

United States Department of the Interior
National Park Service

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JUN 5 1987

**NATIONAL
REGISTER**

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Falls Mills Historic District
other names/site number N/A

2. Location

street & number	Old Salem-Lexie Road and Falls Mill Road	NA not for publication		
city, town	Huntland Vicinity	X vicinity		
state	Tennessee code TN 047	county Franklin	code TN 051	zip code 37064

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing
<input checked="" type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	4	4 buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	2	1 sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	2	1 structures
	<input type="checkbox"/> object	6	5 objects
			Total

Name of related multiple property listing:
N/A

Number of contributing resources previously
listed in the National Register 3

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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 forth in 36 CFR Part 60.
 In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of certifying official

Deputy State Historic Preservation Officer, Tennessee Historical Commission

Date

6/1/87

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this 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): _____

Melores Byers

7-9-87

for Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)
 INDUSTRY/PROCESSING/EXTRACTION: manufacturing facility
 DOMESTIC: single dwelling
 TRANSPORTATION: road-related (vehicular)

Current Functions (enter categories from instructions)

DOMESTIC: Single dwelling
 INDUSTRY/PROCESSING/EXTRACTION: manufacturing facility

7. Description

Architectural Classification
 (enter categories from instructions)

Greek Revival

OTHER: industrial

Materials (enter categories from instructions)

foundation BRICK

walls BRICK

WOOD: weatherboard

roof ASPHALT

other STONE: sandstone

Describe present and historic physical appearance.

Lining the banks of Factory Creek in Franklin County, this historic district is located approximately 3.5 miles north of Huntland (est. pop. 983). Stretching over .6 mile from east to west, it covers approximately twenty-one acres. The creek snakes through this hilly region of South Central Tennessee linking the two mills, millraces, dam, bridges, and two houses. Winding, two-lane, Old Salem-Lexie Road bisects the district at its crossing of Factory Creek. Farm land and fields surround the district.

Described below are the specific resources included in the district. Contributing resources (C) are significant to the historic and architectural development of the district, possess compatible design elements, and maintain the scale, use, and texture of the district. Non-contributing resources (NC) have little or no architectural significance or do not fall within the period of significance of the district.

INVENTORY

1. Falls Mill. Listed in the National Register in 1972, Falls Mill is an impressive three-story brick building constructed in 1873. The recessed third floor has weatherboard siding and clerestory windows. Clad in standing seam metal, the gabled monitor roof features a plain boxed cornice with return at each level. The principal facade is on the gable end. The first two floors have five bays each, while the recessed third floor has only two. Each window is a double-sashed six-over-six with a plain wood lintel. Set in the gable end is a small, arched window. The entrance with its wooden door and stone surround is centered on the first floor. (C)
2. Rachielles House. Constructed circa 1915, the two story frame residence is sheathed in weatherboard, rests on a stone foundation, and is surmounted by a side gable roof. The single leaf front entry is capped by a transom. Three bays wide, the central bay has a second story porch ornamented with imbricated wood shingles and turned posts. A one story porch with battered columns set on concrete covers the front of the house. A bay window is located on the east elevation while a one story extension is situated at the rear (south). (The house is said to have been constructed in 1915 on the foundations of a circa 1880s house. It retains many characteristics

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 2 Falls Mills Historic District

of an 1880s house (corner pilasters, wood shingles), but, overall, its appearance is of an early 20th century house.) (C)

Barn. ca. 1915. One and one-half story frame structure; gable roof. (C)

Garage. ca. 1915. One and one-half story frame structure; metal gable roof. (C)

A modern concrete block shed is also located on the property.

