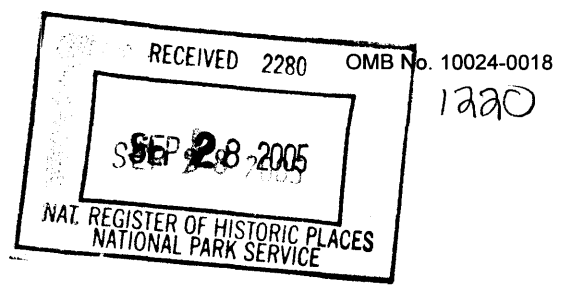


United States Department of the Interior  
National Park Service



# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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 entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

## 1. Name of Property

historic name McGill-Becton-Cates Family Farm

other names/site number Cates Farm

## 2. Location

street & number 2432 Cripple Creek Road

N/A  not for publication

city or town Readyville

vicinity

state Tennessee

code TN

county Rutherford

code 149

zip code 37149

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  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 for in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. (See continuation sheet for additional comments.)

Herbert L. Anger  
Signature of certifying official/Title

9/27/05  
Date

Deputy State Historic Preservation Officer, Tennessee Historical Commission  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See Continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official/Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal agency and bureau

## 4. National Park Service Certification

- I hereby certify that the property is:
- entered in the National Register.  
 See continuation sheet
  - determined eligible for the National Register.  
 See continuation sheet
  - determined not eligible for the National Register
  - removed from the National Register.
  - other,  
(explain:)

Edson H. Beall  
Signature of the Keeper

Date of Action

11-9-05

**5. Classification**

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

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

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

- private
- public-local
- public-State
- public-Federal
- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
10	1	buildings
		sites
4		structures
1		objects
15	1	Total

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

**Number of Contributing resources previously listed in the National Register**

Historic Family Farms in Middle Tennessee

N/A

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

**Current Functions**  
(Enter categories from instructions)

DOMESTIC: single dwelling

AGRICULTURAL: agricultural field

AGRICULTURAL: animal facility

AGRICULTURAL: agricultural outbuilding

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

DOMESTIC: single dwelling

AGRICULTURAL: agricultural field

AGRICULTURAL: agricultural outbuilding

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

**Materials**  
(Enter categories from instructions)

Other: Gable and wing

\_\_\_\_\_

\_\_\_\_\_

foundation Concrete, stone

walls Wood

\_\_\_\_\_

roof Asphalt shingle, metal

other Brick

\_\_\_\_\_

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

**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.)

- 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** N/A

(Mark "x" in all boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** moved from its original location.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property
- G** less than 50 years of age or achieved significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions)

Agriculture  
 Architecture  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Period of Significance**

c.1880-1955  
 \_\_\_\_\_  
 \_\_\_\_\_

**Significant Dates**

c.1890  
 \_\_\_\_\_  
 \_\_\_\_\_

**Significant Person**

(complete if Criterion B is marked)  
 N/A

**Cultural Affiliation**

N/A  
 \_\_\_\_\_  
 \_\_\_\_\_

**Architect/Builder**

Unknown  
 \_\_\_\_\_  
 \_\_\_\_\_

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**9. Major Bibliographical References**

**Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS):** N/A

- 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 # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other

Name of repository:  
 Middle Tennessee State University

McGill-Becton-Cates Family Farm  
Name of Property

Rutherford County, Tennessee  
County and State

## 10. Geographical Data

Acreage of Property 128 acres Readyville, Tenn 319 SW

### UTM References

(place additional UTM references on a continuation sheet.)

1	<u>16</u>	<u>570855</u>	<u>3960679</u>	3	<u>16</u>	<u>571690</u>	<u>3959543</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>16</u>	<u>571733</u>	<u>3960677</u>	4	<u>16</u>	<u>570766</u>	<u>3959560</u>

See continuation sheet

### Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

### Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

## 11. Form Prepared By

name/title Lauren W. Grisham  
organization M.T.S.U. Center for Historic Preservation date 08/09/05  
street & number P.O. Box 80 telephone (615) 494-8869  
city or town Murfreesboro state TN zip code 37132

### Additional Documentation

submit the following items with the completed form:

#### Continuation Sheets

#### 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.

#### Photographs

Representative **black and white photographs** of the property.

#### Additional items

(Check with the SHPO) or FPO for any additional items

## Property Owner

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

name Mrs. Mary Dee Cates  
street & number 2432 Cripple Creek Road telephone (615) 893-2806  
city or town Readyville state TN zip code 37149

**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 listing. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P. O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20303.

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# National Register of Historic Places Continuation Sheet

Section number 7 Page 1

McGill-Becton-Cates Family Farm  
Rutherford County, Tennessee

## VII. DESCRIPTION

The 128-acre McGill-Becton-Cates Family Farm is located at 2432 Cripple Creek Road in the community of Readyville in rural Rutherford County, Tennessee. The original land grant, retained by Issac McGill in 1846 contained 118 acres. The farmhouse, originally a single-pen log house built in 1846, is at the west end of the property and remains the primary dwelling. The farmhouse was expanded to its current plan circa 1890. It is a one-and-one-half-story house that has evolved over a period of 159 years. The property contains other farm-related buildings, fencing, fields, and tenant house, all of which signify a productive agricultural farm in Middle Tennessee. A gravel road leads up to the main house and farmyard from Cripple Creek Road. The farm is on a hill and is enclosed with some stone fencing built in the 1880s. The surrounding area is rural and contains other historic farms. Developing from 1846 to the present, the McGill-Becton-Cates Family Farm contains fifteen contributing resources, including the farmhouse, and one noncontributing building.

