

**United States Department of the Interior
Heritage Conservation and Recreation Service**

For HCRS use only
received **MAR 16 1982**
date entered **APR 15 1982**

**National Register of Historic Places
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Dunham's Mill, (Parry's Mill)
and/or common Hunterdon Art Center

2. Location

street & number 7 Center Street N/A not for publication
city, town Clinton N/A vicinity of congressional district 13th
state New Jersey code 34 county Hunterdon code 019

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<u>N/A</u>	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input checked="" type="checkbox"/> other: Art Center

4. Owner of Property

name Hunterdon Art Center
street & number 7 Center Street
city, town Clinton N/A vicinity of state New Jersey

5. Location of Legal Description

courthouse, registry of deeds, etc. Hunterdon County Hall of Records, County Clerk's Office
street & number Main Street
city, town Flemington state New Jersey

6. Representation in Existing Surveys

New Jersey Historic Sites
title Inventory: Hunterdon County has this property been determined eligible? yes no
date September 1979 federal state county local
depository for survey records Cultural and Environmental Services
city, town Trenton state New Jersey

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

Dramatically sited along the South Branch of the Raritan River in the town of Clinton, Dunham's Mill, built in 1836 on the site of an 18th century mill, is a gambrel roofed 3 1/2 story masonry grist mill with a circa 1865 small two story masonry plaster mill addition.

The main mill building is a 3 1/2 story stone structure covered with stucco facing. Rectangular in form, the building (50' x 60') is on an east-west axis with raceway water originally flowing into the basement floor via a large brick archway in the west facade and exiting at the south into the tail race just below the Clinton dam. The stone walls of the mill are between 18 1/2 to 23 3/4 inches thick. The cut and finished stone work at the corners indicate that the stone was originally meant to be exposed and that the stucco was applied later.

The gambrel end facades have three bays and the longitudinal facades have four bays. Windows are 2/2 sash throughout with brick jack arches. The gambrel roof has modern asphalt shingles and a plain eave broken only on the north facade at the roof peak by an overhanging hoisting canopy. Just beneath the hoisting apparatus is an elliptical date stone with a Gibbs surround containing the inscription "C & J.R. Dunham; Rebuilt 1836; J. Housel, Mason."

The original main mill entrance and loading bays are in the center of the east facade facing Center Street. The present Arts Center entry, however, is at the southeast corner of the south facade. Possibly originally a window opening, this board and batten doorway has a small modern pediment.

In the early 1950's the grist mill was still in operation and contained a complete collection of mill machinery and equipment. Photographs taken in 1953 show a typical feed and flour mill operation - turbine power (originally a water wheel), mill stones, grain shutes and bins, gearing mechanisms and ancillary equipment. Although most of the machinery was removed when the mill was converted into an art center some elements remain in situ - two grain shutes and some gearing mechanisms and machinery on the attic floor.

The massive open heavy wooden framing with 1 foot square chamfered posts and girders have been retained throughout although the spaciousness has been reduced slightly by temporary partitions separating exhibits, storage and office spaces. Much of the flooring is new and the walls were recently plastered and painted.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1837

Builder/Architect J. HOUSEL, MASON

Statement of Significance (in one paragraph)

In continuous operation from 1837 to the 1950's, Dunham's/Parry's Mill functioned as one of the major merchant feed and flour mills in Hunterdon County catering to most of the farms in the surrounding region. This mill and McKinneys Mill on the opposite side of the South Branch of the Raritan River were crucial to the history and development of Clinton in the 19th century and the first half of the 20th century. Dunham's/Parry's Mills significance is substantially enhanced by the small unusual plaster mill, circa 1865, attached to the main grist mill. This plaster, or gypsum, mill is one of the last extant plaster mills in New Jersey. (Weiss, Harry. Forgotten Mills of Early New Jersey p. 26; Lefferts, H.L. and David Peifer. Northwest New Jersey: An Inventory and History of Historic Engineers and Industry 1979).

