

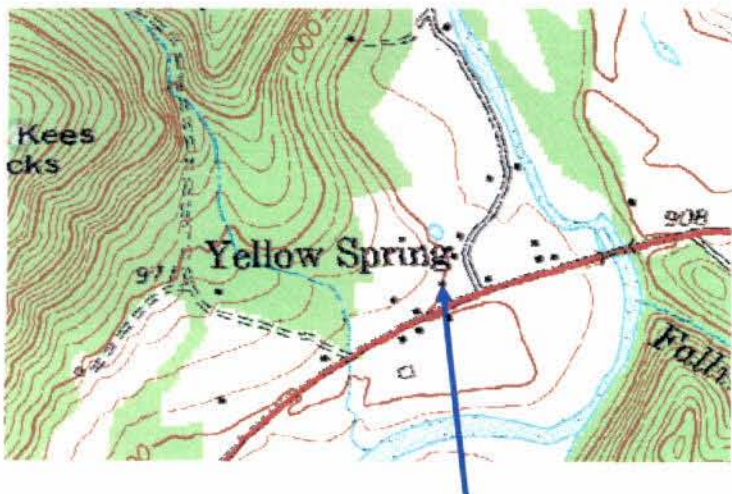


Internal Rating: \_\_\_\_\_

## WEST VIRGINIA HISTORIC PROPERTY INVENTORY FORM

|                                                                                                                                                                                     |                                                                                                                                                                            |                                                                                     |                                                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| <b>Street Address</b><br><b>Cacapon River Road</b>                                                                                                                                  | <b>Common/Historic Name/Both</b><br><div style="text-align: center;"> <input type="radio"/>      <input type="radio"/>      xxOxx         </div> <b>Yellow Spring Mill</b> | <b>Field Survey #</b><br><b>02-025-022.2</b>                                        | <b>Site # (SHPO Only)</b><br><div style="font-family: cursive; font-size: 1.2em;">HM-0193</div> |
| <b>Town or Community</b><br><b>Yellow Spring</b>                                                                                                                                    | <b>County</b><br><b>Hampshire</b>                                                                                                                                          | <b>Negative No.</b>                                                                 | <b>NR Listed Date</b>                                                                           |
| <b>Architect/Builder</b><br><b>1) Frederick Secrist</b><br><b>2) Caudy Davis</b>                                                                                                    | <b>Date of Construction</b><br><b>1) c. 1830</b><br><b>2) c. 1914</b>                                                                                                      | <b>Style</b>                                                                        |                                                                                                 |
| <b>Exterior Siding/Materials</b><br><b>Wood lap siding</b>                                                                                                                          | <b>Roofing Material</b><br><b>Corrugated Metal</b>                                                                                                                         | <b>Foundation</b><br><b>Stone and Concrete Block</b>                                |                                                                                                 |
| <b>Property Use or Function</b><br><div style="margin-left: 20px;"> Residence      <input type="radio"/><br/> Commercial    OXXX<br/> Other            <input type="radio"/> </div> | <b>UTM#</b><br><b>17 715074E 4339955N</b>                                                                                                                                  |  |                                                                                                 |
| <b>Survey Organization &amp; Date</b>                                                                                                                                               | <b>Quadrangle Name</b><br><b>USGS Yellow Spring Quad</b>                                                                                                                   |                                                                                     |                                                                                                 |
| <b>Part of What Survey/FR#</b>                                                                                                                                                      |                                                                                                                                                                            |                                                                                     |                                                                                                 |

Sketch Map of Property  
Or Attach Copy of USGS Map



Site No.

Present Owners  
**Kenneth Seldon**

Owners Mailing Address  
**PO Box 36**  
**Yellow Spring WV, 26865**

Phone # **(304) 856-3842**

**Describe Setting**

**Aprox. 1 Acres**

The mill is in a rural community near the Cacapon river. The rear of the structure faces State route 259. A sluice from the adjoining property carried water from the pond that was supplied by the Yellow Spring. In 1935, the WV Geological Survey estimated that the spring ran at 75 gallons per minute.

