1,300 yards of satinets and blankets worth \$750 and 5,000 yards of "rools" (?) worth \$1,500.³⁸ Robbins died in 1851, and the inventory of his surprisingly modest estate, whose valued totaled only \$375.23, includes a few pieces of equipment, but no mention of any wool products, suggesting that production had ceased or had been transferred the others sometime before his death. Listed items having reference to the business are a "wool picker" valued at \$2.00, a "spinning billy" worth \$15.00 and a "weaving loom" worth 50 cents, along with "sundry articles in oven house" worth 50 cents.³⁹

One of Robbins' employees may have been Peter Thompson, who was enumerated in the population schedule of the 1850 census just after the proprietor's household and described as a weaver owning real estate worth \$500. He might also have had some connection with an individual with that last name mentioned by Cornelius Larison in his 1908 narrative:

Farther up [the lane running east from the mills] were other houses, in one of which lived that Irish weaver, Matthew Thompson, celebrated for keenness of wit and ability as a fiddler—whose name and sayings were yet in the mouths of the old folks hereabouts 45 years ago. The location of his house and weaver shop and the well from which he drank is still marked by a heap of stones fallen from the crumbling walls, and the outline of the fireplace in which his good wife cooked for him can yet easily be traced.⁴⁰

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The court-ordered sale of the Spring Mills property occurred in the year following Robbins' death, and by 1860, as documented by the census of that year, Peter Sheppard had assumed operation of the woolen factory, perhaps succeeding his relative John F. Sheppard. The industrial schedule of the 1860 census describes a business considerably larger than that of Robbins in 1850. The firm of Peter Sheppard & Son employed seven "hands" and utilized 10,000 pounds of wool (worth \$3,000), 2,800 pounds of cotton yarn (worth \$530), 120 gallons of oil (worth 132) and \$120 worth of sundries to produce 200 yards of cloth (value \$200), 300 yards of flannel (worth \$300), 1,400 yards of blanket (value \$1,344), and 1,500 yards of satinet (worth \$900), 400 yards of "casimers" (value \$300), 400 horse blankets (worth \$600), 2,500 yards of rag carpet (value \$1,250) and 4,000 yards of mixed yarn carpet (worth \$3,200). The water-powered equipment included 160 spindles, three carding machines and three looms.⁴¹ The household of Peter W. Sheppard, as described in the 1860 census, consisted of the 48 year-old Sheppard, whose occupation is given as "woolen manufacturer;" two young men presumably his sons, Asa Sheppard, 24-years old, and James Sheppard, 19-years old, both woolen manufacturers; 23-year old Sarah Sheppard, presumably his daughter, William Bicroft, a 38-year old "spinner" and Emma Williamson, a 22-year old servant. Weaver Peter Thompson, age 52, still lived nearby and practiced his trade.⁴² Other members of the workforce may have lived in the "line of houses," which according to Larison stood along the north side of the lane running east from the mills. In addition to the woolen factory and the grist mill, the 1873 county atlas depicts three other buildings on the property of "P. W. Sheppard & son," presumably dwellings occupied by the Sheppards and their employees.⁴³

The Sheppard family continued operating their woolen factory throughout the 1870 and 1880s, the son carrying on the business after Peter Sheppard died in June, 1880. A May, 1889 article in Cornelius Larison's short-lived periodical of local affairs and history (and phonetic spelling), noted that "The Spring Mil[l]s, managed by R. A. Sheppard [consists of] a feed mil[l] and the *Old Factory* in which woolen fabrics ar[e] made."⁴⁴ However, in December of that year the property was sold by the county sheriff to John O. Bowne of Lambertville, New Jersey, who on January 1, 1890 conveyed an 8-acre lot and appurtenant water privileges to Edward M. S. Gimson of Trenton, New Jersey, for \$2,200.⁴⁵ Whatever efforts Gimson made to operate the woolen factory must have been short-lived. It is not identified on the 1902 county map and, by 1908, evidently had been abandoned for some time, since Larison noted "that the old woolen mill [was] falling fast to earth." However, Gimson appears to have kept the grist mill going until at least 1905, in which year Larison noted that it "continue[d] to accommodate a wide patronage."⁴⁶

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How long afterwards the grist mill remained in operation is unknown. Certainly, the building had been standing vacant and deteriorating for some years when the Historical American Building Survey undertook to record it in 1937.⁴⁷