The site of the mill and its dam is significant to the development of the Town of Clinton and to industrial activity in the area for two centuries. When the first recorded purchase of the land was made in 1751 by a wealthy Bucks County man, Mahlon Kirkbride, the area's first known settler, David McKenny, had a grist mill and a dwelling place already on the site. McKenny lived there until 1776, when Kirkbride sold "pastures, meadows, waters, watercourses, mills (sic) mills houses, mill dams, mill runs and mill ponds" both on the east and west sides of the river. A large American Army supply storehouse, which included supplies such as flour, was located in nearby Pittstown, and this supports the tradition that Taylor's mill ground a good deal of the flour for the American Army during the Revolutionary War.

In 1782, Taylor sold the mill properties to a prominent county resident and Judge of the Interior Court, Daniel Hunt, who had the mill in his family for forty-six years. By 1818, grist and flax mills were in operation on the east side of the river. During this time, the surrounding village known as Hunt's Mills began to develop significant commerce centering around the mills, and a postal route from Trenton to Hunt's Mills was established.

In 1828, Bray and Taylor took hold of the mills, improved the surroundings and renamed the town in honor of DeWitt Clinton. Their business was abandoned in 1834, and the mill on the east side became a separate property under the ownership of James R. Dunham and George W. Taylor. In 1836, Dunham and Taylor's mill was burned, and it was rebuilt by Charles and James R. Dunham.

9. Major Bibliographical References

Gebhart, Reading J., ed., The Crescent, Clinton High School: 1911, vol. 1, Nos. 6 & 7.
 King, C.S., "Clinton Mill's Former Owner Was Key Figure...", The Democrat, Flemington, NJ, Jan. 15, 1953, p. 8
 Snell, James F., History of Hunterdon & Somerset Counties, NJ, 1881, pp. 545-6.

10. Geographical Data

AGREEMENT NOT VERIFIED

Acreage of nominated property 0.82
 Quadrangle name High Bridge, NJ Quadrangle scale 1:24,000

UMT References

A	18	507	490	4498	180	B					
	Zone	Easting	Northing				Zone	Easting	Northing		
C						D					
E						F					
G						H					

Verbal boundary description and justification

Block 9, Lot 1 - Clinton Tax Map

List all states and counties for properties overlapping state or county boundaries

state	<u>N/A</u>	code	county	code
state		code	county	code

11. Form Prepared By

name/title Diane Gail Lazarus, Ex. Director - Hunterdon Art Center
Clarence Brash, Chairman - Hunterdon Co. Cultural & Heritage Comm.
 organization Hunterdon Art Center date October 1980
 street & number 7 Center Street telephone (201) 735-8415
 city or town Clinton state New Jersey

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

Deputy State Historic Preservation Officer signature Laura Schmitt

title _____ date November 12, 1981

For HCRS use only	
I hereby certify that this property is included in the National Register	
Entered in the National Register	date <u>4/15/82</u>
for <u>Delores Byers</u> Keeper of the National Register	
Attest:	date
Chief of Registration	

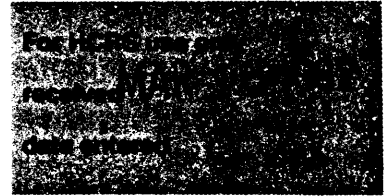
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Description (continued)

The ground floor, which originally held the interior overshot water wheel, and later turbines, now has a gallery, small theater, toilets and a small dressing room. The main floor has a small kitchen in the northeast corner, a craft room along most of the south wall, and a large L-shaped exhibit room. The third and attic floors are used for general storage. There is some equipment and gearing mechanisms on these levels.

Attached to the south facade of the main mill is a small two story masonry structure (19' x 23'). Constructed between 1860-1870 this stucco covered stone unit accommodated a gypsum or plaster mill on the first floor (Ninth United State Census. 1870. New Jersey, Hunterdon County. Schedule 4 - Products of Industry). This one bay by two bay unit has a gable roof with 1st, 2nd and attic story loading doors in the center of the south facade. A hoisting apparatus, protected by a small overhanging canopy at the roof peak, assisted in the loading process. The windows of this plaster mill are 2/2 sash, but smaller than the main mill. Although the equipment is gone the interior heavy wood frame carriage for the stone grinding machine is preserved in the single room first floor, now the office of the Hunterdon Arts Center. The second floor was the miller's living quarters and has a corner fireplace. The second floor has been converted into a crafts room and the attic space is not accessible.