### (1) FARMHOUSE (1846, c.1890), Contributing Building

The principal dwelling on the McGill-Becton-Cates Family Farm is a one-and-one-half story farmhouse with weatherboard siding. Originally, the house was a single-pen log house. Around 1890, Benjamin and Mary Becton made extensive changes, adding a two-room gable front addition east of the original log portion, which created a new facade and a new plan. These changes made the house into a front gable-and-wing house, a house type that was popular in the late nineteenth and early twentieth century. The original log portion was encapsulated into the wing portion of the home. The gabled roof is asphalt shingle.

There are two chimneys. The original chimney, made of cut stone, is located on the west exterior end. A brick interior chimney serves the eastern rooms of the house. The late-nineteenth century section resembles other vernacular farmhouses of the period with its simple design, front-gable roof, and wood-frame construction. Along with adding electricity to the farm in the 1940s, a modern bathroom was installed in the northwest corner of the house. At this time, a modernized kitchen was also added in the northwest portion of the house. A concrete block utility room was added in the 1950s. Some of the windows are original and others are historic. There is a mixture between historic and original interior features.

The south façade features a porch that spans the length of the side gable section. The roof on the porch is a shed roof that extends from the main roof of the house. In 1962, turned posts with decorative brackets were added to the front porch. These posts were brought in from a neighboring house that was demolished. The porch floor is concrete and also dates to 1962. Also during this time, the front porch was extended south. There is one 8/8 double-hung window in the porch and one 4/4 double-hung window in the front gable end. There is one door that contains 15 panes of glass with a metal security door on the outside.

The east elevation of the house was added around 1890. There is one 4/4 double-hung window and a wood-and-glass door located towards the northeast corner of the house. There are two stone stairs leading up to the door. The foundation on this elevation has a stucco finish.

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**National Register of Historic Places  
Continuation Sheet**

Section number 7 Page 2

McGill-Becton-Cates Family Farm  
Rutherford County, Tennessee

On the north, or rear, elevation the gable end is present. On the late nineteenth century addition, there is one 4/4 double-hung window. Additionally, there is one 8/8 double-hung window and two 6/6 double-hung windows, one with an air-conditioning unit.

On the west elevation of the house is the concrete block addition that extends around to the north elevation of the house and dates from the 1950s. The concrete-block addition, which is the 1950s utility room, contains four modern sliding windows. There is a paneled wood door containing three panes of glass. A metal-and-glass storm door is located outside the main door.

The original cut stone chimney is also present on the west elevation of the house. Beside the chimney is a 6/6 double-hung window, with an air conditioning unit in it. From the west elevation, the two 2/2 windows in the half story are present.

The front door of the farmhouse leads into the main hallway, which serves today as a sitting room/foyer area. Mary Cates and Steve Cates refer to this portion of the house as the "enclosed dogtrot". There are very simple moldings around the doors and the ceilings. There are also simple baseboards and hardwood floors. Mr. Steve Cates, the owner's son who grew up in the house, noted that partitions in the hall, which had been added in the early twentieth century, were removed in 1962.

A doorway at the southwest end of the hall leads into the original log portion of the house. In this room, which serves today as a living room/bedroom, there are large floor joists that span the ceiling. There is crown molding that lines the ceiling. The outline of logs is still visible under the wallpaper that covers it. The wallpaper dates from the mid-twentieth century. There are thick baseboards that go around the room. On the east side of the chimney, there is a wood mantle surrounding the fireplace that is enclosed in brick and has a heating unit inside of it. The mantle has plain dual pilasters on each side and is topped by a shallow shelf. The baseboards and mantle both date to the original log cabin portion. In this room is access to the upper story. The entrance is marked by a small wooden door that opens up to the enclosed stairway. The stairs are rustic and wooden and the upstairs is currently used for storage.

A doorway from the living room/bedroom leads into the kitchen. On the east wall is a door that leads to the main hallway. There are wood cabinets and simple molding around the ceilings and doorways that date to when the kitchen was modernized in the 1940s. The two windows in the kitchen are on the north wall. The kitchen has linoleum floors throughout the room, which were added at the same time

Through a door at the west end of the kitchen is the bathroom. It has wood plank ceilings with simple crown molding. There is tile on the floor as well as half way up the wall. The rest of the walls are plaster. The shower, toilet, and sink date from the 1940s. There is a 6/6 double-hung window that faces the south side of the house. A closet with simple molding is in the southeast corner in the bathroom.