In 1902, Gimson enlarged his landholdings by the purchase of a 58-acre farm encompassing John Stevenson's former residence (the old Anderson Tavern) from Emma and George Wilson of Hopewell, New Jersey for \$1,200. The latter had acquired the property a year earlier from Hiram Wilson, who had owned and evidently occupied the premises since 1845.⁴⁸ Wilson must have been responsible for the addition of the upper story to the dwelling, which Larison claimed took place in the 1860s. The 1873 atlas identifies a building located just south of Wilson's residence as a "cab[inet] sh[op]."⁴⁹

Edwin Gimson retained ownership of the 8-acre mill lot and the 58-acre farm until 1947 when he sold them to Pierre Dutel of New York City. Dutel, who probably was responsible for converting the woolen factory into a studio, in turn sold the two lots to another New York resident, Victoria Wright, in 1950. Five years after Victoria Wright's death in 1993, the trustees of a trust established by her will conveyed the property lying east Route 31 to its present owner.⁵⁰

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Notes:

¹ Hubert G. Schmidt, *Rural Hunterdon*, pp. 29-34 and 162-63; and Peter Wacker, *Land and People. A Cultural Geography of Pre-industrial New Jersey: Origins and Settlement Pattern*, p. 127.

² Stanton Hammond, "Hunterdon County, New Jersey, Sheet G", Map Series # 4. Genealogical Society of New Jersey, 1965; East Amwell Bicentennial Committee, *A History of East Amwell 1700-1800*, pp. 67-69, 71, 76 and 102 (hereafter *East Amwell*).

The land purchased by William Dawlis in 1727 was subdivided from a 3,000-acre parcel granted and surveyed under New Jersey's system of proprietary landholding to Andrew Hamilton, proprietary governor of both East and West Jersey, and Benjamin Field, a "yeoman" of Burlington County, New Jersey and large landowner, in 1701. After Field's death in 1702, his widow and heir sold 1,650 acres of the large tract to her brother Nathan Allen, another Burlington resident, for 300 pounds to fulfill arrangements made by her late husband. Allen proceed to subdivide and sell parcels of land in the vicinity for himself or his sister, ranging from 100 to 300 acres in size, to individuals who evidently settled them (*East Amwell*, p.10 and Stanton Hammond, "Hunterdon County, New Jersey, Sheet G", Map Series # 4. Genealogical Society of New Jersey, 1965).

³ *East Amwell*, pp. 69, 71 & 102; Cornelius W. Larison, *The Ancient Village, Amwell*, page 7.

⁴ *East Amwell*, pp. 79 – 81.

⁵ *Ibid.*, page 81; William Nelson, (ed.), *Documents Relating to the Colonial History of the State of New Jersey. First Series, Vol. XXV, Extracts From American Newspapers, Relating to New Jersey. Vol. VI 1766-67, 327.*, Paterson, NJ: The Call Printing and Publishing Co., 1902.

⁶ Nelson, page 327.

⁷ Hunterdon County Mortgages, Book 1, page 235; Robert Erskine, "Road from Ram Garrison's to Near Pennytown," Series No. 87A, depicted in *East Amwell*, page 100; *East Amwell*, pp. 93 & 94.

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⁸ Hunterdon County Tavern Licenses, vol. 1, page 112 (John Anderson, 1775) and vol. 1, page 361 (Daniel Wikoff, 1778); New Jersey Tax Ratables, Amwell Township, January and June, 1780; *East Amwell*, pp. 93 & 94.

⁹ *East Amwell*, pp. 73 – 79.

¹⁰ Larison, *The Ancient Village, Amwell*, page 4,5 & 7; Carter Litchfield & Richard L. Porter, *Conjectural Reconstruction of the Mill Complex at Amwell Village*, no page; C. W. Larison, "The Old Dawlis Mill," *The Democrat Advertiser*, September 21, 1905.

¹¹ *East Amwell*, pp. 73, 74 & 102..

¹⁰ New Jersey Tax Ratables, Amwell Township, January and June, 1780; *East Amwell*, pp. 73- 79.

¹¹ *East Amwell*, pp. 73- 79.

¹² New Jersey Tax Ratables, Amwell Township, January and June, 1780; *East Amwell*, page 78.

¹³ Ibid.

¹⁴ Hunterdon County Mortgages, Book 2, page 133; *East Amwell*, page 94.