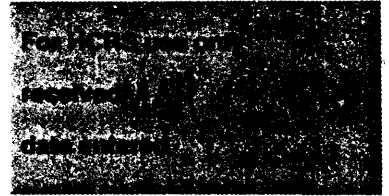
The dam (13.8 feet high by 170 feet wide) across the river provided hydro-power for the Clinton Mill (National Register, 1974) on the west bank and also created a mill pond for Dunham's Mill. The dam, reinforced with concrete in the 1920's, is probably a timber crib dam underneath. Maintenance of the dam is the joint responsibility of the Clinton Historical Museum and the Hunterdon Arts Center.

The raceway from the river went nearly due east to the archway in Dunham's mill and turns sharply exiting out the southwest corner of the mill discharging into the river just south of the dam. Both the headrace and the tailrace have been filled in since the 1950's, but a stone retaining wall with concrete cap delineates the west wall alignment of the tailrace.

The area south of the mill along Center Street to Main Street has been converted into parking.

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Significance (continued)

In 1843 Samuel Parry took over the mill. The 1850 Industrial Census recorded that Samuel Perry [sic] Flour and Merchant Mill in the Township of Clinton had three employees and produced 1600 bushels of wheat, 500 bushels of rye, 5000 bushels of corn meal, and 500 bushels of animal feed. The milling activities were both the custom and the merchant type. Servicing the farmers of the area in return for a portion of the finished product Parry's Mill was also involved in market production, indicating the substantial size of the operation.

The 1860 Industrial Census recorded that Samuel Parry's Flour and Feed Manufacture operated on water power with 4 run of stones, had two employees, and ground 2800 bags of wheat flour, 1000 bags of rye feed, 10,000 bags of corn feed, and 3,000 bags of oat feed. While total production had increased between 1850 and 1860 Parry apparently had begun to focus on animal feed products.

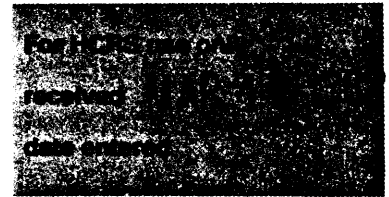
By 1870, Samuel's son, Edward Parry took over the business and expanded it futher. The E.N. Parry and Company included a merchant milling operation, custom grist milling for local farmers, and a small gypsum, or plaster mill. Operating all year round, the grist mill's yearly production was about 15,000 bushels of grain. The recorded mill capacity was 360 bushels a day. The major grains ground were corn, wheat and oats. Some rye and buckwheat flour also produced.

According to the 1880 Industrial Census production declined slightly at Parry's Mill. A decade previous, the total finished product value was estimated at \$40,000. In 1880 the value was set at \$31,000, possibly attributable to the Economic Depression of 1873. Parry's business, however, still consisted of custom (1/30th) and market work; primarily wheat flour, corn meal, and animal feed. The mill also now had two turbine wheels with a capacity of 45 horsepower. Two full-time and two part-time employees operated the mill 12 months a year.

Upon Edward Parry's death, in 1907, the mill was sold to Isaac Krall of Jersey City. Krall added further modifications increasing flour production both locally and for export. During World War I, export trade increased, and the mill was operating at top capacity.

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Significance (continued)

Upon Krall's death in 1929, the mill was bought by its last mill operator, Joseph Kreidel. The mill was in operation until 1952. The increased availability of manufactured and processed grain products such as bread and commercial flour in the second half of the 20th century made the local grist mill an unprofitable business. (Today, in 1980, only a handful of grist mills are still operating in New Jersey, mostly as feed mills.)

A proposal to convert the mill into a factory building generated enough public sentiment to create the Hunterdon Arts Center, a non-profit private organization concerned with the preservation of Dunham's/Parry's mill. The Hunterdon Arts Center bought the mill in 1952 and has respected the character of the structure, whose huge, beveled beams and airy spaces provide an excellent background for exhibiting art. In its adapted use, the mill remains a focal point in the town of Clinton.

