NPS Form 10-900 OMB No. 1024-0018 (Expires 5/31/2012)

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United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

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This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Francis Grist Mill

other names/site number N/A

2. Location

street & number 14 Hugh Massie Road N/A not for publication

city or town Waynesville X vicinity

state North Carolina code NC county Haywood code 087 zip code 28786

3. State/Federal Agency Certification

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

I hereby certify that this __x__ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property __X__ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ **national** ___ **statewide** __X__ **local**

Kevin Cherry SHPO 3/5/2013
Signature of certifying official/Title Date

North Carolina Department of Cultural Resources
State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

✓ ___ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:) _____

for Edson H. Beall 5.1.13
Signature of the Keeper Date of Action

Francis Grist Mill
Name of Property

Haywood NC
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply.)

- [x] Private
- [ ] public - Local
- [ ] public - State
- [ ] public - Federal

Category of Property
(Check only **one** box.)

- [x] building(s)
- [ ] district
- [ ] site
- [ ] structure
- [ ] object

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

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

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

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions.)

INDUSTRY/Manufacturing facility

Current Functions
(Enter categories from instructions.)

INDUSTRY/Manufacturing facility
EDUCATION

7. Description

Architectural Classification
(Enter categories from instructions.)

NO STYLE

Materials
(Enter categories from instructions.)

foundation: STONE
walls: WOOD: board and batten
WOOD: weatherboard
roof: METAL
other:

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Francis Grist Mill was built in 1887 by a local miller and carpenter, William Francis, just south of present-day U.S. 276 near its junction with Hugh Massie Road (SR 1130) approximately two miles southeast of the town of Waynesville. The present-day tax parcel on which the mill stands consists of 4.61 acres with four permanent structures: a modern private residence and adjacent garage of the owner, Tanna Timbes; and the mill itself, approximately one hundred feet to the west, where it has been since its construction. Also, a non-contributing covered classroom/stage building has been erected on the property just to the northwest of the mill. The mill sits approximately 150 feet south of U.S. 276 on the west side of the tax parcel. An unnamed north-flowing stream roughly bisects the property in a north-south line, and the mill stands on the west side of the stream. A small dammed pond located approximately 350 feet to the south of the mill, within the nominated acreage, supplies water for the milling operation. The wooded property rises to the south beyond the mill and pond. To the north of the mill lies a fertile valley of farmland.

The property being nominated to the National Register excludes the portion of the parcel where the house and garage stand. The eastern boundary follows the east side of the stream until it meets the mill pond feeder, where it turns east and follows the parcel boundary. All other boundaries follow the parcel boundary. The nominated acreage is 2.5 acres.

Narrative Description

The Francis Grist Mill was constructed in 1887. The mill building is constructed of a heavy timber frame with traditional pegged mortise-and-tenon joinery. The framing members are primarily chestnut, with lighter structural members of yellow pine. The one-and-a-half-story mill measures approximately twenty feet wide by twenty-four feet long. The front-gable building is covered with original board-and-batten siding except for the west elevation, which was replaced in 2006. The vertical siding terminates in a beveled drip cap above the skirt that covers the frame members of the lower level. Weatherboards cover the gable ends. The mill is capped by a standing-seam metal roof with projecting top plates in the gable ends and exposed, scroll-sawn rafter tails. The ends of the projecting plates have chamfered caps. The excavated lower level of the mill is supported by a foundation wall of dry-laid stone on the west side and heavy timber posts under the eastern half of the building. There is enough space for the (restored) wheel mechanisms, gears and pulleys underneath the main floor. The wooden supports bear on concrete piers, which were probably added in the early twentieth century. The ground slopes upwards beneath the mill until it comes in contact with the laid-stone foundation on the west side. An open north-south passage provides access to the machinery located beneath the mill that turned the grinding stones.

The north elevation of the mill overlooks the highway to the north. Today, a door centered on this elevation opens onto a reconstructed wooden platform approximately ten feet wide by four feet deep. The platform was not original to the mill, as the north elevation originally contained a single large window. While no records exist of a conversion, family history and photographs relate that the window opening was enlarged and converted to a doorway at the same time the platform was built, mostly likely around the turn of the twentieth century. This platform would have made it easier for farmers to bring wagons and carts closer to the mill to load and unload their goods instead of using the stairs on the west side of the mill. The passage to the lower level of the building is accessed beneath the platform. A central window opening in the gable end is screened and topped by a peaked lintel.

The west elevation contains the entrance to the interior of the mill on the main level, which is accessed through a single-leaf solid wood door reached by wooden steps. A simple wooden handrail is positioned on the north side of the steps. A peaked lintel surmounts the doorway. A small four-light window is located to the north of the door and displays no exterior trim.

The south elevation repeats the composition of the north elevation, but it has not been altered. The central window on the main level retains its peaked lintel and molded sill. Both of the windows, on the main level and in the gable end, are covered with solid wood shutters.

The east elevation is adjacent to the overshot water wheel that powered the mill. The exterior wall contains three small window openings on the main level. Two of the openings are framed with plain trim and peaked lintels; they are covered by solid wood, sliding shutters that are operated from the interior of the building. The third, and smallest, opening is located near the north end of the elevation. It is similarly trimmed with a diminutive peaked lintel and is boarded over from the interior.