¹⁵ New Jersey Tax Ratables, Amwell Township, January and June, 1780, 1784 and 1786; New Jersey Wills, 2449J; Hunterdon County Deeds, Book 18, page 212 & Book 20, page 363.

¹⁶ "A Fulling Mill...John Stevenson/June 13, 1797," *The State Gazette and New Jersey Advertiser*, July 7, 1797; NJ Wills, 2449J.

¹⁷ New Jersey Tax Ratables, Amwell Township, January and June, 1780.

¹⁸ NJ Wills, 2449J.

¹⁹ Larison, *The Ancient Village, Amwell*, page 5.

²⁰ NJ Wills, 2449J.

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²¹ Hunterdon County Deeds, Book 18, page 212 & Book 20, page 363; Hunterdon County Mortgages, Book 5, page 299.

²² Hunterdon County Deeds, Book 20, page 363.

²³ "Machinery....."Pitcher & Hartsuff" of "Hulmesville, Buck county, Penn. November 19, 1813," *The Trenton Federalist*, December 20, 1813.

²⁴ Hubert G. Schmidt, *Agriculture in New Jersey*, page 161 New Brunswick, NJ: Rutgers University Press, 1973.

²⁵ "Public Vendue....George Dilts, Adm'r of James Beers, dec. Dated May 16, 1824," *The Emporium*, June 12, 1824.

²⁶ Larison, *The Ancient Village, Amwell*, page 5.

²⁷ US Census 1820, Industrial Schedule, Somerset County, "Vanderveers Mills North Branch," Ralph Whitehead & John Lawton and "Burnt Mills," Bridgewater Township, Henry and Ralph Whitehead.

²⁸ Ibid.

²⁹ US Census 1820, Industrial Schedule, Sussex County, [Greenwich Township], Philip Fine.

³⁰ Hunterdon County Deeds, Book 37, page 542.

³¹ Hunterdon County Deeds, Book 43, page 519; Mortgages, Book 5, page 299.

³² Hunterdon County Mortgages, Book 13, page 65; Deeds, Book 50, page 499..

³³ "The Co-Partnership....John Wyckoff, jr. [&] Sam'l B. Robbins. Spring Mills, May 1, 1831," *The Hunterdon Gazette*, August 24, 1831

³⁴ Hunterdon County Deeds, Book 53, page 454 and Book 54, page 351; Mortgages, Book 13, page 65.

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³⁵ Thomas F. Gordon, *A Gazetteer of the State of New Jersey*, page 227; Hunterdon County Deeds, Book 67, page 252.

³⁶ Hunterdon County Deeds, Book 67, page 252; Book 86, page 351, Book 87, page 406 and Book 89, page 86; Mortgages, Book 16, page 435.

³⁷ "Administrators sale of Real estate, all the real estate of Daniel Wykoff, desc." *Hunterdon Gazette*, February 10, 1845.

³⁸ "Sheriff's Sale of property of Peter W. Sheppard," *Hunterdon County Democrat*, December 8, 1852; Hunterdon County Deeds, Book 88, page 210; Book 104, page 314; Book 105, page 701, Book 123, pages 45 and 47.

³⁹ United States Census, Products of Industry, East Amwell Township, 1850; Samuel C. Cornell, *Map of Hunterdon County, New Jersey*, 1851.

⁴⁰ New Jersey Wills, 5302J.

⁴¹ Larison, *The Ancient Village, Amwell*, page 5.

⁴² United States Census, Products of Industry, East Amwell Township, 1860.

⁴³ United States Census, Population Schedule, East Amwell Township, 1860

⁴⁴ Larison, *The Ancient Village, Amwell*, page 5; F. W. Beers, *Atlas of Hunterdon Co. New Jersey*, page 77.

⁴⁵ James P. Snell (ed.), *History of Hunterdon and Somerset Counties, New Jersey*, pp. 365-66; Larison, "A History of Ringos," *Ringos, A Monthly Magazine Devoted to the History of Ringos - Past and Present - And to the Current News of the Village and Vicinity*. May, 1889, page 21.

⁴⁶ Hunterdon County Deeds, Book 226, pp. 225 and 231.

⁴⁷ Pugh & Downing, Civil Engineers, *Map of Hunterdon County, New Jersey*, 1906; Larison, *The Ancient Village, Amwell*, page 4; C. W. Larison, "The Old Dawlis Mill," *The Democrat Advertiser*, September 21, 1905.