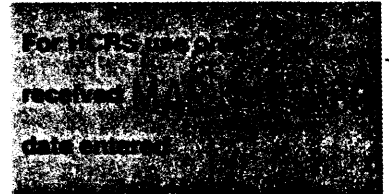
Plaster Mills

In the late 18th and early 19th century the application of gypsum, or plaster, as a dressing on farm crops was a regular practice. Gypsum is a hydrous calcium sulphate ($CaSO_4 \cdot 2H_2O$) composed of mostly calcium and approximately 20% water. Gypsum was not particularly effective and was generally supplanted by the use of lime as the common fertilizer by the second quarter of the 19th century. But while the use of gypsum declined in the mid-19th century as a soil supplement, use as a plaster mortar in stucco applications increased significantly in the last half of the 19th century. Plaster mortar is generally made up of gypsum, water and sand. Gypsum exists in large quantities throughout the world; large deposits occur in eastern Canada and New York State. Gypsum was generally brought from the Hudson river quarries in large chunks and pulverized in plaster breakers at local mills in New Jersey.

By 1821, 12 New Jersey plaster mills were operating, mainly producing land plaster. In 1830 the number of mills had declined to nine and by 1840 only two such mills existed, reflecting the decline in the use of land plaster. By 1850, however, there were at least 8 gypsum mills and the number had risen to twelve in 1860. Of a total

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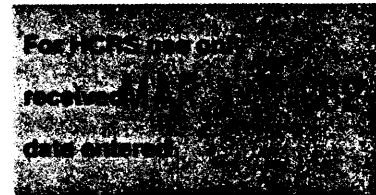
Significance (continued)

26 plaster mills in New Jersey in 1866 nearly all of them were located in the northwest and were almost totally concerned with the manufacture of plaster for construction. Clearly, while these type mills were not unknown in the state their existence was certainly uncommon. The United States Census data indicates that there were only four operating gypsum mills in Hunterdon County in 1870.

One of these, the E.V. Parry plaster mill, put into operation sometime after 1860, was housed in the small stone appendage off the main mill building and was, in all likelihood, for the crushing of gypsum stone into fine plaster mortar. The plaster mill was rated at 15 horsepower and had a five ton per hour capacity. It operated only three months out of the year and ground about 100 tons of plaster valued at \$1,000. In 1870 there were only three other plaster mills recorded for Hunterdon County. These plaster mills were quite uniform in capital and production and Parry's Plaster mill is the only one still extant.

Interestingly, the Dunham's/Parry's Mill shared the breastwork dam with McKinney's/Hunts' Mill on the opposite side of the South Branch of the Raritan River in a manifestation of cooperation between competing businesses.

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Schmidt, Hubert. Agriculture in New Jersey. Rutgers University Press, New Brunswick, 1973.

Seventh United States Census (1850). New Jersey, Hunterdon County Schedule 5 - Products of Industry.

Eighth United States Census (1860). New Jersey, Hunterdon County, Schedule 5 - Products of Industry.

Ninth United States Census (1870). New Jersey, Hunterdon County Schedule 4 - Products of Industry.

Tenth United States Census (1880). New Jersey, Hunterdon County. Products of Industry Special Schedules of Manufactures #'s 7 & 8.

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Sandborn Insurance Map. Clinton. 1921.

"Hurdle Jumping in Hunterdon County". The New York Times. September 3, 1972.

Deeds. Hunterdon County: 1909. Volume 291, p. 452, Emily Parry to Isaac Krall, Clinton Town.

Hunterdon Review. "Army Engineers Order May Doom Clinton Dam" September 17, 1980.

"Army Wants Dike Rebuilt by Laroger, Widow, Art Center". September 24, 1980.

Annual Report of the State Geologist for the year 1891. New Jersey Geological Survey. Trenton, NJ, 1892. (pp. 167-213).

Mrs. Emma Miller (nee Emma Kreidel), verbal history.

Lefferts, H.L. and David Peifer. Northwest New Jersey: An Inventory and History of Historic Engineering and Industry. 1979.

