

MAY 29 1985

MAY 14 1986

HISTORIC PROPERTIES INVENTORY FORM

HISTORIC PRESERVATION UNIT
DEPARTMENT OF CULTURE & HISTORY
THE CULTURAL CENTER
CHARLESTON, WEST VIRGINIA 25305

(Staff Use Only)

File No:
Theme(s):
Neg No(s):
USGS Quad:
UTM Ref: See Item #6

DISTRICT, SITE, BUILDING, STRUCTURE, OBJECT

1. NAME(S) historic/common: McCoy Mill (South Branch HRA)

2. LOCATION street/road: Johnstown Road (County Route 23)
city/town: Franklin (vicinity)
(incorporated/unincorporated)

3. USE/FUNCTION present: Residence
original: Grist Mill

(public/private, restricted)

4. OWNER/ADDRESS present: Jeannye W. Wehner
Franklin, WV

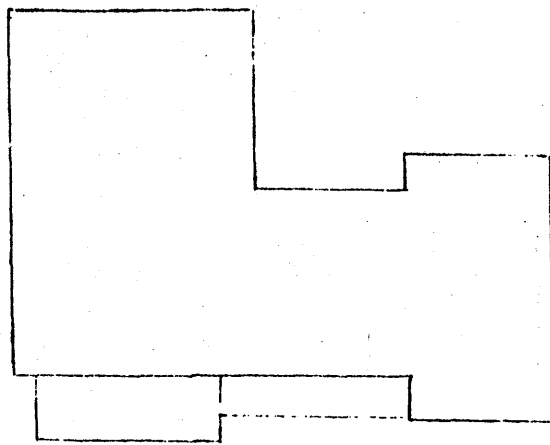
(public/private)

original: Hon. William McCoy
Franklin

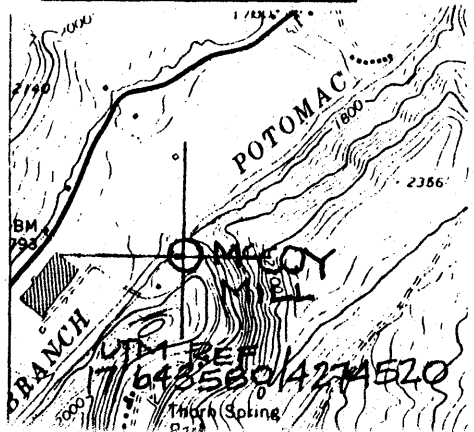
(phone no.)

5. PHOTO/SKETCH OF:

7. PLAN (include approx. dimensions): Not Known



6. LOCALE/ENVIRONMENT (map)



Sugar Grove Quad.

8. (A.) ACREAGE (approx):

less than 1 acre

(B.) VERBAL BOUNDARY DESCRIPTION:

The nominated area is included within a 200' x 200' square bounded on the northwest by the South Branch of the Potomac to include the mill and its immediate surroundings.

Survey Region: _____
Planning District: N/A

COUNTY: Pendleton

PROPERTY NAME: McCoy Mill

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9. DESCRIPTION (clarify as appropriate):

a. Exterior Fabric

stone _____
brick _____
concrete _____
stucco _____
weatherboard X
clapboard _____
board & batten _____
shingle _____
other _____

b. Structural System

masonry _____
frame X
log _____
metal _____
other _____
foundation stone

c. Roofing Material

wood _____
metal standing seam
slate _____
tile _____
asphalt _____
composition _____
other _____

d. Associated Structures (use/type):

outbuildings None
dependencies None
other _____

e. Integrity (include dates):

original site /relocated _____
alterations _____
additions Two story late 19th century residence addition, T-shape.

f. Condition:

excellent X
good _____
fair _____
deteriorated _____
abandoned _____

g. Threats:

None

10. SIGNIFICANCE (use attachment sheet if necessary):

a. Architect/Builder/Engineer:
William McCoy
James William Byrd, Mill Wright
b. Style/Period: _____
c. Date(s): 1845

Built in 1845 this mill is a well known landmark in Pendleton County. A mill has been operating on the site since 1766, making the property one of the oldest industrial sites in the South Branch Valley. William McCoy, prominent local leader, acquired the mill property in 1835 and built the present mill to replace the outdated 18th century structure.