The other two bedrooms are on the east side of the main hallway. The first bedroom, located in the northeastern portion of the house, has beaded-board ceilings. The wallpaper in the room, added in a 1940s

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# National Register of Historic Places Continuation Sheet

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McGill-Becton-Cates Family Farm  
Rutherford County, Tennessee

renovation, covers plaster walls. There are thick baseboards. Additionally, there is a wood door with glass windows that leads out into the southeastern part of the yard. There is one 4/4, double-hung window. Modern carpet covers the hardwood floor. A non-functioning wood mantle contains simple rectangular pilasters on each side. It is enclosed with wood and has a simple crown molding along the top of the mantle and in between each pilaster. The non-functioning fireplace is blocked off with paneled wood. This mantle dates to the early-20<sup>th</sup> century.

There is a doorway located at the front or southeastern end of the main hall that leads into another bedroom. The bedroom has beaded board ceilings with simple crown molding. Wallpaper covers the plaster walls. There are thick baseboards. There are two 4/4 double-hung windows; one facing the eastern portion of the house and one facing the southern portion. Blue carpet covers the wooden floors. There is a mantel that appears to be identical to the previous bedroom. The fireplace is enclosed and does not function.

The descriptions of outbuildings begins at the driveway and circles clockwise around the farm.

(2) PIG HOUSE (c.1960s), Noncontributing Building due to date

The pig house has vertical board siding with a metal shed roof. There is an opening that faces northeast. Today the pig house is used for storage.

(3) GARAGE (1920), Contributing Building

The garage is located northwest of the pig house. It is a plain weatherboard building with a metal shed roof. There are dual openings that face north. The garage has two sides that are supported by wooden piers. There are two openings on the eastern side of the garage. The western portion of the garage has one open side. Today the garage is used for storage.

(4) GAS PUMP (c.1940s), Contributing Object

An original gas pump still stands next to the northwest corner of the garage. The gas pump is approximately six feet tall and is rectangular with rounded edges. The gas pump is typical of late-1930s/early-1940s style. It contains two metal signs. One reads "Pure-Pep" and the other reads "For Use as a Motor Fuel Only: Contains Lead". The gas pump was used by Joe Cates Sr. to fuel farm equipment. It contained a fuel that was a special color and was not to be used for automobiles.

(5) WELL HOUSE (c.1940s), Contributing Structure

The well house is located south of the gas pump. The well house was built with concrete blocks and has a modern wood-and-metal roof. It is still used today to provide water to the farm.

(6) SHEEP HOUSE (1936), Contributing Building

The sheep house is located several feet west of the well. It was originally built as a hen house. The sheep house is built with plain vertical board siding and has a metal shed roof. Currently, the sheep house is not being used.

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McGill-Becton-Cates Family Farm  
Rutherford County, Tennessee

(7) CHICKEN HOUSE 1 (c.1955), Contributing Building

The large chicken house is located west of the sheep house. It contains a raised-seamed metal roof. The central opening faces north. It is a long, narrow building made up of both corrugated sheet metal and vertical board. Open spaces run along both sides of the structure to allow for ventilation, along with roof vents atop. On the interior of the structure there is a collar-beam roof. This building is currently being used for the storage of hay and farm equipment.

(8) CHICKEN HOUSE 2 (c.1955), Contributing Building

The other chicken house is located west of the first one. It contains a raised-seam metal roof. The central opening faces north. A wooden fence blocks the front of it. It is a long, narrow building (longer than Chicken House 1) made up with both corrugated sheet metal and vertical board siding. There are roof vents, along with open spaces on each side, to allow for ventilation. On the interior of the structure there is a collar-beam roof. This building is currently being used for the storage of hay and farm equipment.

(9) CRIB (c.1940s), Contributing Structure

The side gabled crib is located north of the chicken houses. There are two main openings—one faces east, and one faces west. The crib is a vertical board structure with a raised-seam metal roof. The crib contains a wood-post foundation that raises the crib off the ground. It is currently used for storage.

(10) BARN (1938), Contributing Building

The central part of the barn was built in 1938. The barn is a vertical board building with a metal gambrel roof. The main opening faces east. There is a hay crib at the top with trolley system, used to bring the hay into the crib. Today, the barn is still used for hay storage. On the roof there are lightning rods and a weather vane. On the south side of the barn is the dairy annex which was built circa 1955. It is a concrete block building with a metal shed roof. The south side of the dairy annex contains several window openings, however, only four, 6 pane hopper windows remain. A stable was added to the northern elevation of the barn circa 1955 as well. It is a vertical board structure that contains two openings that both face east. The stable contains a metal shed roof. It is used as a stable today.

(11) OUTHOUSE (c.1955), Contributing Building

The outhouse is located behind the dairy annex. It is a simple vertical board building with a metal shed roof. It contains one seat.

(12) SMOKEHOUSE (c.1920s), Contributing Structure

The smokehouse is located on the northeastern section of the property close to the house. It is a board and batten structure with some sheet metal siding and a metal shed roof. There is a paneled wooden door on the southern side of the smokehouse and a screen and wooden door on the north side. There is a small square opening towards the top of the building at the east elevation. On the north elevation there is a large opening. It is used today for storage.



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McGill-Becton-Cates Family Farm  
Rutherford County, Tennessee

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(13) BROODER HOUSE (c.1935), Contributing Building

The brooder house is on the northeast end of the property. It is a board and batten structure with some metal siding and a metal shed roof. A central entry and two boarded over openings are located on the west elevation. An incubator is located at the top of the building.