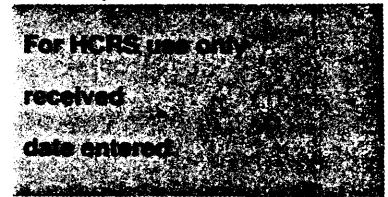
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Dunham's Mill/Parry's Mill

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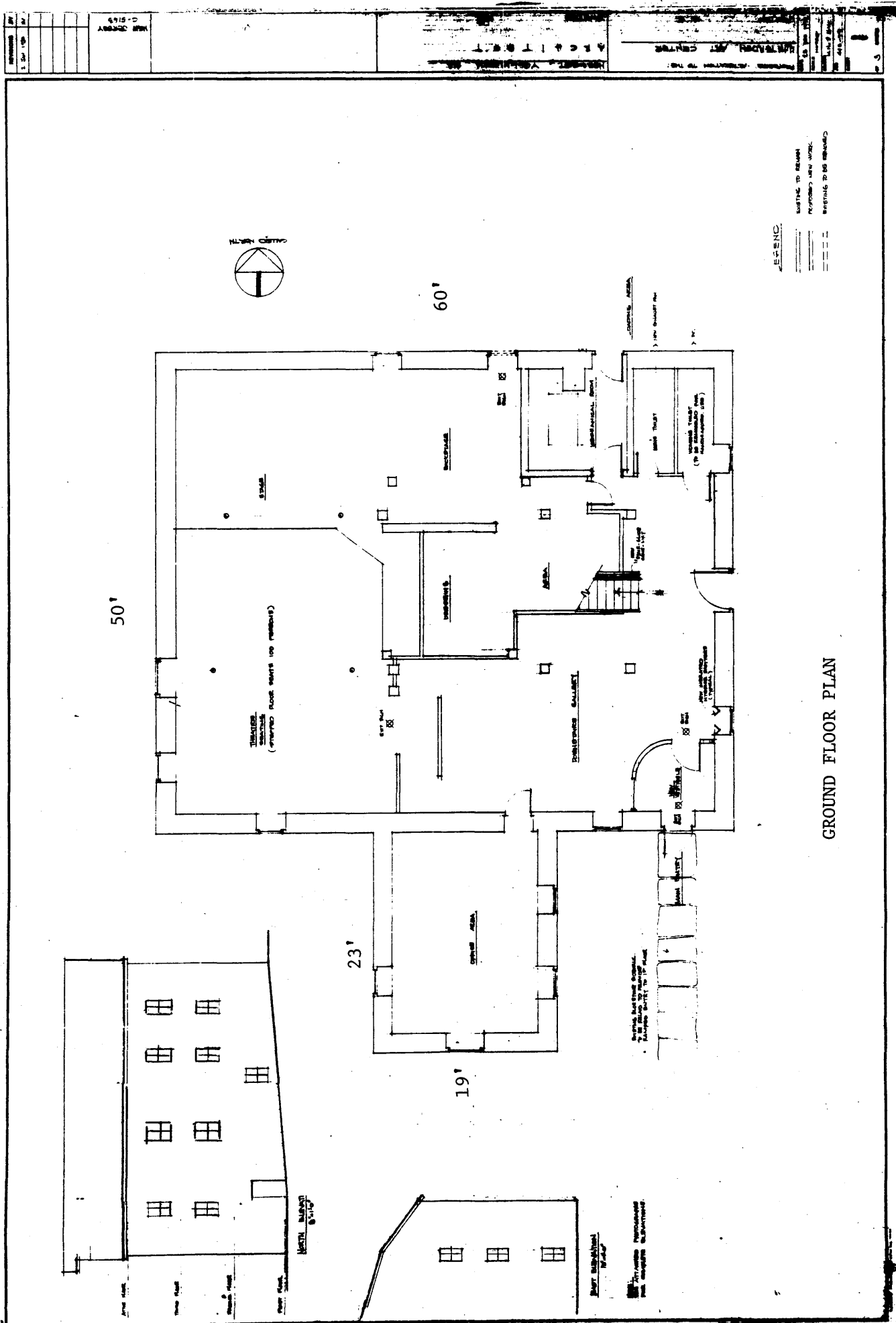
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GEOGRAPHICAL DATA

The deed for the Hunterdon Art Center (Dunham's Mill/Parry's Mill) includes the responsibility for property maintenance up to the middle of the Raritan River (The Clinton Historical Museum is responsible for the opposite side). Consequently, the borough tax maps project property ownership of Dunham's Mill to the middle of the River, and includes half of the concrete dam. The remainder of the dam is part of the Clinton Historical Museum property - National Register, 1974.