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- ⁴⁸ Historical American Building Survey, NJ-451.
- ⁴⁹ Hunterdon County Deeds, Book 261, page 250 and Book 264, page 321.
- ⁵⁰ Larison, *The Ancient Village, Amwell*, page 5; F. W. Beers, *County Atlas of Hunterdon, New Jersey*, page 77.
- ⁵¹ Hunterdon County Deeds, Book 435, page 493, Book 485, page 333, book 1099, page 453 and Book 1188, page 468.

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Hunterdon County Court House, Flemington, NJ.

Hunterdon County Deed Books
Hunterdon County Mortgage Books
Hunterdon County Road Returns

New Jersey Archives, Trenton, NJ

Hunterdon County Tavern Licenses
New Jersey Tax Ratables, Hunterdon County, Amwell Township
New Jersey Wills

United States Census

Population Schedules, East and West Amwell Townships, 1850-1870
Industrial Schedules, Hunterdon, Somerset and Sussex Counties, 1820
Industrial Schedules, East and West Amwell Townships, 1850-70

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BOUNDARY DESCRIPTION

The boundaries of the Dawlis Mill/Spring Mills Historic District are delineated on the attached map entitled "Dawlis Mill/Spring Mills Historic District Site Location and Boundary Map," and are verbally described in the following paragraphs. The site and boundary map was assembled using current municipal tax maps of East and West Amwell Townships.

The boundary of the district begins in East Amwell Township on the east side of Route 31 at the northwest corner of block 27, lot 7 and proceeds east and south along the north and east side of that lot to its southeast corner, also the northeast corner of block 27, lot 5. It continues south along the east side of block 27, lot 5, then west along the south side of lot 7, and then north along the west side of that lot also the east of block 27, lots 57, 58, 59, 60, 61, 11.16 and 4 to a point where the straight-line continuation of the common boundary between lots 3 and 4 of block 27 northwards across would intersect the north side of lot 4. From that point it continues north in a straight line across block 27, lots 5 and 5.01 to the point where the north line of lot 6 intersects the north line of lot 5.01.

The boundary then runs west along the north side of block 27, lot 6 to the northwest corner of that lot on the east side of Route 31. It turns south along the east side of route 31 to a point where a straight line continuation of the south side of West Amwell Township block 14, lot 20 across Route 31 would intersect the west side of block 27, lot 6 in East Amwell Township. At that point the boundary turn west along that line, crossing Route 31 and the municipal boundary between the two township, to the southeast corner of block 14, lot 30 on the west side of route 31 in West Amwell Township. It then runs west along the south side of block 14, lot 20, then north along the west side of lot 20 and east along the north side of that lot to the northeast corner of that lot on the west side of route 31. It again crosses Route 31 and the municipal boundary between the two townships to the east side of the highway and the west side of block 27, lot 7 in east Amwell Township. It then proceeds north up the east side of the highway and the west side of block 27, lot 7 to the northeast corner of that lot and the place of beginning.

BOUNDARY JUSTIFICATION

The boundaries of the Dawlis Mill/Spring Mills Historic District were delineated to include to the greatest extent possible the architectural and historical resources of the

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hamlet, with not only the fewest non-contributing buildings but also to protect the district's historic rural setting.

To the north and south the district is constrained by modern residential and commercial development along Route 31, and the boundary follows property lines to exclude those uses. On the west side of Route 31, the boundary follows the lines of the lot associated with the former Anderson Tavern; on its east side, the boundary was delineated to include the mill hydrosystem.

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Photographic Identification:

Photographs were taken in spring of 2002 by Amy Zambrowski and Sally Bishop. Negatives are the property of the East Amwell Historic Preservation Commission.