The replacement waterwheel Monteville Pinckney Francis installed in 1914 was a ninety-six bucket steel wheel from the Fitz Waterwheel Company in Hanover, Pennsylvania. The current ten-spoke replacement wheel matches the dimensions of the 1914 iron-bucketed wheel, although the old wheel had wooden spokes while the new spokes are steel. The wheel gears were reused from the original wheel. A stone retaining wall with a small concrete pier on the east side of the tailrace supports the wheel, along with a heavy timber frame support on the west side. The large wheel gear meshes with a smaller gear attached to the line shaft, which is supported on a timber-frame base near the north end of the building. The shaft driven by the wheel turns a gear with wooden cogs and a separate wooden pulley. The shaft is meshed with a vertical shaft that turns to steel pulleys set horizontal to the ground. Through a series of belts and additional wooden pulleys, the runner stones on the main level are turned and can be raised and lowered.

The mill's interior is a single rectangular room on the main level. The flooring of the main level is original, five-and-a-half-inch white pine boards. The interior walls exhibit exposed framing members, including vertical posts, plates, and two extra horizontal members located between the sill and plate. The structure features mortise and tenon joints with wooden pegs. Additional diagonal braces are located at the corners of the room and abutting the two window openings (north and south) and the entry door. The braces extend from the lower of the two intermediate horizontal members down to the sill. An open stringer wooden staircase to the second floor is located in the northwest corner. It rises against the west wall and turns ninety degrees to the upper level. A single-leaf six-panel door separates the two runs of stairs but has no locking mechanism.

The second level consists of a single room used for storage. The unfinished space beneath the sloping sides of the gable roof displays exposed rafters and collar ties. A number of sister joists have been added to some of the rafters to help stabilize the weight of the roof. It appears that some of the roof decking carrying the metal cladding has been lost. A low, wood frame in the southwest corner originally held a mattress and was used as a bed. Two window openings are located at the north and south ends of the room.

The main level of the interior houses a collection of mill machinery dating from the first half of the twentieth century. This equipment includes the millstones for grinding corn and wheat, a corn sheller, fanning mill, and a millstone crane. The corn sheller, probably driven by the mill wheel, removed the kernel from the cob. The fanning mill contained a hand-cranked fan that blew air through a series of screens that decreased in size until the particular size grain came through to be added to the hopper. The millstone crane was a tool used to pull the millstone out of its casing and allow the miller to access the stone for sharpening and repairs.

RESTORATION OF THE FRANCIS GRIST MILL

The timber-frame structure remained in relatively good condition until the last quarter of the twentieth century. After 1976, its lack of use and weather conditions took a toll on the structure. From 2004 to 2008, the mill underwent a successful restoration in order to get the mill functioning again. The restoration work was completed according to the written recommendations of John Horton, formerly the Restoration Specialist in the Western Office of the State Historic Preservation Office. The work was overseen by Jeffrey Finch, a trained Preservation Specialist with the National Park Service. All of the restoration work was done with the goal of preserving the mill's historic integrity.

Under the leadership of Jeffrey Finch, the mill's structure was stabilized, the flume was rebuilt, and the mechanisms to run the mill were repaired. A major sill of the main floor nearest the wheel was replaced with a hemlock beam, as the main floor of the mill was in danger of collapse. Below the main level, five vertical posts supporting the sill on the east side of the mill were replaced, and the concrete pads that supported them were demolished and replaced. The main floor and second level were stabilized, while the original board-and-batten siding on the east elevation was replaced in kind due to extensive deterioration on the wheel side of the mill. Beams that support the millstones beneath the main level of the mill were re-laid. Repairs were also made to the mortise-and-tenon joints in the main north and west support

beams. Finally, reconstruction of the front (north) platform was undertaken and completed. Finally, the mechanisms necessary for the operation of the mill such as the millstones, drive shafts, and bearings were repaired, and in April 2008, the mill once again ground corn for the first time since 1976.

Flume, 2006-2007 **Non-contributing structure**

The flume that diverted water to the mill had to be rebuilt since the original structure was knocked down by an ice storm in the mid-1980s. The design of the new flume is based on the flume of the Crockett-Campbell Mill, (originally located in Maggie Valley, NC and relocated to the campus of Haywood Community College in the 1980s), which, interestingly, was based on the original flume of the Francis Grist Mill. When the dam was rebuilt around 2006, the flume was connected to the pond by an underground pipe and the upper section of the flume was covered over. A small section of the original in-ground flume is visible along the path between the mill and the pond; it appears to have been a stone-lined channel.

The elevated section of the flume was reconstructed around 2006 and consists of six support piers. The piers rest on concrete footings, which have been enlarged but are in their original locations. Each pier is gently tapered in profile and consists of two locust posts carrying a composite wooden beam that supports the underside of the flume. Water leaves the pipe just north of the path and enters the boxed wooden flume, which is constructed of hemlock and framed on the exterior to leave an unimpeded inside channel. The flume angles slightly after the second span to create a long, straight approach to the wheel. The vertical members are stiffened by diagonal cross-braces, with the exception of a span near the mill that has horizontal braces between the two piers.

Classroom Structure, 2006 **Non-contributing structure**

The classroom building is an open frame structure with a metal-clad shed roof. It consists of locust corner posts and hemlock flooring and roof framing. Timber posts support the floor, or stage, which is reached by wooden steps at the north end of the east side. A simple wooden bench is located at the rear (west) of the stage. The structure stands a short distance northwest of the grist mill and overlooks the grass lawn in front (north) of the mill. The classroom building is used for educational programs about the mill and music performances.

Dam and Pond, 1887, ca. 2007 **Non-contributing structure**

Located at the south end of the property, the small mill pond is formed by a rebuilt dam of large concrete blocks. At the center of the dam, a gap in the two upper courses of blocks forms a spillway, which is controlled by a wooden gate that is raised and lowered by a winch mounted on a metal frame anchored to the dam. The dam is oriented roughly north-south across the creek as it meanders down through the property. The flume opening is positioned to the north of the dam as water from the pond begins its fall towards the wheel at the mill. According to the owners, the pond must be drained frequently and silt deposits dug out.