DUNHAM'S / PARRY'S MILL
 Clinton, Hunterdon County
 New Jersey

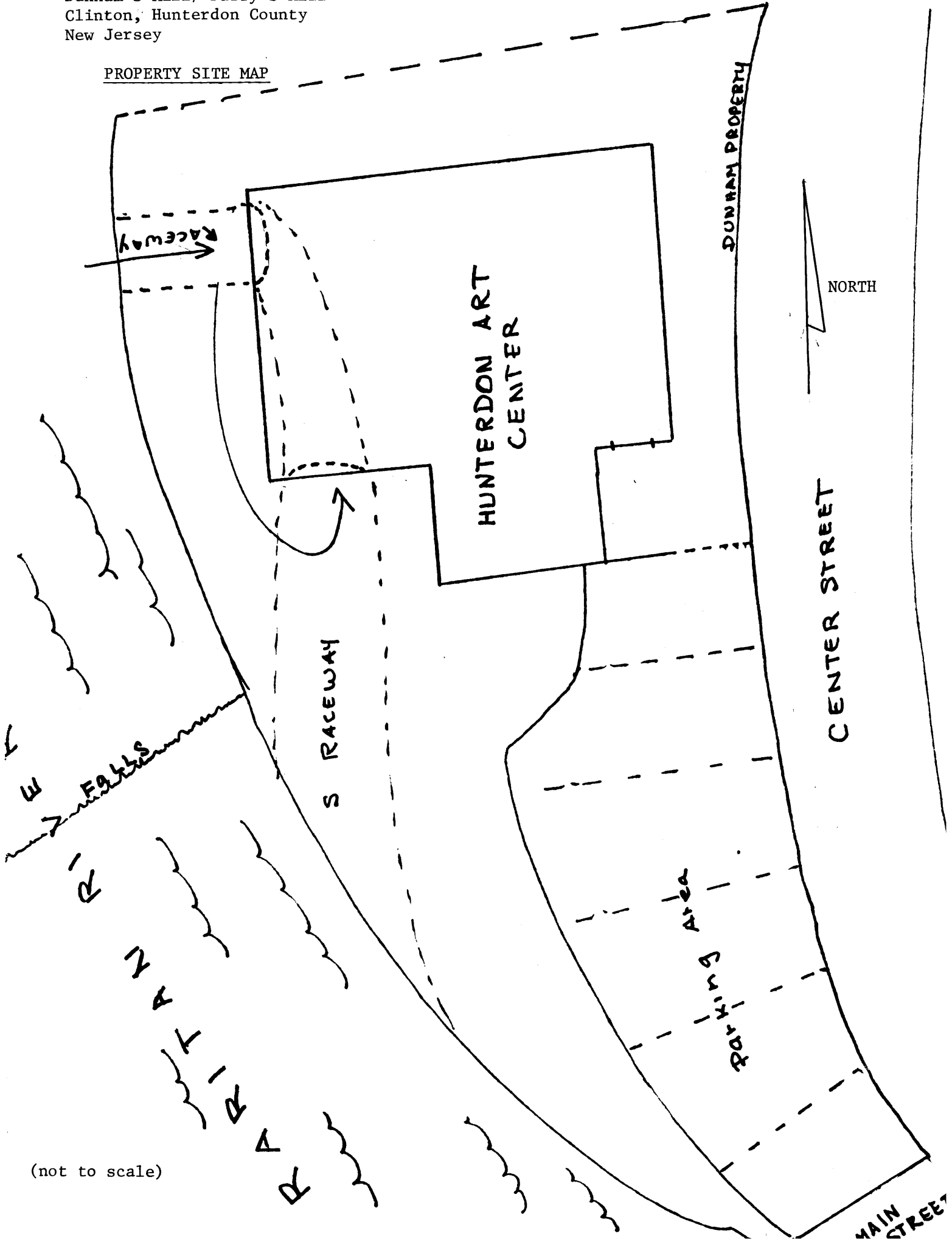


GROUND FLOOR PLAN

7

Dunham's Mill/ Parry's Mill
Clinton, Hunterdon County
