

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

FOR NPS USE ONLY  
RECEIVED NOV 7 1977  
DATE ENTERED APR 6 1978

**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 Dial Mill

AND/OR COMMON

**2 LOCATION**

*NE of Conyers LA 138*

STREET & NUMBER On the west bank of Little Haynes Creek, where it crosses Dial Mill Road, approximately 1 1/2 mile southeast of Georgia Highway 138

— NOT FOR PUBLICATION

CITY, TOWN

Conyers

VICINITY OF

CONGRESSIONAL DISTRICT  
4th - Elliot H. Levitas

STATE

Georgia

CODE

13

COUNTY

Rockdale

CODE

247

**3 CLASSIFICATION**

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input checked="" type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> MUSEUM (planned)
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> ENTERTAINMENT
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> GOVERNMENT
		<input type="checkbox"/> NO	<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> MILITARY
			<input type="checkbox"/> PARK
			<input type="checkbox"/> PRIVATE RESIDENCE
			<input type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> SCIENTIFIC
			<input type="checkbox"/> TRANSPORTATION
			<input type="checkbox"/> OTHER:

**4 OWNER OF PROPERTY**

NAME James W. and Dorothy Gibboney

STREET & NUMBER

Dial Mill Road

CITY, TOWN

Conyers

VICINITY OF

STATE

Georgia

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE, REGISTRY OF DEEDS, ETC. Rockdale County Courthouse

STREET & NUMBER

CITY, TOWN

Conyers

STATE

Georgia

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE None

DATE

— FEDERAL — STATE  COUNTY — LOCAL

DEPOSITORY FOR SURVEY RECORDS

CITY, TOWN

STATE

# 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 type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED      DATE _____
<input checked="" type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Dial Mill is a three story frame structure, roughly equivalent in height to a present day five story building. Built on a foundation of mortared stone, it is constructed of hand-hewn virgin pine, the upright corners and supports running from the foundation to the roof, and held together with wooden-pegged morticed joints. The interior beams are sixteen inches square and supported by chamfered posts. The unpainted weatherboarding is nailed on with handmade nails. A one story shed addition with board and batten siding is attached to the north side of the main structure.

An unsupported, overhanging roof extends around the west and south sides of the mill at first-floor level with a second shed roof under the south one at the point where the downgrade slope begins to break towards the creek. The shed addition has its own shed-roofed porch. The front entrance, located on the west facade, features a Dutch door and a small stoop, reached by wooden steps on either side. The mill's pitch roof, now tin-covered, was originally of pine slabs and cedar shingles and has a boxed cornice with returns. The gable window on the west side has rather long lintels both above and below which at one time bore the name of the mill. The windows have nine over nine lights.

The interior of the mill features extensive flour and corn meal equipment with shuts and grain elevators containing an intricate system of belts and pulleys which carried grain from floor to floor during the milling process. The two staircases, located directly over each other on the west side of the building, are simple, treads-with-no-risers in design, the upper staircase having a considerably steeper incline.

The mill dam, measuring 150 feet across and located approximately 700 feet upstream, is constructed of unmortared stone with an accompanying wooden water brace which has recently been replaced. The dirt race extends down the west bank of the river to meet the newly rebuilt wood race. The water wheel, located at the southeast corner of the mill, is an overshot model and is also a recent replacement.

Adjacent to the mill is the one-room general store and stone storeroom. (illustrated) Also contemporary to the mill and store is the small warming house. (illustrated) Measuring only nine by nine feet, it backs up to the hill where a chimney, constructed of mud and salt, is located. The other three walls are of board and batten and the building has a tin roof.

# 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 checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input 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 type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" 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 c. 1830

BUILDER/ARCHITECT Allen Summers

## STATEMENT OF SIGNIFICANCE

Dial Mill is significant as one of the first mills constructed in this section of Georgia and as a working grist and flour mill through the subsequent century. Structurally it is little changed since its construction and thereby offers insight into the industrial architecture adopted by the settlers who were pushing back the Georgia frontier in the early nineteenth century.

The mill is located near the Hightower Trail, an important nineteenth century trading route which led northwest to the Cherokee Nation at New Echota and later provided a thoroughfare uniting Chattanooga, Tennessee and Augusta, Georgia. It also formed the boundary between land ceded by the Creek Indian Nation in 1818 to the north and the 1821 cession, of which the Dial Mill property is a part, on the south. While a majority of ceded land was divided into lots of 202 1/2 acres and distributed by lottery, fractional lots whose acreage amounted to less due to their locations along the boundaries and/or waterways, were offered for sale at public auction. Allen Summers was the high bidder on four fractional lots in what was then Henry County, including Lot 399, bordered by the Hightower Trail on the north and Little Haynes Creek on the east. It was on this lot that he built his mill.