Archeology Potential

The grist mill is closely related to the surrounding environment. Archaeological remains, such as the remnants of outbuildings, privies, wells, and other related commercial structures which may be present, can provide information valuable to the understanding and interpretation of the structure. Information concerning the evolution of mill construction patterns, the function of associated structures, the range of activities associated with the mill over time, as well as structural details, is often only evident in the archaeological record. Therefore, archaeological remains may well be an important component of the significance of the structure. At this time no investigation has been done to discover these remains, but it is likely that they exist, and this should be considered in any development of the property.

Francis Grist Mill
Name of Property

Haywood NC
County and State

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.)

- [x] 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 old or achieving significance within the past 50 years.

Areas of Significance
(Enter categories from instructions.)

INDUSTRY

Period of Significance

1887-1962

Significant Dates

1887, 1914

Significant Person
(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

FRANCIS, WILLIAM, builder

Period of Significance (justification) 1887-1962. The period of significance encompasses the continued operation of the Francis Grist Mill by William Francis and his descendents. Other than for a few years during World War II, the mill was in operation continuously, providing an important economic benefit for the Francis family and an important service to the community. Although the mill continued to function after 1962, this period does not have the exceptional significance required to extend the period of significance beyond this date.

Criteria Considerations (explanation, if necessary)
N/A

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Francis Grist Mill, a one-story front-gable structure constructed of heavy timber frame with mortise-and-tenon joinery, was built in 1887 in the Francis Cove community of Haywood County. Located a few miles southeast of Waynesville, the county seat, the water-powered mill stands beside a small creek that flows down hill and borders the nominated property. A mill pond, formed by damming the creek upstream and to the south of the mill, fed a partially-elevated wooden flume that delivered water to turn the overshot waterwheel. William C. Francis (1810-1894), a builder and mill wright, constructed the mill in 1887, and members of the Francis family continued to operate the mill until 1976. As a result of inactivity, the mill fell into disrepair until it was restored between 2004 and 2008. Rehabilitation of the mill included replacement of the deteriorated east sill and siding on the east elevation, repair of the mill machinery, replacement of the 1914 waterwheel, an accurate reconstruction of the flume, and a modern rebuilding of the dam. Following the restoration, the mill began grinding grain again in April 2008.

The Francis Grist Mill is eligible for the National Register under Criterion A for its association with early industrial activity in the rural, agricultural-based community of Francis Cove. As the country transformed itself from an agricultural-based, self-sufficient society to an industrial one in the late nineteenth century, vestiges of previous eras remained, especially in rural areas such as western North Carolina. The Francis Mill reflects the traditions of self-sufficiency that sustained and entwined families and communities in the rural sections of state through the late nineteenth and twentieth centuries. The mill retains a high degree of integrity for its location, design, workmanship, feeling, and association, which clearly identify the property as a water-powered grist mill. Replacement materials on the mill building are in keeping with the original materials. The replacement waterwheel, the reconstructed flume and the rebuilding of the dam were done to maintain the overall design and character of the site.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Like much of the country, western North Carolina's economy had its beginnings at the most local of levels for much of the nineteenth century: the family farm. The earliest settlers lived off of what could be produced, and the region remained solidly based in agriculture until the arrival of the railroad in the early 1880s. But before the railroad and modernization, the local grist mill served as the most important localized economic institution for farmers and neighbors. As early as the eighteenth century, the North Carolina legislature offered tax and military exemptions to millers, and after the Revolutionary War, "mills and milling, both in its customs and industrial phases began to take on a new life, and with this new life, inventions, new methods and new processes appeared."[1]

Before the arrival of the railroad in the 1880s, Haywood County was still very much a rugged and rural agricultural-based area. The town of Waynesville, the county's largest town, was founded in 1809 as the county seat but was not officially incorporated until 1871. Antebellum population growth was significant, but still small, as the county grew from 4,578 residents in 1830 to 7,074 residents in 1850. The majority of occupations listed in the 1850 and 1860 census reports were "farmer" and "laborer", although there were a growing number of specialized professions such as carpenters, blacksmiths, merchants, and millers. The county population dropped to 5,801 in the 1860s (as a result of the Civil War), but by 1870, the county's population stood at 7,921, and continued to increase steadily through the end of the century.

When the Francis Grist Mill was constructed in 1887, the Francis Cove community was mostly unpopulated and undeveloped. Waynesville remained the largest town in the county, but outside town limits was purely an agricultural-based society with emphasis on families and kin groups, like the Francis family. By 1900, as a result of the railroad and

[1] W. Clark Medford, *The Early History of Haywood County* (Asheville: The Miller Printing Company, 1961), 23.

the growing tourism and logging industries, the county's population was 16,222, and continued increasing steadily well into the twentieth century.[2]

Grist mills played a vital role in commercial activity at a local level. Grist mills served the needs of the local community, and almost every community and cove in Haywood County had at least one grist mill. Haywood County was well-suited for grist mills, possessing numerous fast-moving streams like Richland Creek and Fines Creek. The combination of increased population and suitable topography caused the number of mills to increase dramatically from the middle to the end of the nineteenth century. While progress slowed during the Civil War, by 1878, thirteen grist mills were listed in the county.[3]

Having a mill close was cheap, convenient, and minimized the dangers of crossing difficult mountain terrain. Farmers sometimes brought any surplus goods and crops to barter and sell to other farmers at the mill. In the pre-industrial era, grist mills like the Francis Grist Mill served many needs of the community. Grist mills sometimes preceded other businesses that often sprang up in the area, such as general stores and workshops. For example, in the 1840s in the Bethel community just south of Canton, Col. Joseph Cathey had a three-story grist mill built near the forks of the Pigeon River close to his general store that served the needs of residents and travelers.