\_\_\_\_ Archaeological  
Artifacts Present

**Description of Building or Site (Original and Present)**

\_\_\_\_ **3** \_\_\_\_ Stories \_\_\_\_ **1** \_\_\_\_ Front Bays

The current main structure was built on the original mill site foundation in 1914 when the previous structure burned. The mill burned and was rebuilt at least 4 times in its history. The original mill dates back to 1830's. It measures 29 by 36.5 feet.

*(Use Continuation Sheets)*

**Alterations**

☒

**Yes**

☐

**No**

**If yes, describe:** An additional 6 feet was added for storage.

**Additions**

☒

**Yes**

☐

**No**

**If yes, describe:** Sometime around 1954, a 57 by 26 feet warehouse was added to the South side of the main building. The mill became more modern by adding, silos, and elevators, gasoline engine, and later electric motors were installed to power the mill and are still in the building today. This addition was built to handle the increase of product needed to keep up the demand for feed when the mill contracted with poultry farmers. The mill was the original poultry contractor in the area, beginning in 1944.

**Describe All Outbuildings**

Two additional buildings are located on the site. One is an office that was used by Caudy Davis as a family home. The second is a large warehouse built on the north side of the mill.

*(Use Continuation Sheets)*

**Statement of Significance**

The mill has been a part of the community for over 165 years. It has provided jobs to many people in the area. The mill provides a look into the past. A family owned business that provided a service to the farmers of the Cacapon River Valley. The Yellow Spring Mill was the last water-powered mill to operate in West Virginia. It was one of the oldest feed mills in the Potomac Valley and the original poultry contractor in the area.

*(Use Continuation Sheets)*

**Bibliographical References**

Please refer to the attached information.

*(Use Continuation Sheets)*

**Form Prepared By: Kennedy Boyce**

**Date: February 4, 2006**

**Name/Organization:**

**Address: HC 87 Box 58**

**Yellow Spring WV, 26865**

**Phone #: (304) 856-3061**



**West Virginia Division of Culture and History**  
**State Historic Preservation Office**

This program receives federal funds from the National Park Service. Regulations of the U. S. Department of the Interior prohibit unlawful discrimination in department Federally Assisted Programs on the basis of race, color, national origin, age or handicap. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal Assistance should write to: Director, Equal Opportunity Program, U.S. Department of the Interior, National Park Service, P.O. Box 37127, Washington, D.C. 20013-7127.

# WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

1 of 12

NAME: Yellow Spring Mill

SITE# HM-0103

## Save the Mill Declaring the Yellow Spring Mill a Historic Landmark

The purpose of my Social Studies Fair Project is to have the Yellow Spring Mill declared a Historic landmark and to preserve the original building. My goal is to return the surviving original building to its state as a water-powered mill. The Yellow Spring Mill is a landmark in West Virginia. It was the "last water powered mill to operate in West Virginia". (Hampshire Review, 1995). According to William L. Clark, WV extension agent for Hardy County, the Yellow Spring Mill is "one of the oldest feed mills in the Potomac Valley". It also was the original poultry contractor in the area in 1944 (Clark, William). The history of the mill is very exciting and it contains many hardships. The mill was important to the community in many ways. It provided jobs, food, clothing, and animal feed for the people of Yellow Spring and the surrounding communities.



Yellow Spring Mill

# WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

2 of 12

NAME: Yellow Spring Mill

SITE#                     

The history of the mill dates back to 1830 (Davis, F., 2006) with Frederick Secrist. In 1796, Frederick Secrist bought the 400-acre home place of his father-in-law, Valentine Switzer (Kerns, 1995). Frederick was married to Katherine Switzer, who was one of the daughters of Valentine Switzer (Kerns, 1995). The other daughter was Elizabeth Switzer. Elizabeth Switzer married Philip Cline and had a son, Asa Cline in 1927 (Kerns, 1995). Katherine Switzer and Frederick Secrist had two sons Abraham and Valentine Secrist (Kerns, 1995). Currently, the Yellow Spring Mill property borders the Asa Cline property, which is now owned by John and Merrie Hammond (Hammond, 2006).