(14) HEN HOUSE (c.1935), Contributing Building

On the northeast end of the property, there is a hen house. It is a wood structure with a metal roof. It contains board and batten and sheet metal for its siding.

(15) STONE FENCE (c.1880s), Contributing Structure

The limestone fence was built by James Alvis Becton. The remnants remain on various parts of the property. The major pieces of the fence that remain are mostly intact. They are located along the east side of Cripple Creek and border the fields between the creek and Ferrell Hollow Road. There are also remnants of this fence that partially surround a bottom field between the creek lot and Cripple Creek Road. At times when the creek was swollen due to rain, the stone would be washed away in the creek and have to be replaced. Remnants also remain around the hill that is northwest of the barn. Most of the dry-laid stone fence is extant, although it is in a dilapidated state. Mrs. Mary Dee Ready Cates recalls that the stone fences look the same today as they did when she first arrived on the farm in 1935.

(16) TENANT HOUSE (c. Nineteenth Century-Post Civil War), Contributing Building

The tenant house is located near the southern end of the property. An open field approximately 200 yards long separates the tenant house from the rest of the farm. The tenant house has a metal slanted roof and vertical board siding. There is a stone chimney on the west side of the house.

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# National Register of Historic Places Continuation Sheet

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McGill-Becton-Cates Family Farm  
Rutherford County, Tennessee

## VIII. STATEMENT OF SIGNIFICANCE

The McGill-Becton-Cates Family Farm is eligible for listing in the National Register of Historic Places under criteria A and C for its local significance in agriculture and architecture. The 128-acre farm, located at 2432 Cripple Creek Road in rural Rutherford County, Tennessee, evolved over a period of 159 years into its present configuration. The farmstead contains an outstanding and intact collection of historic outbuildings and farm dwellings that contribute to its agricultural and architectural significance. The farm retains a high degree of integrity with fifteen contributing resources and one non-contributing resource. The McGill-Becton-Cates Family Farm is being nominated under the *Historic Family Farms in Middle Tennessee Multiple Property Submission* as an intact and excellent example of a family farm that has operated continuously for over one hundred and fifty years and represents the strong agricultural history of the state.

The McGill-Becton-Cates Family farmhouse is significant in terms of architecture as an excellent and intact example of a rural vernacular farmhouse that has evolved over the past 159 years. The variety and integrity of the agricultural-related outbuildings also contribute to the farm's significance in architecture. The farmhouse started out as a single-pen log house, dating to 1846. Around 1890, Benjamin and Mary Becton made changes to the home, making it a gable-and-wing house. With this addition, the log portion of the home was encapsulated into a wing of the house. This addition made the house a typical form of the time period.

Issac McGill (b. 1822, d. 1848) was the first family member to own the land. He acquired the land and the title on July 4, 1846. Issac was married to Elizabeth McCrary (b. 1828, d. 1863) and together they had one daughter, Mary McGill (b. 1847, d. 1886). At the time the then 118-acre farm was acquired, the house located on the farm was a single pen log cabin with a fieldstone chimney. The agriculture produced at this time was corn, hogs, cattle, horses, mules, wheat, and hay. These products are all consistent with subsistence farming during the antebellum era in Middle Tennessee.

Issac and Elizabeth's daughter, Mary, inherited the land in 1863. She and her husband, Benjamin May Becton (b. 1843, d. 1912), who served in the Confederate army, purchased an additional 43 acres and expanded both the original house and the farm. A two room gable-front addition was built around 1890. Upon returning from service in the Civil War, Benjamin planted two pear trees which still exist today next to the farm house. Together, Benjamin and Mary had three children: Mary Frances (Fannie) [b. 1869, d. 1894], William McDonald, and May Isabell. Mary died in 1886 and her husband retained ownership of the farm. He and his second wife, Sarah (Sallie) Laughlin, and their three children [Mattie Ethyl, James Alvis, and Sarah (Sallie) Lee] raised grains, corn, and various types of livestock. The Bectons donated 2 acres of land to the Cripple Creek Presbyterian Church for their cemetery. Benjamin and Sallie's son, Dr. James Alvis Becton, built the stone fence that is still present on the farm around 1880. James lived in a finished room in the attic.

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McGill-Becton-Cates Family Farm  
Rutherford County, Tennessee

During the time in which Benjamin and Mary were present on the farm is when tenant farming first began. Tenant farming continued up through the 1940s. When Joe V. Cates Sr. was away six days a week as a rural mail carrier, his son, Joe V. Cates Jr. was helping direct the work of the tenant farmers as early as age nine. At the time Mrs. Mary Dee Ready Cates arrived on the farm (1935) there was a family living in the tenant house, and on occasion a "hired man" living in the farmhouse with the family. The tenant farmers on the McGill-Becton-Cates Farm were paid in different ways. They would work the land and plant and harvest different crops depending on which ones the landowner wanted planted. The landowner would provide the tools needed for the farm work, such as seeds and equipment. When the dairy farm began, the tenant farmers would assist with the milking of the cattle that occurred twice a day and would receive a portion of the milk check that would come once a month.