In farming regions like Haywood County, grinding corn and milling grain was a necessary function for many livelihoods. Grist mills created jobs for millers as well as enabling local farmers to supply food for their families. Grinding corn and milling wheat was an important and necessary step for farmers to utilize what they had grown either for their own use or for sale. Farmers traveled to the nearest mill to have their grain processed. While corn shellers were available at most mills, most people shelled corn by hand on their farm. They then took the corn to the mill to be processed. Many mill owners had certain days of the week set aside for milling, depending on the season. The miller who operated the mill would generally take a percentage of the farmer's grain as payment for his service; usually ten percent.

In pre-industrial-era agriculture, the miller was an important individual for the local community. The miller was often not just a miller. In many communities, the miller performed other duties such as farming, blacksmithing, repairing wagon wheels and construction. He was often a millwright as well, performing the calculations in order that the mill functioned properly, including constructing the mechanisms such as the wheels and belts. The millwright "knew the intricacies of the mill and carried out repairs when needed, if necessary remaking parts himself; he was a good judge of his water or wind supply, and most of all he was a good judge of the density and content of the grain, which varied with a wet or dry harvest and the skill used in threshing and winnowing."[4] The millwright had to determine the proper grade and level for water flow from its source through the mill race. At the Francis Grist Mill, William Francis was both the miller and millwright as he performed the "duties of architect, engineer and mechanic whose expertise in the use of all sorts of instruments required knowledge of arithmetic and geometry."[5]

Despite the fact that the number and size of grist mills grew in the late nineteenth century, the traditions and convenience of farmers taking their crops to the local mill continued well into the twentieth century. Transportation was sometimes difficult on mountain roads, and since much of the product was still consumed by the farmer and his family, there was never much need for many farmers to trek to other areas of the county or other large mills to sell their crops.

While grist mills provided an invaluable economic service for their communities, they also served as a social center for many farmers and their families who had very few social options in rural areas. Technology such as telephones and electricity were often late in arriving to the mountains of western North Carolina. (Some areas in Haywood County did not have electricity until the 1940s.) Much of the local, regional and perhaps national news was necessarily spread through word of mouth while farmers waited for their corn and grain to be milled. The grist mill is where isolated farmers kept up with the world around them and learned of weddings, deaths and community events. Oral history suggests that the Francis Grist Mill served this important function for residents of Francis Cove.

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[2] Curtis W. Wood, Jr. *Haywood County: Portrait of a Mountain Community* (Waynesville: The Historical Society of Haywood County, 2009), 51.

[3] *Branson's N.C. Business Directory, 1877-1878,* ed. by Rev. L. Branson, Raleigh, 1878.

[4] David Larkin, *Mill: The History and Future of Naturally Powered Buildings* (New York: Universe Publishing, 2000), 9.

[5] Evelyn M. Coltman, *Legends, Tales and History of Cold Mountain, Book IV* (Waynesville: Published by Richard L. Coltman, 2008), 81.

WILLIAM FRANCIS, BUILDER AND MILLWRIGHT

William Cotton Francis was born on November 4, 1810, to John and Jane Francis, the fourth son of five children. Around 1818, he emigrated from East Tennessee to Haywood County, and became a skilled craftsman. In 1832, William married Mary Caroline "Polly" Almon, a daughter of Gideon Almon, one of the pioneer settlers of Haywood County. As a wedding present to the young couple, Gideon Almon gave one square mile of land on the upper reaches of Raccoon Cove in the south-central portion of Haywood County, just southeast of the town of Waynesville. This area became known as the Francis Cove community.

William Francis became increasingly involved in his community in Francis Cove as well as other areas of western North Carolina. Census records indicate that he performed a number of occupations during his life, including mechanic, master carpenter, millwright and farmer.[6] He built several houses in Waynesville as well as a number of grist mills, including one near the mouth of Reems Creek in northern Buncombe County. He supported himself by building and repairing the many water-powered grain mills in the area. In addition to his building prowess, William also farmed his land while diversifying his interests. He experimented for several years in silk production which ultimately proved unsuccessful. William also became involved in bee culture, and this industry was much more lucrative. He sold honey to residents and drovers going east by wagon, and his apiary was known regionally for its fine honey of different varieties.[7] He also tried his hand in fruit culture, "being one of the first to introduce new varieties in the county."[8] The Francis Grist Mill though, is the last remaining manifestation of William Francis's contributions to the local community.

William Francis lived in Francis Cove for the remainder of his life after his marriage and had five children with Polly. William operated the mill for seven years before his death in 1894. The Francis Grist Mill was probably one of William's final projects. Completed in 1887, Francis would have been seventy-six years old when production at the mill began. Without extant correspondence it is difficult to understand exactly why the Francis Grist Mill was built, but William Francis probably saw a need for a grist mill in his community to serve his own family as well as his neighbors.