In 1836, Abraham Secrist and his wife Katherine Rudolph purchased the Cacapon River farm that belonged to his father from his brother Valentine Secrist (Kerns, 1995). Abraham learned how to be a miller and ran the mill that his father built (Kerns, 1995). His father, Frederick Secrist, died in 1834. (Kerns, 1995).

In 1839, the Yellow Spring Post Office was added to the General Store that Abraham Secrist attached to the Mill (Horton, 1995, Hampshire Review, 2000).

Later in 1862, records indicate that the Mill burned (Horton, 1995, Hampshire Review, 2000). It was rebuilt in 1865 and owned by Leonidas Aiken (Davis, F. Article & Picture shared, 2006, Horton, 1995, Hampshire Review, 2000).

Asa Cline bought the Abraham Secrist (Secrist) farm around 1882 (Pugh, 1982).

The Mill burned again, in 1892 (Davis, F. Article & Picture shared, 2006, Horton, 1995, Hampshire Review, 2000).

On July 10, 1895, it was reported by the Hampshire Review that the flour mill belonging to L. W. Aiken and Hugh P. Cline in Yellow Spring was destroyed by fire. "The mill had only been in operation about five years. It was thoroughly fitted with full roller presses and was complete in every way (Hampshire Review, 1895)." Hugh P. Cline, Sr. (1863- ) was a son of Asa Cline. He was a teacher and an architect. He married Elizabeth Spaid (Pugh, 1982). L. W. Aiken (1849-1903) was married to Bettie Cline, a daughter of Asa Cline in 1879. The men were brothers-in-law who were in business together. (Pugh, 1982).

# WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

3 of 12

NAME: Yellow Spring Mill

SITE# \_\_\_\_\_

## *A Look Back From Our Files*

Ailes honored by  
Christian Science Monitor

100 Years Ago - July 10, 1895

We learn through our Capon Correspondent in that community that the fine roller flouring mill belonging to Aiken and Cline, at Yellow Springs, this county, about eight miles above Capon Bridge, was entirely destroyed by fire one night last week. The mill has been in operation only about five years, having been built by L. W. Aiken and Hugh P. Cline. It was thoroughly fitted with full roller presses and was complete in every respect.

Alf Parker is telling a remarkable egg story and as he can prove the truth of it by a couple of responsible people, we publish it. On Friday last he found an unusually large turkey egg and out of curiosity broke it open. Inside of it were two smaller eggs, one of them having on it a complete shell exactly similar to the outer shell. The other one had no shell. Alf has set the one with a shell on it and is anxiously awaiting to see the result.

### Hampshire Review Article

During the years 1896-1898, Ashby Frank and David W. Giffin bought the land and rebuilt the mill (Hampshire Review, 2000). It was recorded on April 22, 1896, that Messrs. Giffin and Frank will begin the new mill building on the old site at Yellow Spring about May 1 (Hampshire Review, 1896). In 1898, the Mill was rebuilt (Davis, F. Article & Picture shared, 2006, Horton, 1995, Hampshire Review, 2000). David W. Giffin (1844-1912) was a farmer. He married Margaret, daughter of Joseph and Christina Secrest (Secrist). David W. Giffin had been a confederate soldier who was in many battles (Pugh, 1982).

For the fourth time, the Mill was destroyed by fire as recorded by the Hampshire Review on March 13, 1907.

# WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

4 of 12

NAME: Yellow Spring Mill

SITE# \_\_\_\_\_

On 1/5/1914, Carson B. Davis and Caudy G. Davis purchased the mill from Ashby Frank and H.R. Orndorff. The Davis brothers purchased Ashby Franks' half of the mill (Davis, F. Deed of Trust, 1986). On 10/30/1917 Carson B. Davis, and Caudy G. Davis purchased H.R. Orndorffs' remaining half of the mill (Davis, F. Deed of Trust, 1986).

THIS DEED OF TRUST, made this 21st day of May, 1986, by and between  
Charles G. Davis and Frances C. Davis, husband and wife.

whose address is \_\_\_\_\_

grantor and party of the first part and RALPH W. HAINES, TRUSTEE, grantee and party of the second part, whose address is Romney, Hampshire County, West Virginia.