New Jersey

PROPERTY SITE MAP



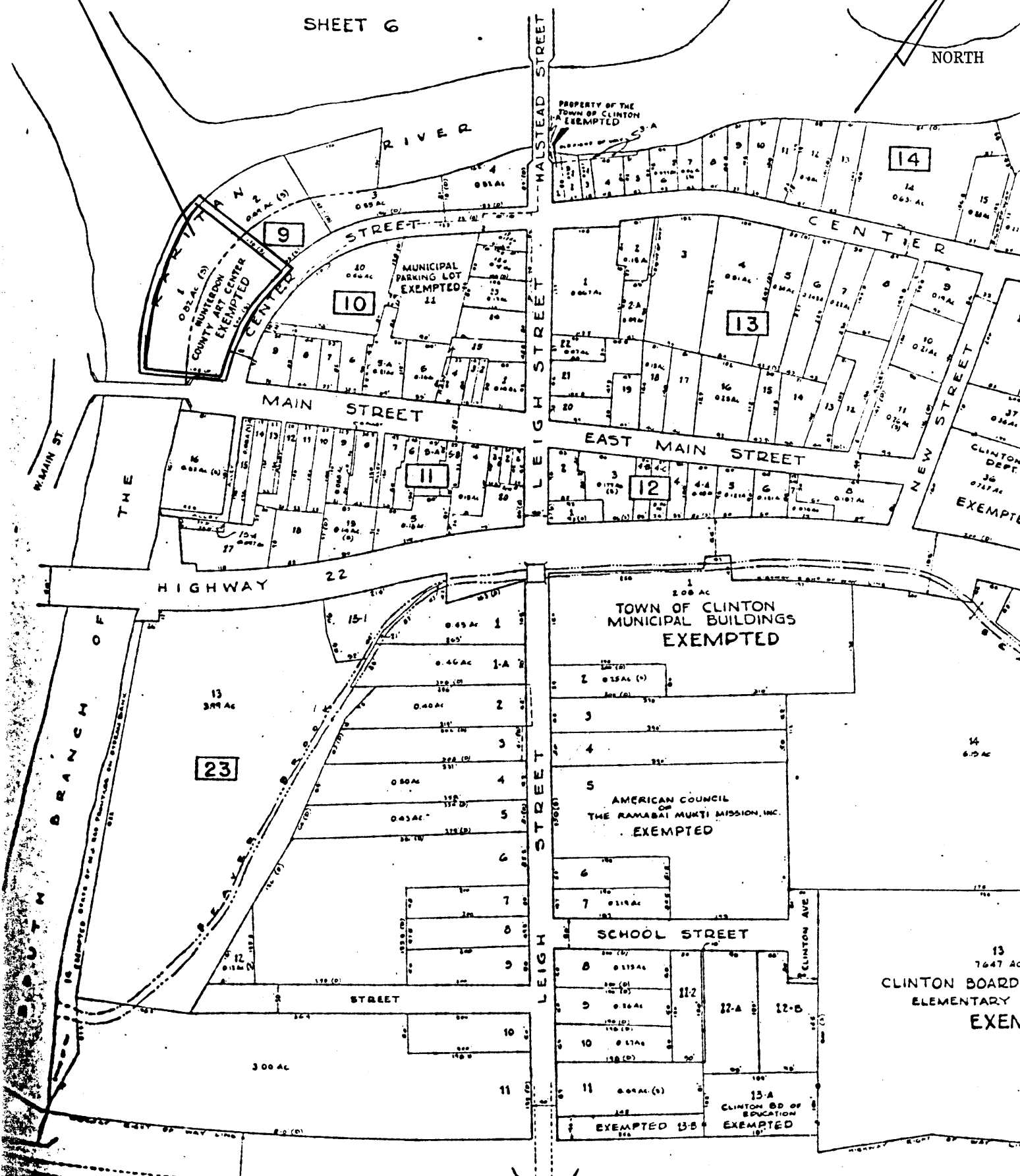
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Dunham's Mill/ Parry's Mill
Clinton, Hunterdon County, New Jersey