CONTINUED USE OF THE FRANCIS GRIST MILL

After William's death in 1894, Francis's son, Monteville Pinkney Francis, inherited the mill at the age of sixty-five, and in many ways, followed his father's footsteps. Monteville Francis helped his father construct the mill, and while census records indicate that Monteville's primary occupation was "farming" from 1870 through 1920, family history suggests that he was also a skilled carpenter (and also kept bees) much like his father.[9] It is clear that Monteville continued to operate and use the mill after his father's death, even investing in a new wheel in 1914. Due to age and wear of the original wheel, Monteville Francis replaced the first twenty-four-foot poplar wheel with a steel one from the Fitz Waterwheel Company in Hanover, Pennsylvania. The Fitz steel overshot wheel became a familiar sight across the country as the new steel wheels were much more efficient than their wooden predecessors. Upgrading to this new wheel illustrates that Monteville Francis was very much interested in continuing to run the mill for years to come. Neighbors and family took advantage of the improved wheel. During the war years from 1914-1918, family records indicate that relatives pulled threshing machines up Waynesville Mountain, just to the east of the mill, and hauled wheat and corn to the Francis Grist Mill to be ground.[10]

Ten years later, Dewey V. Francis, Monteville's thirty-year-old grandson, took ownership of the mill and thirty-five acres in Francis Cove after his father's death and continued to operate it until 1976.[11] With Monteville's death in 1924, the mill's function for the community shifted to a secondary role for its owners. As the country industrialized, so did the process of milling and distributing grain. During the same period of the construction of the Francis Grist Mill, other larger mills were accommodating the growing need to grind grain in Haywood County. The J. L. Morgan Roller

[6] U.S. Federal Censuses, 1850-1880.
[7] *Smoky Mountain Vacationland*, edited by Jackie Turner, Waynesville: Chamber of Commerce of Haywood County, 1976, pg. 4.
[8] W.C. Allen, *Annals of Haywood County,* (reprint) Waynesville, NC: Published by the author, 1935, pg. 569.
[9] U.S. Federal Censuses, 1870-1920.
[10] This information comes from the private diaries of R.A. Sentelle (1883-1920), Tanna Timbes' great grandfather. These diaries are in the possession of D. Sanford Boone, the brother of Tanna Timbes.
[11] Deed from M.L. Francis (Monteville Francis' wife) et al. to Dewey Francis, May 7, 1924 (Book 65, p. 638). Haywood County Register of Deeds Office, Waynesville, NC.

Mill in Clyde, built in 1880 on the Pigeon River, shipped bags of flour all over the Southeast. A few years later, in 1896, a report by the N. C. Department of Agriculture, *North Carolina and its Resources*, stated that "wheat is one of the main crops (in Haywood County), and so successfully is produced, that two larger roller mills have been built to handle part of the product."[12] The second mill was located about three miles downriver from the Morgan mill, and operated until 1939.

Like his grandfather and great-grandfather before him, Dewey V. Francis's operation of the mill was not his sole occupation. He was thirty years old in 1924 when he inherited the mill but had served in the Navy during World War I before returning to Francis Cove after the war. In addition to helping on the family farm, Dewey worked at the post office as a mail carrier to supplement the family's income. He also performed small jobs such as repairing small engines and sharpening blades while also grinding corn for neighbors as well as for visitors from out of state. In March 1923, he married Ella Vaughn Stewart, a widow with two small children. The mill was deeded to him one year later, on May 7th, 1924.

During the 1930s and 1940s, Dewey Francis repaired and maintained telephone lines from Waynesville to Bethel while continuing to grind grain at the mill for the family and neighbors. During World War II, Dewey could not re-enlist in the military due to a hearing loss issue during World War I. However, he left the farm to work in the shipyards in Virginia. Since Dewey's wife and children did not know how to run the mill, it was not in use during the war. However, as soon as he returned after the war, Dewey started operating the mill was again and continued for another thirty years.

After Dewey V. Francis's death in 1976, the mill fell into disrepair resulting from inactivity and weather conditions until the early twenty-first century. In 1965, ownership of the mill and adjacent property fell to Dewey V. Francis's daughter, Hester Ann Boone, who then bequeathed the property to her daughter, Tanna Timbes, the current owner, in 1991. In 2004, Mrs. Timbes undertook a restoration that began in earnest with the replacement of the outer sill on the mill's east side. From 2004 to 2008, rehabilitation work progressed under the guidance of Jeffrey Finch, a historic preservation specialist with the National Park Service. In the succeeding years, the mill's structure was stabilized, the flume was rebuilt, a new waterwheel was installed and the mechanisms to run the mill were restored.[13]

THE ARCHITECTURE OF THE MILL

The architecture of the mill reflects William Francis's refined carpentry skills and attention to detail. The Francis Mill's architecture represents a vernacular interpretation of the Gothic Revival style, which was popular in the nineteenth century. This style is most notable in the high, pointed arches and relatively steep gables and the inclusion of board-and-batten siding. The Francis Grist Mill was built for utility and function rather than for ornamentation and therefore lacks much of the formal decoration that is found in other larger or more elaborate buildings of this era. However, there are some fine carpentry features that illustrate the detail that William Francis showed in the mill's construction. The battens feature an ogee-molded edge and the rafter tails are scroll sawn. The ends of the projecting roof plates are covered with a chamfered plate that has helped protect the wood structural members. The mill's architectural style has proved to be a part of the reason that it is still in such good condition as several stylistic details have helped protect the structure from weathering and deterioration.

In the late nineteenth century, the Francis Grist Mill's overshot wheel design was typical in Haywood County. Overshot mills were much more common by the late nineteenth century primarily because they possessed advantages over undershot wheels. Most notably, they were more efficient and usually less costly to construct and they could use water from the smaller streams so that their capacity to produce a water source was constant. Most of the grist mills in Haywood County therefore, were overshot mills. Many earlier grist mills utilized an undershot wheel (water flowing under the wheel), which possessed some disadvantages to overshot mills, including a limited grinding time in dry seasons and complicated mechanisms in the mill. An example of this mill was Joseph Cathey's aforementioned mill in the Bethel area, built in the 1840s, near the forks of the Pigeon River.[14]

The survival (and rehabilitation) of the Francis Grist Mill recalls a scale and manner of life which has virtually disappeared from the rural landscape of western North Carolina. Since 1887, the mill has been owned by a single family

[12] Wood, 60.
[13] This information was obtained from the Francis Mill Preservation Society, a non-profit group associated with the restoration of the Francis Grist Mill. (http://www.francismill.org; accessed March 19, 2012).
[14] Coltman, 77.

who has lived on the same land for almost 200 years, and ground corn and wheat for themselves and the local population for almost 100 years. The Francis Grist Mill also illustrates the impact that a single man had on his region, his neighbors, and his family. William C. Francis had an important role to play for the people of Francis Cove by building the Francis Grist Mill. The mill, like others around the country, served as a social center and economic hub for the people of Haywood County. It is a testament to his skills that he designed, built, and maintained a grist mill that lasted so long. The mill not only reflects a structural achievement in the region, it also illustrates a degree of self-sufficiency of farm life that has been lost to modern industrialization. The Francis Grist Mill's listing in the National Register is appropriate as the mill retains a tangible link to the past through its structure and historic use as one of North Carolina's last working overshot grist mills.