(In any case herein in which any word appears in the singular number, the plural shall be meant and intended if required by the context).

WITNESSETH: That for and in consideration of the sum of ONE DOLLAR (\$1.00), and the conditions and stipulations herein contained, the party of the first part does hereby grant and convey with COVENANTS OF GENERAL WARRANTY OF TITLE, unto the said trustee, the following described real estate, to wit:

All those two contiguous tracts or parcels of real estate, together with all buildings, improvements and appurtenances thereunto belonging, situate at Yellow Spring in Capon District of Hampshire County, West Virginia, and comprises what is known and commonly referred to as "The Yellow Spring Mill Property" and being the same realty that C. B. Davis and the said C. G. Davis, partners, acquired by purchase; a one-half undivided interest of Ashby Frank by Deed dated January 5, 1914, of record in the Clerk's Office of the aforesaid County in Deed Book No. 83 at page 50, and the remaining one-half undivided interest of H. R. Orndorff by Deed dated October 30, 1917, recorded in the aforementioned Clerk's Office in Deed Book No. 84 at page 494. The said C. B. Davis et ux subsequently conveyed all of their right, title and interest in said property to the said C. G. Davis, by Deed dated July 28, 1927, recorded in the Clerk's Office in Deed Book No. 91 at page 27, and by this last conveyance, the said C. G. Davis became the sole owner of the said realty, containing respectively 6 acres and 58 poles and 2 acres, more or less, LESS, HOWEVER, a small lot taken from the 6 acre and 58 pole tract, the grantors herein, subsequently conveyed to Elvie and Bertha Spaid, by Deed dated November 10, 1932, and recorded in the aforesaid Clerk's office in Deed Book No. 96 at page 35 containing 37.6 poles."

For complete descriptions by metes and bounds, references are here made to the aforementioned deeds in the chain of title.

There is also conveyed a small portion of a 1 acre 71 pole tract on which the large mill warehouse is partially located containing approximately 16 square poles. Together with a part of the water rights which are included to the Mill operation.

Being all of the same real estate which was conveyed unto Charles G. Davis, by Deed of C. G. Davis and Ada E. Davis, husband and wife, by Deed dated the 1st day of January, 1954, of record in the Clerk's Office of the County Commission of Hampshire County, West Virginia in Deed Book No. 127 at page 204.

~~The real estate herein conveyed is the same real estate that was conveyed unto the grantor herein by deed of \_\_\_\_\_, said deed being dated the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, and to be recorded in the Office of the Clerk of the County Commission of \_\_\_\_\_ County, West Virginia, prior to or contemporaneously with this deed of trust. This deed and the deeds therein referred to are by reference made a part hereof for all proper and pertinent reasons as regards to the chain of title and particularly for the description of said property.~~

Page 1

Deed of Trust, May 21, 1986  
Shared by Frances Davis, 2006

# WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

5 of 12

NAME: Yellow Spring Mill

SITE# 17-00

When Caudy and Carson Davis bought the mill, they knew that it had problems. The building had burned and the business had many owners. The machinery was barely working (Wirtz, 1990). The Mill had to be rebuilt again (Hampshire Review, 2000). The Davis brothers bought the mill for \$4,000 (Wirtz, 1990). One of the sellers, Frank or Orndorff, owed Carson \$200. Caudy collected his share, and the brothers had the down payment (Wirtz, 1990). The house close to the mill came with the deal so Caudy, Ada, and their infant son moved there after the purchase (Wirtz, 1990). Later this house became the office to take care of the paperwork and money part of the business (Boyce, D, 2006). The foundation of the house still has Caudy's name engraved into one of the pillars.



House that came with the purchase of the Mill.  
It later became the Mill office.

# WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

6 of 12

NAME: Yellow Spring Mill

SITE# \_\_\_\_\_



Caudy and Ada Davis

In 1918, Caudy rented the general store from Asa Cline (Wirtz, 1990). He increased the products that the store offered for sale and ran both the store and the mill for the next two years. One of the good things about running the store was getting to be the postmaster (Wirtz, 1990). In 1920, Caudy Davis sold the store to Winfred and Ross Cline. (Wirtz, 1990).