Benjamin and Mary's daughter, Mary Frances (Fannie), married A.L. Carnahan (b. 1866, d. 1949). Their daughter, Bessie May Carnahan Cates (b. 1888, d. 1973) and her husband, Joe V. Cates Sr. (b. 1872, d. 1934) acquired the land from Benjamin in 1912. Bessie and Joe had three children together: Mary Lucile, Ruby Josephine, and J.V. (Joe) Cates Jr. During this time corn, cotton, hay, wheat, horses, hogs, and cattle were being raised on the farm. Joe V. Cates was a rural mail carrier for nearly thirty years. During the Cates ownership of the farm, they hosted meetings of the Cripple Creek Presbyterian Church while the new church was being constructed. Joe built a garage in 1920. Next to it is a gas pump, which was used to fuel farm equipment. The gasoline was a special color and was not to be used for cars. Also present today is a smoke/wood house that was built in the 1920s. The original barn, complete with a feed room, center barn, and stables burned in 1927. This incident gave Joe Jr. a life-long fear of fire.

Mary Dee Ready Cates (b. 1913), present owner of the McGill-Becton-Cates Family Farm, married Joe V. Cates Jr. (b.1914, d. 1987) in 1935 in Woodbury, Tennessee and moved to the farm where Mrs. Cates still lives. Joe Jr. was born and died in the original log room of the house. A hen house and a brooder house were built around 1935. The brooder house flue was used as in incubator in order to keep the baby chickens warm. The brooder house was built by Joe Jr.'s sister, Ruby Cates Sanford. The brooder house and the hen house are located in close proximity to the farmhouse. This allowed women to do farm work while still being able to remain close to the farmhouse. It was reported in 1924 by the *Tennessee Extension Review* that in neighboring Wilson County, women controlled the Wilson County Poultry Association. The women in this organization considered an offer from the local Wilson County creamery to create "an egg marketing organization that would market eggs cooperatively".<sup>1</sup> It was reported the following July at the annual meeting of the Home Demonstration Camp that club women had been active in building more poultry and brooder houses. It was a common trend among rural farmwomen to tend and keep hens for their 'egg money'.

A sheep house, that was built originally as a hen house, was built in 1936. The center barn was built in 1938. It contained lightning rods at the top, which were installed due to Joe's fear of fire. Joe J. did not attend

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<sup>1</sup>Tennessee Extension Review 7 (March 1924): 3. Report by C.G. Filler, county agent.

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**National Register of Historic Places  
Continuation Sheet**

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McGill-Becton-Cates Family Farm  
Rutherford County, Tennessee

college due to the Depression, but he farmed his land and worked at the old creamery in Murfreesboro to combat the effects of the slumping economy. In 1940, when the demands of World War II provided economic relief for struggling farmers, Joe Jr. decided to quit his job at the creamery to farm full-time. He raised chickens and hogs and used the knowledge he gained working at the creamery to start his own Grade-A dairy on the McGill-Becton-Cates Family Farm. At this time, TVA installed electricity on the farm. Also, a modern bathroom was installed inside the home making this the first on Cripple Creek Road. Some forty cows were milked twice a day. The dairy annex, on the south side of the barn was built in the 1940s. A concrete block water/spring house was also built in the 1940s. During this time period a crib was constructed that stored corn and wheat. The dairy farm was inspected monthly and a toilet was built behind the dairy annex in the 1950s in order to comply with Grade-A farm regulations. The farm also had Tennessee Walking Horses that were raised and showed by Joe Jr. Two chicken houses were built circa 1955 that are still present on the farm today. The Cates raised 5000-6000 chickens at a time. They had a contract with Dixie Home (now Tyson) in Shelbyville, Tennessee.

Mary Dee Ready Cates played an important part in the agricultural production of the family farm. Mary was involved in many aspects of farm work, including tending to the garden, milking cows, and canning foods. However, Mary had special duties in the area of poultry. Mary was responsible for raising and gathering chickens and gathering eggs. Due to the gender stereotype of associating women with innate nurturing qualities and being more physically and mentally compatible for redundant work, it seemed 'natural' for women to tend to the hens and chickens in accordance to their 'maternal instincts'. The monetary amount farmwomen actually earned from poultry production goes from nonexistent to underreported because women commonly bartered eggs for things they needed from peddlers and storekeepers. The poultry business was initially a small one, primarily ran by women. However, once it was observed that the women were actually making a substantial amount of 'egg money', more men starting taking over the work and investing more time and money in this financial endeavor.

A concrete block utility room was added to the house in the 1950s. By the mid-1960s, dairy farming became too expensive to continue and the family switched to raising only beef cattle.

The McGill-Becton-Cates Family Farm portrays the specific points of inquiry to assess significance detailed in the Multiple Property Submission titled "Historic Family Farms in Middle Tennessee." The farm is nominated under Criteria A and C for agriculture and architecture. The McGill-Becton-Cates Family Farm is a representative example of subsistence farming in Rutherford County, including corn, cotton, hay, wheat, horses, hogs, and cattle. In Criterion C, for architecture, the McGill-Becton-Cates Family Farm was originally a single-pen log cabin, with a two-room gable front addition, resulting in a front gable and wing house. These characteristics make the McGill-Becton-Cates Family Farm eligible under the Multiple Property Submission.