Developmental history/additional historic context information (if appropriate)

See Narrative Statement of Significance

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Allen, W.C. *Annals of Haywood County,* (reprint) Waynesville, NC: Published by the author, 1935.

Branson's N.C. Business Directory, 1877-1878, edited by Rev. L. Branson, Raleigh, 1878.

Coltman, Evelyn M. *Legends, Tales and History of Cold Mountain-Book 4: A Pigeon Valley Heritage Collection.* Waynesvile, NC: Published by Richard L. Coltman, 2008.

Deed of M.L. Francis (wife of Monteville Pinckney Francis), et al. to Dewey Francis, 5/7/1924.
Finch, Jeffrey. "Preliminary Plans for Restoration for Francis Grist Mill, Waynesville, N.C. January 2004.

Francis Mill Preservation Society. http://www.francismill.org. Accessed 3/19/2012.

Horton, John. "Francis Mill: Conditions Assessment and Recommendation for Restoration", North Carolina State Historic Preservation Office, June 26, 2006.

Larkin, David. *Mill: The History and Future of Naturally Powered Buildings.* New York: Universe Publishing, 2000.

Medford, W. Clark. *The Early History of Haywood County*. Asheville, NC: The Miller Printing Company, 1961.

Private diaries of R.A. Sentelle (1883-1920), Tanna Timbes' great grandfather. These diaries are in the possession of D. Sanford Boone, the brother of Tanna Timbes.

"Restoration of the Francis Mill: A Preservation Partnership between the Francis Mill Preservation Society and Heritage Conservation Network, 2004-2010" in the possession of Tanna Timbes.

Turner, Jackie, ed. *Smoky Mountain Vacationland.* Waynesville, NC: Chamber of Commerce of Haywood County, 1976.

Unpublished interview of Tanna Timbes, owner, by Kelli Gantt, Georgia State University Master of Heritage Preservation Program, October 28, 2004

Wood, Curtis W., Jr. *Haywood County: Portrait of a Mountain Community*. Waynesville, NC: The Historical Society of Haywood County, 2009.

U.S. Federal Census Records, 1850-1920.

Previous documentation on file (NPS):

___preliminary determination of individual listing (36 CFR 67 has been requested)
___previously listed in the National Register
___previously determined eligible by the National Register
___designated a National Historic Landmark
___recorded by Historic American Buildings Survey #_____
___recorded by Historic American Engineering Record # _____
___recorded by Historic American Landscape Survey # _____

Primary location of additional data:

__x__ State Historic Preservation Office
___Other State agency
___Federal agency
___Local government
___University
___Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 2.5
(Do not include previously listed resource acreage.)

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

	Zone	Easting	Northing
1	17	322350	3927240
2			
3			
4			

Verbal Boundary Description (Describe the boundaries of the property.) The property consists of the western section of Haywood County tax parcel 8625-20-0818 and follows the legal property lines on the north, south, and west sides. The east boundary follows the creek that roughly bisects the parcel from north to south. See attached boundary map drawn at a one-inch to ninety foot scale.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries include all of the extant resources historically associated with the Francis Grist Mill. The creek that runs beside the mill forms a natural barrier between the mill's location and the modern residence of the property owner. The historic property line extends southward along the east edge of the creek until the creek reaches the mill pond feeder. At that point the boundary line turns east and follows the current parcel line to include acreage on both sides of the creek. The nominated property has remained largely undeveloped except for the small classroom structure and still illustrates the historic nature of the mill's surroundings.

11. Form Prepared By

name/title Patrick Willis, historic background and statement of significance
Clay Griffith, property description

organization Acme Preservation Services, LLC date September 28, 2012

street & number 825C Merrimon Ave., #345 telephone 828-281-3852

city or town Asheville state NC zip code 28804

e-mail cgriffith.acme@gmail.com
Patrick.Willis@ncdcr.gov

Additional Documentation

Submit the following items with the completed form:

- **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. Key all photographs to this map.

- **Continuation Sheets**

- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

The following information pertains to each of the photographs:

Name of Property:	Francis Grist Mill
Location:	Waynesville vic., North Carolina
County:	Haywood County
Name of Photographer:	Clay Griffith, Acme Preservation Services
Location of Digital Master:	Historic Preservation Office North Carolina Division of Archives and History 109 E. Jones Street Raleigh, North Carolina 27601-2807
Date of Photographs:	September 26, 2012

Photographs:

1. Francis Grist Mill, overall view to south
2. Francis Grist Mill, oblique front view to southwest
3. Francis Grist Mill, east elevation, oblique view to northwest
4. Francis Grist Mill, west elevation, oblique view to southeast