On 7/28/1927, Carson B. Davis sold his half of the Mill to his brother, Caudy G. Davis (Davis, F. Deed of Trust, 1986).

Caudy and Ada had children. Their son grew up helping at the mill. Charles and Cornwe their father in 1934 (Davis, F., 2006).

C

# WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

7 of 12

NAME: Yellow Spring Mill

SITE# \_\_\_\_\_



Charles and Francis Davis

Frances Davis reported that she married Charles in 1937 and she worked at the mill helping him bag the flour and cornmeal (Davis, F. 2006). A bushel of wheat would produce about forty pounds of flour. A pair of stones bolted together ground the grain to make the flour (Hampshire Review, 2000).

Corn was crushed by two burrstones stacked upon each other. The stones rotated rapidly by the water wheel turning outside. The water would move the wheel and the wheel would rotate the stones. The water for the wheel came from a pond which was constantly fed by a mountain spring. The water from the spring carries yellow sand particles so it was called the Yellow Spring. The pond is higher in elevation than the mill so the water traveled down through a sluice (Hampshire Review, 2000).

Frances Davis reported that when there were heavy rainstorms they had to run the mill all night to keep the pond from flooding. She recalled a night in which they made flour all night just to keep it (Davis, F., 2006). The flour and cornmeal to local stores (Horton, 1995).

C

# WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

8 of 12

NAME: Yellow Spring Mill

SITE# HM-0193



During the depression, the community had drought and there was no corn and very little grain. Caudy Davis was very intelligent; he installed a thirty foot tall, iron mill wheel to operate more efficiently (Davis, F., 2006).

According to Frances Davis, the feed sacks had pretty prints and the women of the community would come to the mill and purchase the used feed sacks for twenty-five cents each. They made dresses, shirts, pillowcases, sheets, blankets, tablecloths, and other items out of the cloth. If a family purchased feed, they could keep the sack at no extra cost. According to Mrs. Davis, the decorative sacks were sought after by all of the women in the community, because that was all they had. The Hampshire Review, in 1995 reported that the sacks were almost as important as the flour to the women (Hampshire Review 1995).

In 1940, Caudy Davis still owned the Mill, but his sons, Charles and Cornwell ran the mill. In addition to the waterpower, the mill put in gas power to keep up with an increase in demand for products. In 1944, the mill became the original poultry contractor (Clark, William). According to Galen Davis, there was an Allis Chambers motor in the basement about the size of a small living room sofa. He told a story of his uncle, Cornwell, going down into the basement to start the engine. When the motor started, it knocked him down on his bottom (Davis, G., 2006).

# WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

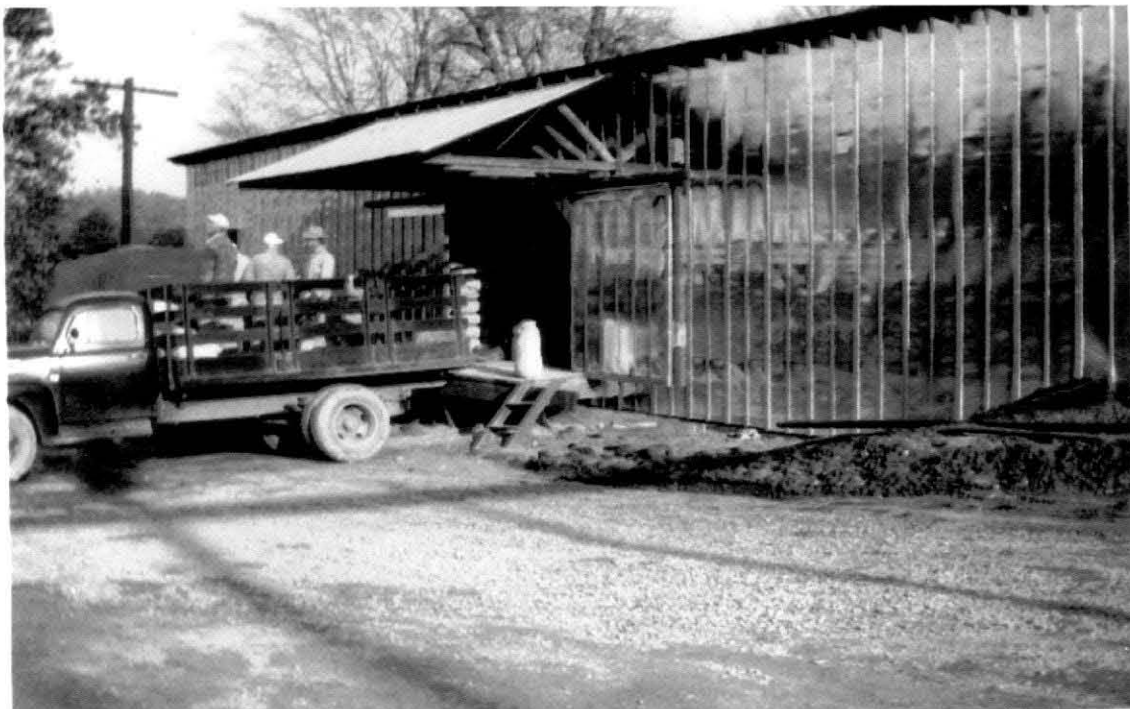
9 of 12

NAME: Yellow Spring Mill

SITE# 4-12-100



Yellow Spring Mill with the addition of an elevator and a silo.



Warehouse added to the mill to store feed and supplies.

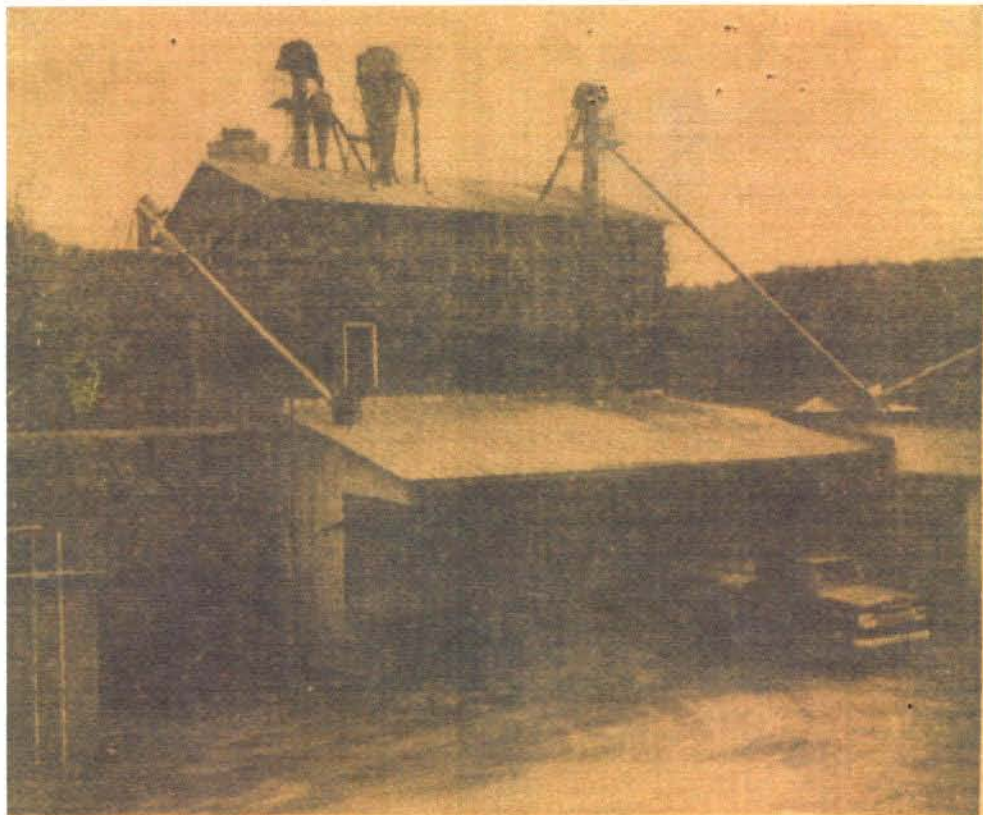
# WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