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McGill-Becton-Cates Family Farm  
Rutherford County, Tennessee

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# **National Register of Historic Places**

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Rutherford County, Tennessee

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National Park Service

# National Register of Historic Places Continuation Sheet

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McGill-Becton-Cates Family Farm  
Rutherford County, Tennessee

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## X. GEOGRAPHICAL DATA

### Verbal Boundary Description

The McGill-Becton-Cates Family Farm is located at 2432 Cripple Creek Road in Readyville, Tennessee. The property is documented in the attached Rutherford County Tax Map 18.

### Boundary Description

The nominated property contains the historic and current legal boundaries associated with the McGill-Becton-Cates Family Farm and is currently owned by Mary Dee Ready Cates.

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# **National Register of Historic Places**

## **Continuation Sheet**

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McGill-Becton-Cates Family Farm  
Rutherford County, Tennessee

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Photos by: Dr. Leslie Sharp  
MTSU Center for Historic Preservation

Date: February 2005

Negatives: Tennessee Historical Commission; Nashville, TN

McGill-Becton-Cates Family Farm Dwelling: South facade. Photographer facing north.  
1 of 35

McGill-Becton-Cates Family Farm Dwelling: Southwest corner. Photographer facing northeast.  
2 of 35

McGill-Becton-Cates Family Farm Dwelling: East elevation. Photographer facing west.  
3 of 35

McGill-Becton-Cates Family Farm Dwelling: Northeast corner. Photographer facing southwest.  
4 of 35

McGill-Becton-Cates Family Farm Dwelling: North elevation. Photographer facing south.  
5 of 35

McGill-Becton-Cates Family Farm Dwelling: Northwest corner. Photographer facing southeast.  
6 of 35

McGill-Becton-Cates Family Farm Dwelling: West elevation. Photographer facing east.  
7 of 35

McGill-Becton-Cates Family Farm Dwelling: Hallway. Photographer facing northwest.  
8 of 35

McGill-Becton-Cates Family Farm Dwelling: Hallway. Photographer facing south.  
9 of 35

McGill-Becton-Cates Family Farm Dwelling: Original log portion. Photographer facing west.  
10 of 35

McGill-Becton-Cates Family Farm Dwelling: Original log portion. Photographer facing south.  
11 of 35



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# **National Register of Historic Places Continuation Sheet**

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McGill-Becton-Cates Family Farm  
Rutherford County, Tennessee

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McGill-Becton-Cates Family Farm Dwelling: Original log portion. Photographer facing northwest.  
12 of 35

McGill-Becton-Cates Family Farm Dwelling: Staircase to half story. Photographer facing west.  
13 of 35

McGill-Becton-Cates Family Farm Dwelling: Kitchen. Photographer facing west.  
14 of 35

McGill-Becton-Cates Family Farm Dwelling: Utility room. Photographer facing northwest.  
15 of 35

Mc-Gill-Becton-Cates Family Farm Dwelling: Bathroom. Photographer facing north.  
16 of 35

McGill-Becton-Cates Family Farm Dwelling: Northern bedroom. Photographer facing northeast.  
17 of 35

McGill-Becton-Cates Family Farm Dwelling: Southern bedroom. Photographer facing northeast.  
18 of 35

McGill-Becton-Cates Family Farm: Pig house. Photographer facing south.  
19 of 35

McGill-Becton-Cates Family Farm: Garage and gas pump. Photographer facing southeast.  
20 of 35

McGill-Becton-Cates Family Farm: Well house. Photographer facing southeast.  
21 of 35

McGill-Becton-Cates Family Farm: Chicken house 1. Photographer facing south  
22 of 35

McGill-Becton-Cates Family Farm: Chicken house 2 interior. Photographer facing south.  
23 of 35

McGill-Becton-Cates Family Farm: Chicken house 2. Photographer facing southeast.  
24 of 35

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# **National Register of Historic Places**

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McGill-Becton-Cates Family Farm  
Rutherford County, Tennessee

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McGill-Becton-Cates Family Farm: Crib. Photographer facing west.  
25 of 35

McGill-Becton-Cates Family Farm: Barn. Photographer facing northwest.  
26 of 35

McGill-Becton-Cates Family Farm: Barn. Photographer facing north.  
27 of 35

McGill-Becton-Cates Family Farm: Barn interior. Photographer facing west.  
28 of 35

McGill-Becton-Cates Family Farm: Barn/Stable entrance. Photographer facing west.  
29 of 35

McGill-Becton-Cates Family Farm: Outhouse. Photographer facing northeast.  
30 of 35