5. Francis Grist Mill, south elevation, view to north
6. Francis Grist Mill, foundation framing, view to southeast
7. Francis Grist Mill, interior, main level, view to north
8. Francis Grist Mill, interior, main level, view to south
9. Francis Grist Mill, interior, main level, view to northwest
10. Francis Grist Mill, flume, rebuilt 2006, view to southwest
11. Francis Grist Mill, dam and pond, view to south
12. Francis Grist Mill, classroom building, 2006, view to northwest

Property Owner:

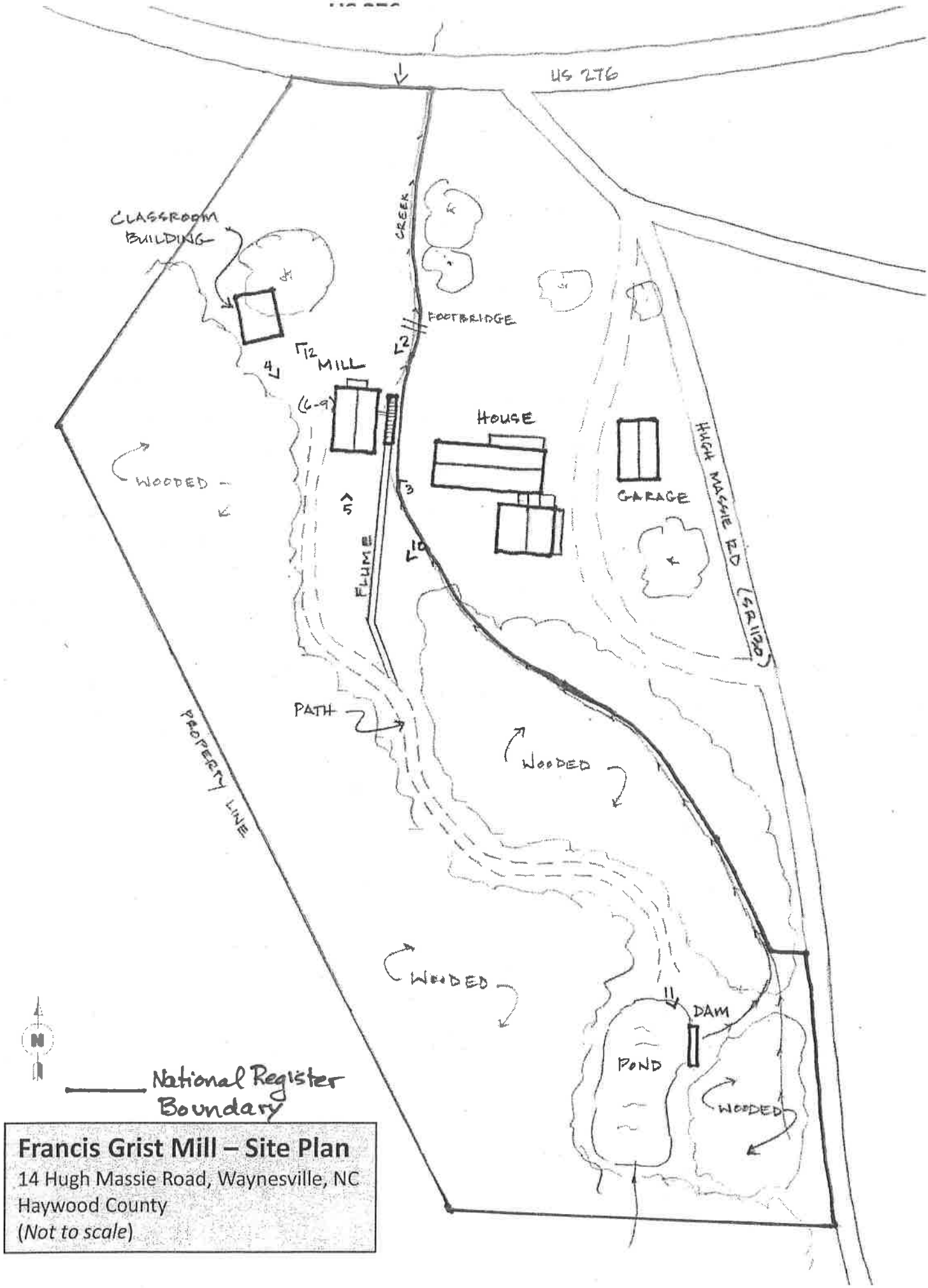
(Complete this item at the request of the SHPO or FPO.)

name Tanna Timbes

street & number 14 Hugh Massie Road telephone 828-456-6307

city or town Waynesville state NC zip code 28786

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.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 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 Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