3. Trailer. Modern. One story, rectangular plan. (NC)
4. Dam and Millrace. Powered by the falls which give the mill its name, the water from Factory Creek runs through a stone millrace to turn the 32-foot metal overshot wheel at the rear of the building. The wheel is believed to have been erected in 1907, replacing a circa 1886 wooden wheel. Upstream from the falls is an 1871 stone dam. (C)
5. Stone Arch Bridge. Situated on the west side of Old Salem-Lexie Road is a circa 1914, two-span stone arch bridge. Today, the bridge does not span the full width of the creek. The northern bank was cut out to create an unobstructed channel. (C)
6. Bridge. 1985. Two-lane; steel I-beam. (NC)
7. Grist Mill. Built circa 1897 on the site of an earlier mill, the building is three-stories and constructed of brick and frame. The main section is brick, covered by a standing seam metal gable roof pierced by two offset gable dormers. The north facade has two bays, while the west and east walls have a single bay each. Small, nearly square vents open at the basement floor. Some original six-over-six double sash windows remain in this section. The south facade is covered by a two-story frame addition in deteriorated condition. This frame section had a herringbone pattern wood exterior which is now partially covered in rolled paper. The sliding door on the first floor level was flanked by two paired three-over-one windows. The windows were repeated on the second floor. (C)
8. An elaborate millrace begins at the ruins of the stone dam, approximately 800 feet east of the mill. The water flowed through a now overgrown gully toward the mill. A stone arch culvert carried the driveway across the mill race. The water would flow into a stone

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 3

Falls Mills Historic District

tunnel covered with earth before it finally reached the stone wall viaduct carrying it to the wheel. The original breast wheel was replaced in 1897 by an overshot wheel. The wheel was removed in 1955.

9. Trailer. Modern. One story, rectangular plan. (NC)
10. Robert N. Mann House. The house was listed in the National Register in 1977. Constructed circa 1850, this two-story brick house overlooks the grist mill in the valley. The three bay principal facade features tripartite, trabeated double sash windows with six-over-six center sashes flanked by four-over-four side windows. A plain one-story, Greek Revival pedimented portico covers the trabeated entrance which has double-leaf doors, sidelights, and a transom. Two brick interior end chimneys flank the main block. The gable roof is covered in asphalt shingles. A plain entablature spans the principal facade and lines the raking eaves. The house follows a center hall plan, one room deep. A two room, one-story ell with a long porch is attached at the rear. Few alterations have been made; those include the replacement of window sashes and the closing of fireplace openings (leaving the mantels). At the rear of the house is a modern carport addition. (C)

Outbuilding. ca. 1920. One story, frame, metal gable roof, shed roof extension. (NC)

Storage building. ca. 1970. One story pole building.
(NC)

In late 1983, DOT/FHWA requested a determination of eligibility from the Keeper of the National Register for the Mann and David Mills Historic District. The property was determined eligible on January 30, 1984. The boundaries of the district now being nominated have been altered to omit two non-contributing properties and add contributing property. Also, the name of the district has been changed to a name more historically appropriate.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Industry

Architecture

Period of Significance

c. 1850-1915

Significant Dates

N/A

Significant Person

N/A

Architect/Builder

Various

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

Falls Mills Historic District is being nominated under National Register criteria A and C because of its local significance in the areas of architecture and industry. The district depicts the milling industries of a small community in the rural south as they existed in the mid-nineteenth century through the early twentieth century. The district is comprised of two mills with some support facilities intact, two residences associated with individuals involved in the mills, and a historic bridge. Especially notable are the Robert N. Mann House and Falls Mill; both are good examples of building styles or types in Franklin County. The house is a fine example of vernacular Greek Revival design highlighted by multipane tripartite windows, sidelights and a transom, and a pedimented entry. Falls Mill exhibits multipane windows with wide lintel boards, cornice returns, and a working waterwheel. Mills were once a common site in Franklin County, but today only the mills being nominated retain integrity. Another mill still stands in Winchester but it has been converted to a residence. The stone arch bridge has not been altered since its construction in 1914. It is one of less than two dozen historic stone arch bridges still standing in Tennessee.

