

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM**

(Type all entries - complete applicable sections)

STATE: <b>Tennessee</b>	
COUNTY: <b>Cannon</b>	
FOR NPS USE ONLY	
ENTRY NUMBER <b>JUL 2 1973</b>	DATE

**1. NAME**

COMMON:  
**Readyville Mill (Representative Joe L. Evins)**

AND/OR HISTORIC:  
**Ready Mill**

**2. LOCATION**

STREET AND NUMBER:  
**on 9th St 705**

CITY OR TOWN:  
**Readyville**

STATE <b>Tennessee</b>	CODE <b>47</b>	COUNTY: <b>Cannon</b>	CODE <b>015</b>
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**3. CLASSIFICATION**

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<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 (Specify) _____ <input type="checkbox"/> Comments _____

**4. OWNER OF PROPERTY**

OWNER'S NAME:  
**Gerard J. Flipse**

STREET AND NUMBER:

CITY OR TOWN:  
**Readyville**

STATE:  
**Tennessee**

CODE:  
**47**

**5. LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE, REGISTRY OF DEEDS, ETC.:  
**Cannon County Register's Office**

STREET AND NUMBER:  
**Courthouse**

CITY OR TOWN:  
**Woodbury**

STATE:  
**Tennessee**

CODE:  
**47**

**6. REPRESENTATION IN EXISTING SURVEYS**

TITLE OF SURVEY:

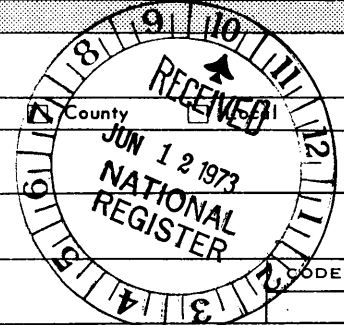
DATE OF SURVEY:  Federal  State

DEPOSITORY FOR SURVEY RECORDS:

STREET AND NUMBER:

CITY OR TOWN:

STATE:



SEE INSTRUCTIONS

STATE: **Tennessee**

COUNTY: **Cannon**

ENTRY NUMBER: **JUL 2 1973**

DATE: \_\_\_\_\_

FOR NPS USE ONLY

7 DESCRIPTION

CONDITION

(Check One)

Excellent     Good     Fair     Deteriorated     Ruins     Unexposed

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(Check One)

Altered     Unaltered

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(Check One)

Moved     Original Site

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

This mill has a long and complicated building history involving a variety of structures and milling equipment and machinery. Today this complex consists of a five-level mill, an accompanying warehouse and a former ice plant. These three buildings are arranged in an "L" with the mill forming the base. A sluice runs beneath the mill structure to power its water-driven equipment.

Most significant of the three buildings is the large mill. In order to facilitate a gravity-flow of milling operations it was constructed of heavy timber with clapboard facings on five levels, the lower three levels considerably wider than the unfloored upper sections. The large timbers, some reaching 40 feet in length, were made from whole trees; equally heavy uprights support them in the exposed interior structural skeleton.

On the exterior, the mill is supported partially on living rock outcrops and partially on man-made masonry pilings. The timber underpinnings have been shored up on steel I-beams. The building is of simple rectangular form with almost austere facades, narrowing at the fourth level on the gable ends, with the considerably narrower fifth level roof having its ridge parallel to the front of the building. A lean-to porch runs the entire length of the front of the structure. Above this porch three large eight-paned windows admit light into the mill works.

The entire structure follows austere, functional lines. There is no architectural elaboration, no pretensions to style or importance. Its functionality is its style. The "honest" easily visible construction of the building is of great visual interest. Nineteenth century milling equipment in working order and French mill stones give the spacious and airy interior special importance. An interior stair on the east end wall gives access to the various interior levels.

A small addition to the right of the main structure was apparently appended to serve as an office to the various operations conducted in the area.



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**SIGNIFICANCE**

PERIOD (Check One or More as Appropriate)

- Pre-Columbian |  16th Century |  18th Century |  20th Century  
 15th Century |  17th Century |  19th Century