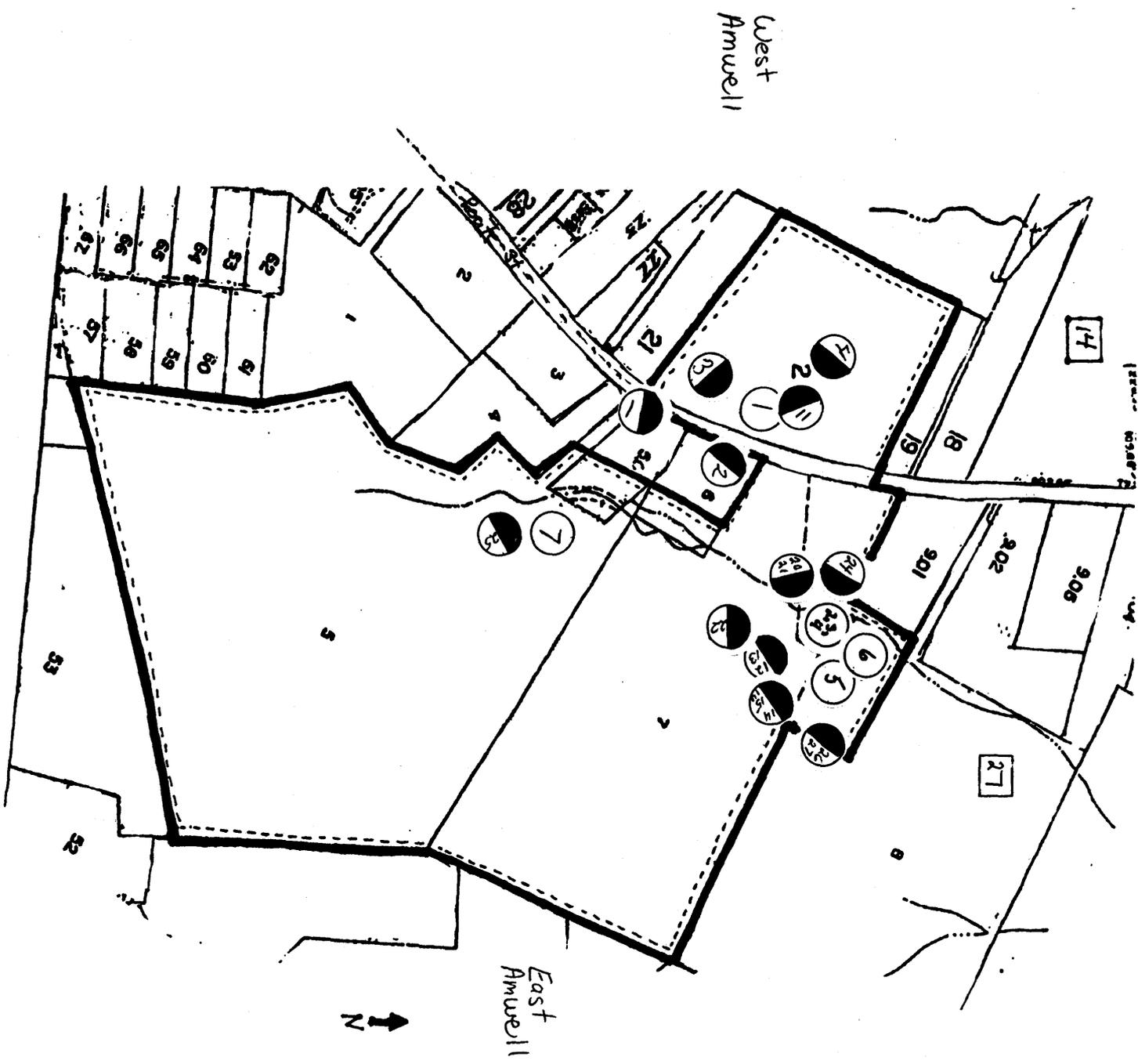
<u>PHOTO #</u>	<u>INVENTORY #</u>	<u>VIEW</u>
1	23	NW
2	21	NW
3	24	SW
4	25	SE
5	Old York Rd., at #18	NW
6	Old York/Amwell at #18	NE
7	18, belfry	NE
8	6 & 5	NE
9	6	SW
10	5, entry detail	N
11	32, 33 & 34	SE
12	Amwell Rd. at #34	SW
13	4	NE
14	3 & 2	NE
15	36	SW
16	37	SW
17	37, wagon house	SW
18	38	SW
19	Barley Sheaf Rd. at #12	NW
20	Barley Sheaf Rd. at #12	NW
21	13	NW
22	Old York/Barley.Sheaf junction	NE
23	7	SE
24	11	SE