11. BIBLIOGRAPHY:

Adapted from survey documentation compiled by Nan Stevens, Region VIII Planning and Development Council, Petersburg, WV. 1983.
Boggs, Elsie Byrd, A History of Franklin, The County Seat of Pendleton County, WV, Staunton, VA. 1960.

12. FORM PREPARED BY Paula S. Reed DATE 9/84

a. Address 207 S. Potomac Street, Hagerstown, MD 21740
b. Organization Preservation Associates, Inc.
c. Phone no. (301) 791-7880

ATTACHMENT TO HISTORIC PROPERTIES INVENTORY FORM

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1. Name(s) Historic/Common: McCoy Mill, Franklin Vicinity, Pendleton County

(#10. Significance, continued)

The significance of The McCoy Mill within the context established by the South Branch Valley multiple resource area is primarily historical rather than architectural. This grist mill represents an important 18th and 19th century industry which flourished in the South Branch Valley. The association of this site with the milling industry since the days of early settlement, makes it one of the oldest industrial sites in the multiple county area and one of the very few which retains its historic setting with an intact mill still in place. Although the 1845 mill is impacted upon by the late 19th-early 20th century addition, it retains its essential character and conveys its role as an industrial complex as well as its evolution from its initial construction in 1845 to the turn of the century.

According to Elsie Byrd Boggs, noted Franklin historian, the McCoy Mill is the best known landmark in Pendleton County. Its visibility is enhanced by its promimity to Franklin, the county seat, and by its site which is a short distance from US Route 220.

Historically, the mill is strongly associated with the McCoy family of Pendleton County that figured prominently in the business, political, and agricultural affairs of the region in the 19th century. General William McCoy (1768-1835), who owned an earlier mill on the site, was a member of the U.S. Congress for 22 years, was a friend of President Jackson and was a member of the Virginia Constitutional Convention of 1829.

In the words of Elsie Byrd Boggs:

"The old McCoy mill at the mouth of the Thorn continued to furnish the staff of life for the people far and near. Upon General McCoy's death in 1835 it passed into the possession of his nephew, the Honorable William McCoy, who was born in 1800 and lived 86 years. He served in the state legislature and was for many years the ruling elder of the Franklin Presbyterian Church, which he helped to organize and support.

The milling business became so profitable that Hon. William McCoy decided to replace the old mill with a new and modern one of greater grinding capacity, and in 1845 the construction of the new mill was begun. He employed an expert millwright named James William Byrd, a young man from the Shenandoah Valley of Virginia, who proved a good selection for the exacting task. Such an excellent piece of work was perfected that the mill, a massive and imposing structure, first equipped with huge buhr stones and later with more modern

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machinery, continued producing large quantities of flour, meal, and related outputs until far into the 20th century. Although it has now passed into other hands it is still known as the McCoy Mill. Among all the landmarks in Pendleton County, raised by the hands of man, it is doubtless the best known. It stands in plain sight of the main highway of the country, U.S. Route No. 220, and almost on the doorstep of Franklin."*

Bibliography

*Boggs, Elsie Byrd. A History of Franklin. Staunton, Virginia: McClure Printing Company, 1960, pp. 26, 33, 39, 113.

Boggs, Elsie Byrd. "McCoy's Old Mill" West Virginia Review, 12 (Sept. 1935) pp. 362-63.

Comstock, Jim. West Virginia Heritage Encyclopedia. Richwood, W.V., 1974, pp. 340-341.

4. Jeannye W. Wehmer
Main Street
Franklin, WV 26807