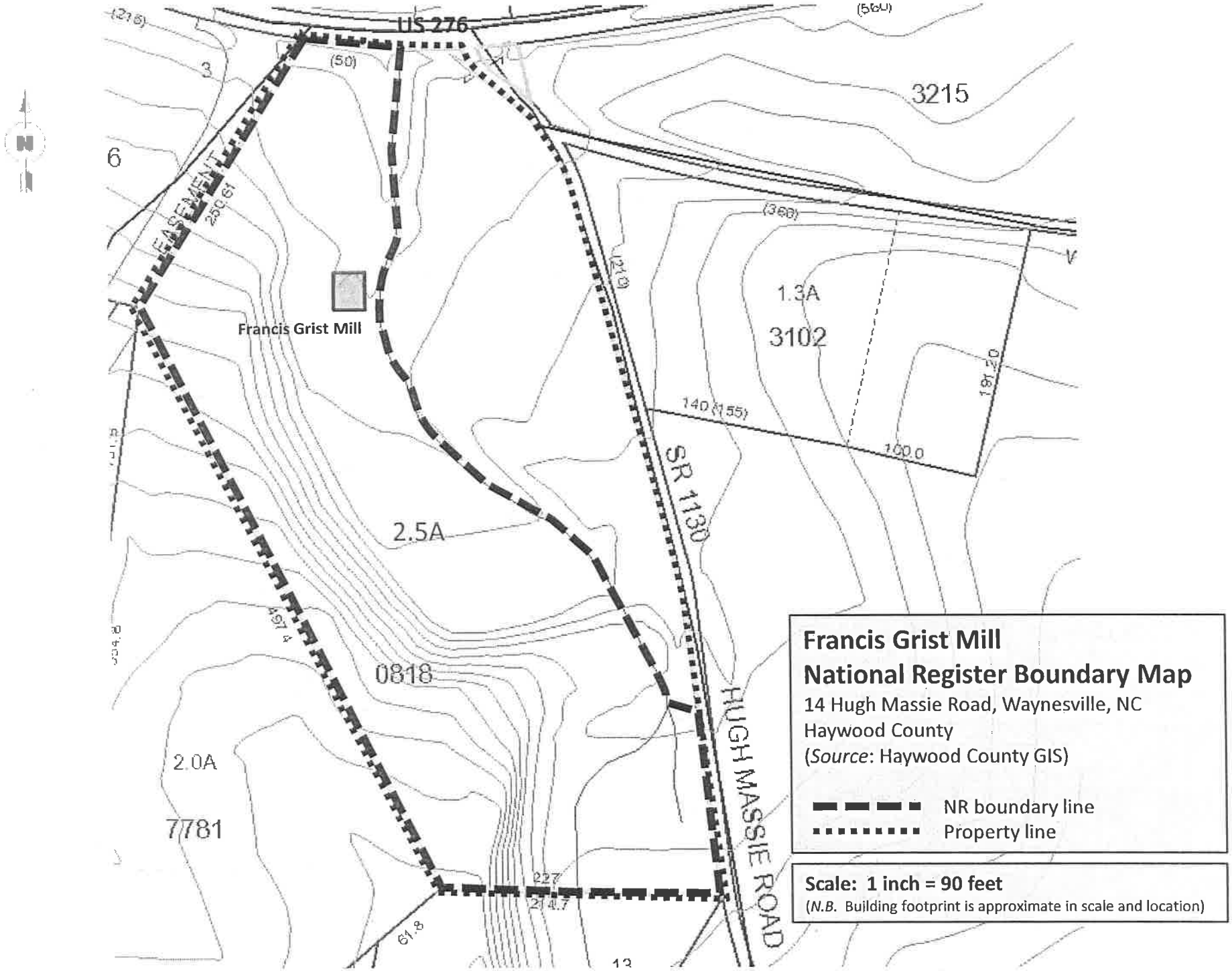


Francis Grist Mill – Site Plan

14 Hugh Massie Road, Waynesville, NC

Haywood County

(*Not to scale*)


US 276
3215
6
EASEMENT
250.61
Francis Grist Mill
1.3A
3102
140 (155)
100.0
191.20
SR 1130
2.5A
0818
2.0A
7781
HUGH MASSIE ROAD
227
214.7
61.8
Francis Grist Mill
National Register Boundary Map
14 Hugh Massie Road, Waynesville, NC
Haywood County
(Source: Haywood County GIS)
NR boundary line
Property line
Scale: 1 inch = 90 feet
(N.B. Building footprint is approximate in scale and location)

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

UNITED STATES
TENNESSEE VALLEY AUTHORITY
MAPPING SERVICES BRANCH

WAYNESVILLE QUADRANGLE
NORTH CAROLINA-HAYWOOD CO.
7.5 MINUTE SERIES (TOPOGRAPHIC) 184-NW

FRANCIS GRIST MILL
14 HUGH MASSIE RD.
WAYNESVILLE, NC
HAYWOOD CO.

UTMs:
ZONE 17
E 322350
N 3927240

WAYNESVILLE QUAD

Mapped and edited by Tennessee Valley Authority
Published by the Geological Survey

Control by NOS/NOAA, USGS, and TVA

Topography by USGS by photogrammetric methods
Map field checked by TVA 1941

Polyconic projection. 1927 North American datum
10,000 foot grid based on North Carolina rectangular coordinate system
1000 meter Universal Transverse Mercator Grid, Zone 17
To place on the predicted North American Datum 1983
move the projection lines 8 meters south and
11 meters west as shown by dashed corner ticks
Fine purple dashed lines indicate selected fence and field lines visible on aerial photographs. This information is unchecked.

Purple tint indicates extension of urban areas

UTM GRID AND 1979 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

Revisions shown in purple and woodlands compiled by the Tennessee Valley Authority from aerial photographs taken 1976 and other source data. This information not field checked. Map edited 1979

SCALE 1:24 000

1 MILE
1000 0 1000 2000 3000 4000 5000 6000 7000 FEET
1 KILOMETER

CONTOUR INTERVAL 40 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092
AND BY U.S. TENNESSEE VALLEY AUTHORITY, CHATTANOOGA, TENN. 37401 OR KNOXVILLE, TENN. 37902
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

QUADRANGLE LOCATION
There may be private inholdings within the boundaries of the National or State reservations shown on this map

ROAD CLASSIFICATION
Heavy-duty ..... Poor motor road .....
Medium-duty ..... Wagon and jeep track ----
Light-duty ..... Foot trail .....
U. S. Route State Route
In developed areas, only through roads are classified

WAYNESVILLE, N.C.
N3522.5-W8252.5/75

1941
PHOTOREVISED 1979
DMA 4454 IV NW-SERIES V842

(TVA 184-NW)

INTERIOR—GEOLOGICAL SURVEY, RESTON, VIRGINIA—1980

FRANCIS
MILL
CLOSED

JTION
ARENTS
KEEP
CHILDREN
BACK!

NO
SMOKING

Hefty