SPECIFIC DATE(S) (If Applicable and Known) 1860's

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- |  |   |  |  |
|--|---|--|--|
| <input type="checkbox"/> Aboriginal              | <input type="checkbox"/> Education              | <input type="checkbox"/> Political           | <input type="checkbox"/> Urban Planning  |
| <input type="checkbox"/> Prehistoric             | <input type="checkbox"/> Engineering            | <input type="checkbox"/> Religion/Philosophy | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic                | <input checked="" type="checkbox"/> Industry    | <input type="checkbox"/> Science             | _____                                    |
| <input type="checkbox"/> Agriculture             | <input type="checkbox"/> Invention              | <input type="checkbox"/> Sculpture           | _____                                    |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Social/Humanitarian | _____                                    |
| <input type="checkbox"/> Art                     | <input type="checkbox"/> Literature             | <input type="checkbox"/> Theater             | _____                                    |
| <input type="checkbox"/> Commerce                | <input type="checkbox"/> Military               | <input type="checkbox"/> Transportation      | _____                                    |
| <input type="checkbox"/> Communications          | <input type="checkbox"/> Music                  |  | _____                                    |
| <input type="checkbox"/> Conservation            |   |  | _____                                    |

STATEMENT OF SIGNIFICANCE

In 1812 Charles Ready built and operated a grist mill on the East Fork of the Stones River at Readyville. For a long time the mill operated without a race to supply the water to power the mill. Peter Talley, Charles Ready's son-in-law, became the miller and after Ready's death in 1859, his grandson, Francis Talley, aided his father with the mill. Francis Talley conceived the idea of building a dam, which would feed a mill-race for a sawmill as well as for the grist mill. The original mill burned during the Civil War and the present mill was erected on the site of old mill in the late 1860's.

In 1889, W. B. Haynes purchased the mill and when he died in 1894 his son, Samuel Haynes, took over the mill. Samuel Haynes' brother-in-law, Arthur McFerrin, soon joined him in operating the mill. Arthur McFerrin seems to have been mechanically inclined and soon conceived of the idea of developing an ice plant at the mill.

McFerrin developed a small electric plant to make the ice. After this accomplishment he saw the possibility of enlarging the dynamo and developing an electric light plant at the mill. Soon all the houses in Readyville had electric lights, one of the first rural villages in the area to have them.

Mills played an important part in the economic life of Middle Tennessee and several were located in the immediate region. Without doubt the Readyville Mill is one of the largest and most intact of those structures which survives. Its equipment has been overhauled and is in use today serving the community and entertaining the casual visitor.

The firm, simple architecture of the building represents the type of design and functionalism employed in the heavy industries of the region in the nineteenth century. It anticipates the "modern" aphorism that "form follows function" and is an extremely interesting and useful document of early 19th century economics and industry. It is particularly unusual that such a complex has survived in operable condition.

SEE INSTRUCTIONS

**9. MAJOR BIBLIOGRAPHICAL REFERENCES**

Goodspeed, History of Tennessee (Cannon County)  
 Nashville, Goodspeed, 1887, p. 86  
 Brown, Sterling Spurlock, History of Woodbury and Cannon County.  
 Doak Printing, Manchester, Tenn., 1936, p. 47, 54.  
 Conversation: Mr. Gerard J. Flipse  
 Mr. Joseph Flipse (Present owners of mill)

Consultant: Vaughn L. Glasgow Middle Tennessee State Univ.  
 Art & Architectural Historian Murfreesboro, Tennessee

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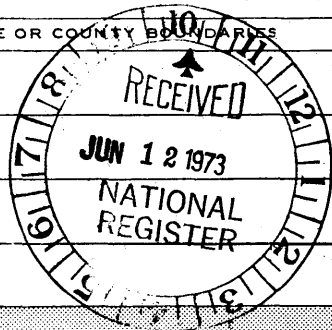
**10. GEOGRAPHICAL DATA**

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY				OR	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES				
CORNER	LATITUDE		LONGITUDE		LATITUDE		LONGITUDE		
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
NW	°	'	"	°	'	"	35°	49'	49"
NE	°	'	"	°	'	"	86°	10'	37"
SE	°	'	"	°	'	"			
SW	°	'	"	°	'	"			

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: **8**

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

STATE:	CODE	COUNTY	CODE



SEE INSTRUCTIONS

**11. FORM PREPARED BY**

NAME AND TITLE: **Peter S. La Paglia**

ORGANIZATION: **Tennessee Historical Commission** DATE: **4-15-73**

STREET AND NUMBER: **403 7th Avenue North**

CITY OR TOWN: **Nashville** STATE: **Tennessee** CODE: **47**

**12. STATE LIAISON OFFICER CERTIFICATION NATIONAL REGISTER VERIFICATION**

As the designated State Liaison 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. The recommended level of significance of this nomination is:

National  State  Local

Name: Michael J. Smith  
 Title: Executive Director  
Tennessee Historical Commission  
 Date: 6-5-73

I hereby certify that this property is included in the National Register.

Robert W. Utley  
 Chief, Office of Archeology and Historic Preservation

Date: 7/2/73

ATTEST:  
W.S. Mumford  
 Keeper of the National Register

Date: 6 25 73