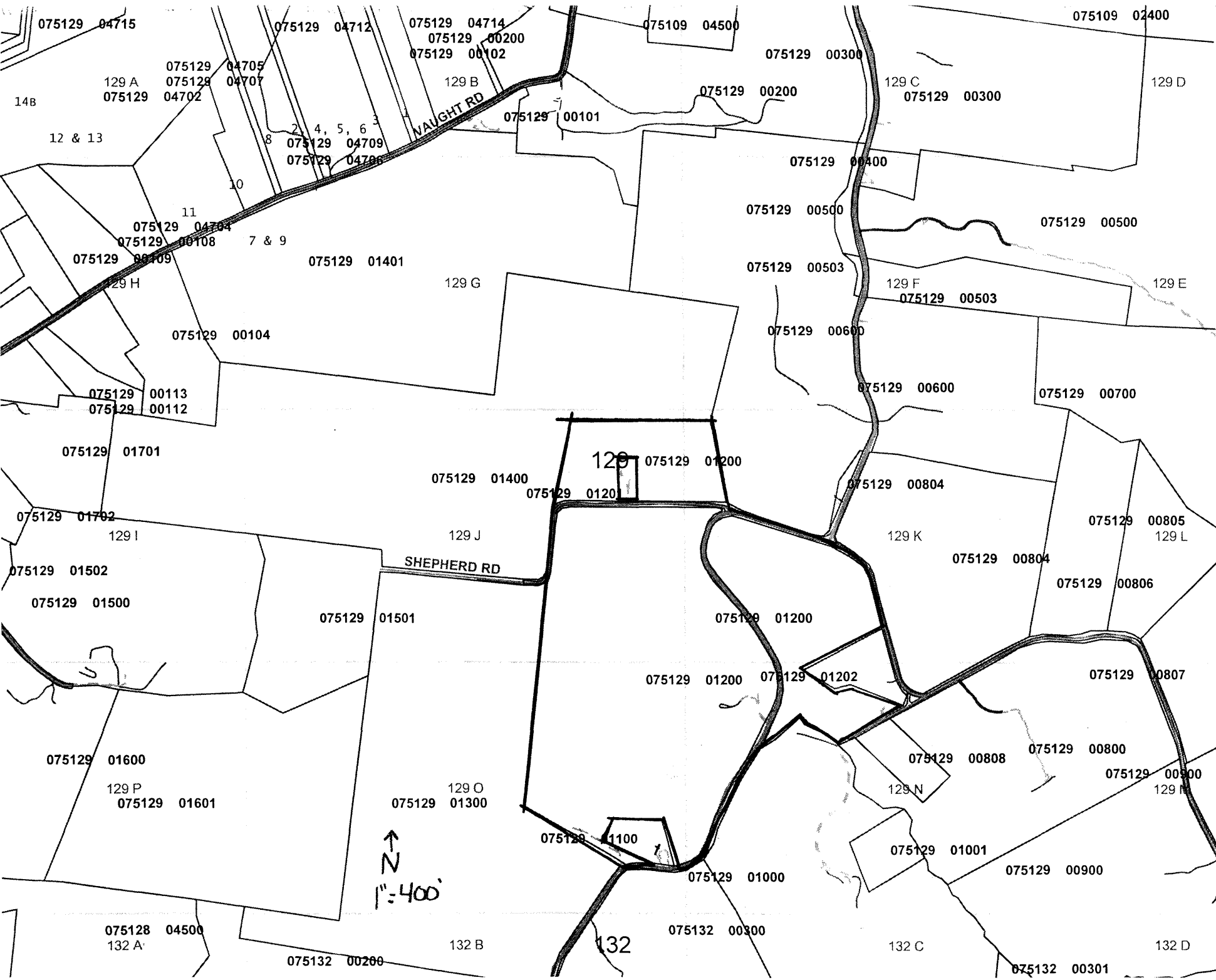
McGill-Becton-Cates Family Farm: Smokehouse. Photographer facing west.  
31 of 35

McGill-Becton-Cates Family Farm: Hen house. Photographer facing east.  
32 of 35

McGill-Becton-Cates Family Farm: Brooder house. Photographer facing north.  
33 of 35

McGill-Becton-Cates Family Farm: Corner of henhouse and stone fence. Photographer facing west.  
34 of 35

McGill-Becton-Cates Family Farm: Open field/Former garden. Photographer facing north.  
35 of 35