One-fifth of the bid was required as a down payment with one-quarter of the balance due each succeeding year, although there was some leniency in the latter requirement. This could explain why the grant for lot 399 was not issued until March of 1830. The successful bidder could, however, take up residence on his lot prior to the issuance of the grant as long as he paid taxes on the property. Therefore, while the traditional dates for construction of the mill are the years between 1830 and 1833, it is possible that work was under way on it somewhat earlier. Local legend indicated that at least the dam was completed prior to 1830. In addition to the mill, Summers operated a farm on his property and provided a general store for the community of which Summers Mill Farm became the hub.

When Summers died in 1845 his wife, as executor of his estate, deeded the mill property to their son, James M. Summers. The younger Summers was involved in other enterprises and turned over the operation of the mill to John Wells and William Puckett, later assisted by Puckett's brother, Pleasant.

During the Civil War, Summers and the Pucketts served in Company F,

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

Personal Inspection, Victoria Reeves Gunn, March 1, 1977  
 Information supplied by Dorothy Gibboney  
 Rockdale County Deed Books  
 U.S. Census Records: Population, Agriculture and Manufacturing  
 Jeane, Donald Gregory, The Culture History of Grist Milling in Northwest Georgia, PhD, Louisiana State University and Agricultural and Mechanical College, 1974

# 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY app. 4 1/2 acres

UTM REFERENCES

A | 1 | 7 | 2 | 2 | 9 | 9 | 2 | 0 | 3 | 7 | 3 | 3 | 8 | 6 | 0 |  
 ZONE EASTING NORTHING  
 C | | | | | | | | | | | | | | | |

B | | | | | | | | | | | | | | | |  
 ZONE EASTING NORTHING  
 D | | | | | | | | | | | | | | | |

## VERBAL BOUNDARY DESCRIPTION

Beginning at the intersection of Little Haynes Creek and Dial Mill Road and running northwest 300 feet; thence northeast to the dam; thence east above the dam to the west bank of Little Haynes Creek; thence southwest to the point of the beginning.

## LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

# 11 FORM PREPARED BY

NAME/TITLE Victoria Reeves Gunn - Historical Consultant April 1, 1977

ORGANIZATION Elizabeth A. Lyon, Consultant, Historic Preservation Section  
Historic Preservation Section; Department of Natural Resources

STREET & NUMBER 270 Washington Street SW TELEPHONE 404/656-2840

CITY OR TOWN Atlanta STATE Georgia

# 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 National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE Elizabeth A. Lyon 10/28/77  
 TITLE Acting Chief, Historic Preservation Section DATE

### FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DIRECTOR OF THE NATIONAL REGISTER W. H. ... DATE 4/6/78  
 ATTEST: Walter ... KEEPER OF THE NATIONAL REGISTER  
 DATE 4/4/78  
 KEEPER OF THE NATIONAL REGISTER

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42nd Regiment, Georgia Volunteers. Although the March to the Sea brought Federal troops along the Hightower Trail to the mill in November of 1864, the building was saved through the efforts of Pleasant Puckett's wife, Winnie, who is remembered as a local heroine.

Facing bankruptcy in 1875, J.M. Summers sold the mill to E.B. Rosser, who appears to have been a successful miller. According to the statistics of the 1880 manufacturing census, \$38,000 was invested in the business which operated full time nine months of the year and three-quarter time during the remaining months. The estimated maximum capacity per day was 180 bushels of grain. Over the preceeding year the mill had processed 3,600 bushels of wheat and 4,000 bushels of "other grain," which was apparently corn, yielding 720 barrels of wheat flour, 216,000 pounds of corn meal and 52,000 pounds of feed, having a total value of \$10,400. In 1898, new equipment was added which utilized metal rollers instead of the traditional stones. At that time the name of the mill was changed to Princeton Roller Mills, reflecting both the new equipment and the name of the community which had sprung up around the mill.

In 1909, George Dial and Sons purchased the mill and their brief ownership gave it the name by which it is still known. It was sold to Fowler Brothers in 1918 and remained in the Fowler family until 1942 at which time the owners of another local mill, Oscar L. and J.V. Costley, purchased the property. J.V. Costley eventually became the sole owner of Dial Mill, operating it until the mid-1950's. The present owners purchased the mill from Costley in 1964.

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Dial Mill, Conyers vicinity, Rockdale County  
Photographer: David J. Kaminsky  
Date: March 1977  
Negatives filed at: Department of Natural Resources

1. Looking northeast.
2. Interior, first floor.