PROPERTY TAX MAP
Borough of Clinton
Hunterdon County

SHEET 6

NORTH

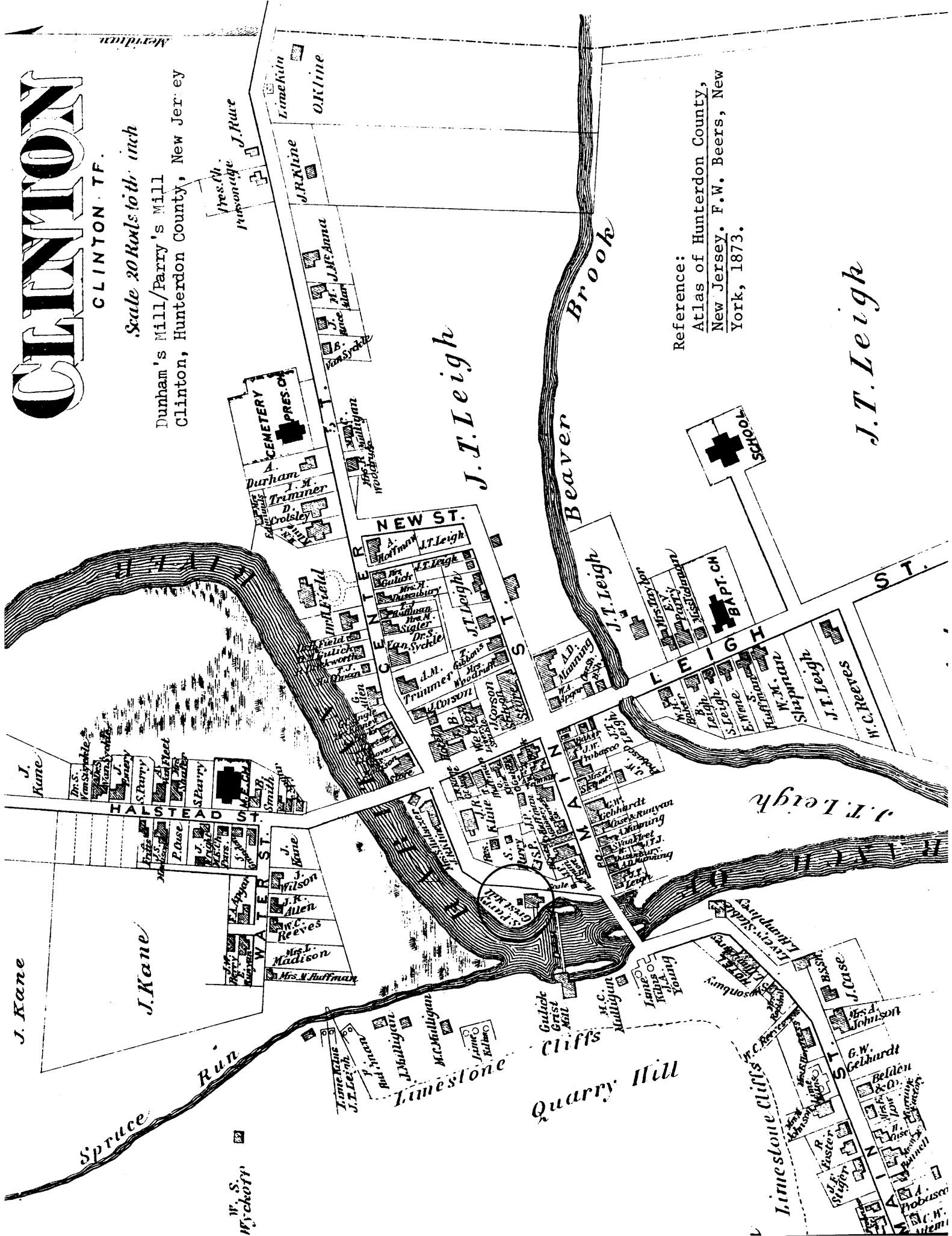


CLINTON

CLINTON T.F.

Scale 20 Rods to the inch

Dunham's Mill/Parry's Mill
Clinton, Hunterdon County, New Jersey



Reference:
Atlas of Hunterdon County,
New Jersey. F.W. Beers, New
York, 1873.

J. T. Leigh

J. T. Leigh

J. T. Leigh

J. Kane

J. Kane

W. S. Schott

Limestone

Quarry Hill

Limestone Cliffs

J. Case

G.W. Gelhardt

Belden

W.C. Reeves