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075129 04706

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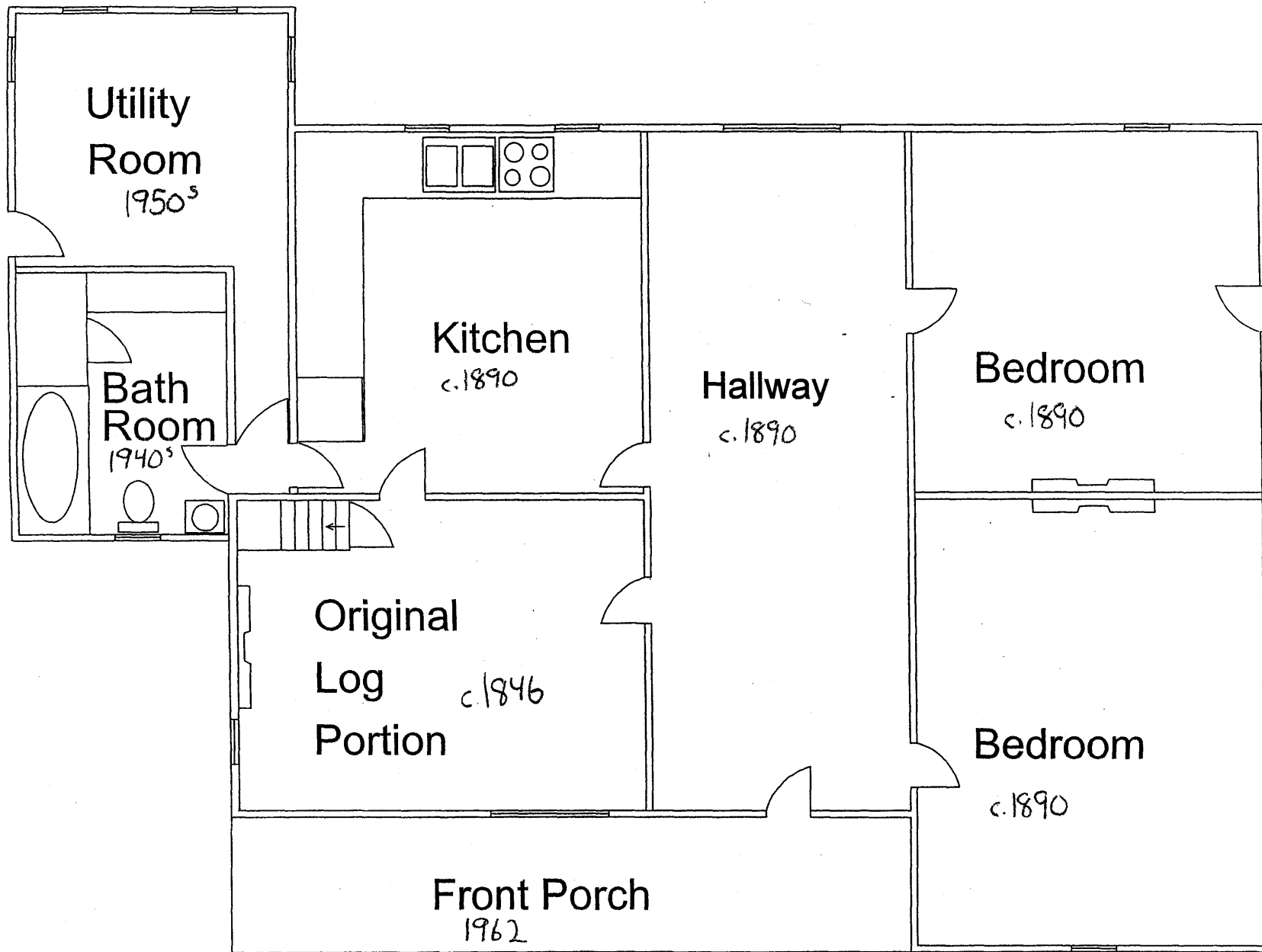
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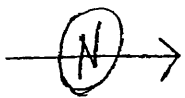
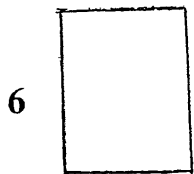
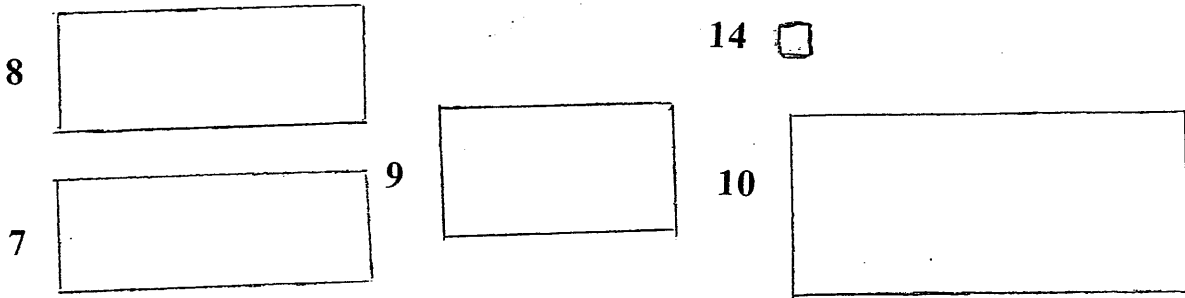
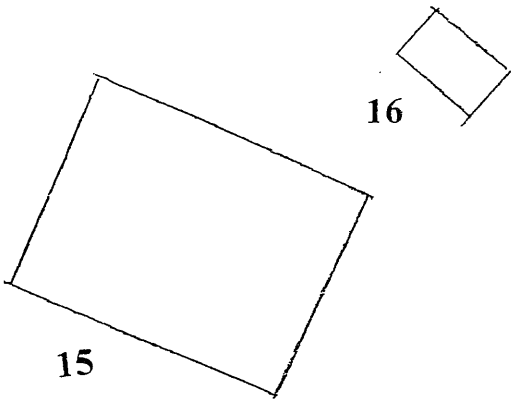
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|--------------------|-------------------------|
| 1- Farm House      | 9- Crib                 |
| 2- Pig House       | 10- Barn                |
| 3- Garage          | 11- Smokehouse          |
| 4- Gas Pump        | 12- Brooder House       |
| 5- Well House      | 13- Hen House           |
| 6- Sheep House     | 14- Outhouse            |
| 7- Chicken House 1 | 15- Church and Cemetery |
| 8- Chicken House 2 | 16- Tenant House        |



NOT TO SCALE