10 of 12

NAME: Yellow Spring Mill

SITE# 100-10182

In 1951, Cornwell and Charles continued to work for their father to increase the amount of feed the Mill could produce. They converted the Mill to electric power. In 1954, the Mill was totally converted to electric power to be able to operate faster to keep up with production needs. Water was no longer used as source of power for the mill (Davis, G., 2006, Davis, F., Article & Picture, Hampshire Review, 2000). Also, in 1954, the mill began making poultry and animal feed. During this time, the Mill would produce about forty tons of feed a day and it serviced customers within a fifty-mile radius (Clark, W., WV extension agent).



**Old Feed Mill Still In Operation**

The Yellow Spring Mills, owned and operated by C. G. Davis, is one of the oldest feed mills in the Potomac Valley, according to William L. Clark, Hardy County, W. Va., extension agent, who said it was built by Mr. Davis' father who operated it until 1934 when the son took over. It mills 40 tons of

feed a day and services customers within a 50-mile radius. It was converted from water power to gas in 1940 and electricity in 1951. The Davis operation claims the distinction as original poultry contractors in the area beginning in 1944. The water wheel can be seen on the left.

# WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

11 of 12

NAME: Yellow Spring Mill

SITE# \_\_\_\_\_

On 1/1/1954, Caudy G. Davis and his wife, Ada E. Davis, transferred the mill to their son, Charles G. Davis (Davis, F. Deed of Trust, 1986). With Charles as the owner, the Mill grew. It was an important part of the Yellow Spring community. It was one of the few local places where people could get a job. The mill employed about eight to ten people. Some of those people who worked in the mill and drove the trucks were Asbury Boyce (my great, great uncle), Richard Oates (nicknamed, Boozer), Dave Long, Ray Anderson, Phil Ludwick, Paul Brill, and Kenneth Heishman (Davis, G., 2006, Horton, 1995). Willetta Davis worked in the office (Davis, G., 2006). Later, Galen's wife, Linda also worked in the office.

Supplies were brought by train from Pennsylvania to Winchester and one of the truck drivers, Richard Oates, would pick up the grain and bring it back to the Mill in Yellow Spring (Oates, R., 2006). The grain was used to produce feed for chickens, cows, turkeys, and horses (Oates, R., 2006). The feed was delivered to neighboring communities such as, Baker, Delray, Romney, and Arkansas, West Virginia (Oates, R., 2006). There were four delivery trucks that transported feed every day (Oates, R., 2006).



Richard Oates in front of the  
Yellow Spring Mill truck that he drove.

Like his father who grew up working in the mill, Galen Davis, as a child played in the mill and later began to work the family business. He reported that as a child, he would hang by the spoke in the middle of the water wheel and ride it all the way around to the other side (Davis, G., 2006, Horton, 1995). My grandfather, Daniel Boyce also reported that as a child in the community he would go over to the mill and play with his friends (Boyce, D. 2006).

# WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

12 of 12

NAME: Yellow Spring Mill

SITE# HP-0193

In 1987, Charles Davis died and his son, Galen took over the mill (Davis, G., 2006, Davis, F., 2006). In 1990, Galen Davis closed the mill due to lack of demand for the products. The chicken hatcheries were closing and local farmers were raising less livestock (Davis, G., 2006).

On June 27, 1990, Kenneth Seldon purchased the Mill for \$17,500 from Jenny Watson. Jenny Watson was Asa Cline's granddaughter (Boyce, D., 2006, Hampshire County Property Information System, 2006). According to Kenneth, he bought the mill to protect his property because the mill borders his house (Seldon, K., 2006). John & Merrie Hammond purchased the property containing the pond which supplied water to the mill and the house which served as the Mill office from Jenny Watson. The purchase also included the original log house that Asa Cline built (Hammond, J., 2006). In 2002, Kenneth Seldon combined the Mill property parcel 85 with his residence parcel 22.2 (Hampshire County Property Information System, 2006).



Yellow Spring Mill, 2006