DAWLIS MILL/SPRING MILLS HISTORIC DISTRICT

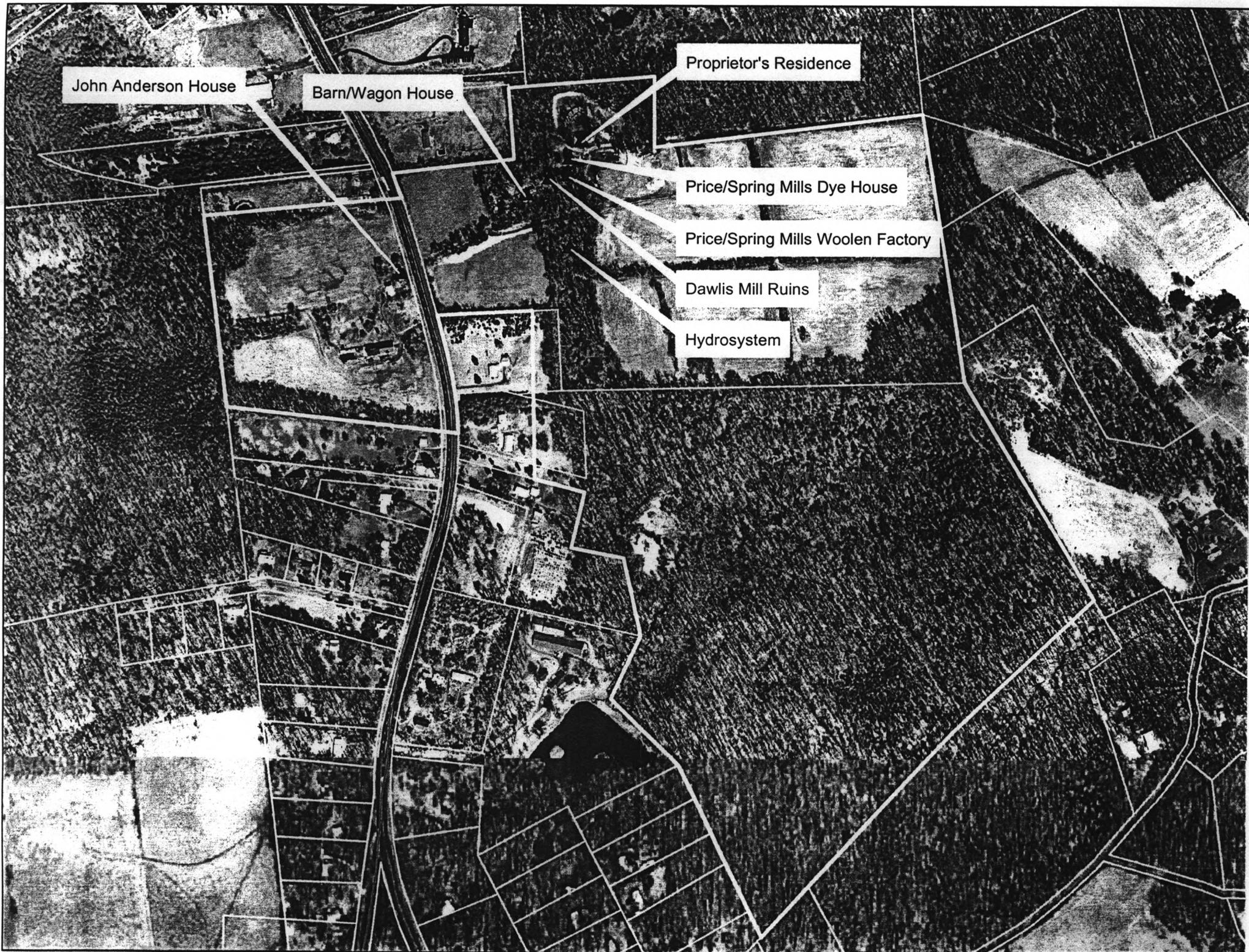
SITE LOCATION & BOUNDARY MAP

- DISTRICT BOUNDARY 
- TOWNSHIP BOUNDARY 
- INVENTORY SITE #s  3
- PHOTO ID & DIRECTION OF VIEW  4
- SCALE 1" = 100'

HUNTERDON COUNTY, NEW JERSEY



- Site # 1 Tavern
- Site # 2 Wagon house
- Site # 3 Woolen factory
- Site # 4 Dye house
- Site # 5 Dwelling
- Site # 6 Mill foundation
- Site # 7 Hydro system



John Anderson House

Barn/Wagon House

Proprietor's Residence

Price/Spring Mills Dye House

Price/Spring Mills Woolen Factory

Dawlis Mill Ruins

Hydrosystem



NJ Hunterdon Co.
Dawlis Mill HD
HABS 1937
Dawlis Mill