In the rural areas of Middle Tennessee mills were a common sight. Many streams had grist or sawmills operating adjacent to them. During the nineteenth and early twentieth centuries, farmers would transport their grain and cotton crops to the nearest mill for processing and sale. The first grist mill to operate in Franklin County may have been opened as early as 1810; by 1815, there were over twelve cotton gins in the county. Franklin County was one of the counties leading the state in cotton production. The community of Salem was an important cotton ginning and market area. Mills operating along the Factory Creek and Beans Creek near Salem eventually shifted emphasis to the milling of cereals and production of cotton cloth. Wallis Estill, Jr. purchased land around Salem in 1838 and soon thereafter erected a factory, or textile mill. The firm of Maney and Baker ran this factory until around 1850 when the firm of Hunt and Bell took over the operation, then known as Hunt's Factory. Hunt and Criddle were soon the owners of the factory, located in the old Salem community.

See continuation sheet

9. Major Bibliographical References

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 # _____

See continuation sheet

Primary location of additional data:

- State historic preservation office
 Other State agency
 Federal agency
 Local government
 University
 Other

Specify repository:

10. Geographical Data

Acreage of property Approximately 21 acres

UTM References

A	1 6	5 6 7	8 0 0	3 8 8 4 3 2 0		
Zone	Easting	Northing				
C	1 6	5 6 6	8 6 0	3 9 8 3 9 6 0		

B	1 6	5 6 7	7 8 0	3 9 8 3 9 6 0		
Zone	Easting	Northing				
D	1 6	5 6 6	8 5 0	3 9 8 4 3 0 0		

Huntland, TN 80 SE

See continuation sheet

Verbal Boundary Description

See continuation sheet

Boundary Justification

See continuation sheet

11. Form Prepared By

name/title Janice Nolan, Staff Historian; Claudette Stager, Historic Preservation Specialist
organization TN Dept. of Transportation; TN Historical Comm. date July 1983; April 1987
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city or town Nashville state Tennessee zip code 37219-5237

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**

Section number 8 Page 2 Falls Mills Historic District

During the 1850s, there were at least five large cotton and wool processing factories in the county, including Hunt and Criddle's.

Matthew Mann had arrived in Franklin County during the 1820s. He owned a cotton and wool factory which his son, Robert Newton Mann (b. 1825), managed until 1850 when he became the manager of Hunt's Factory. The mill prospered and around 1860, Mann and Criddle became partners in the factory. This arrangement stood until 1866 when Mann and Azariah David formed a partnership to run the factory.

When Robert Newton Mann first arrived in Salem, he lived in a double pen log house that was situated on William Smith Criddle's property. Around 1859, he purchased a house, probably built for Criddle. Commonly known as the Robert N. Mann House, it is a two story brick residence distinguished by trabeated tripartite windows and a one story pedimented portico.

Azariah David (b. 1812) had come to Franklin County in the 1840s. By 1856, he was operating a textile factory, Teasdale's Factory, on Beans Creek near Salem. After their partnership was formed, Mann and David ran both the former Hunt and Teasdale textile mills until the Teasdale mill burned in around 1875. Then they concentrated their resources on the textile mill on Factory Creek and a grist mill they had built across from Mann's house. In 1873, they constructed the present Falls Mill on the same site as Hunt's Factory (mill). A temporary sawmill was erected on the site and a clay pit was dug for brick making. Built for the manufacture of wool rolls and cotton cloth, this mill contained 10,000 square feet of space. Five bays wide, Falls Mill is an imposing three story industrial building constructed of brick and faced with weatherboarding on the sides of the third story. Cornice returns and a round arch gable window are the only decorative elements on this functional building. A circa 1871 stone dam continued to be used to power the mill.

The panic of 1873 caused financial trouble for the mill and factory operations. Soon after the new mill was constructed, a disastrous fire destroyed every building in Salem. However, Mann and David were eventually able to hire F. J. Rachielles to manage the wool cards in the factory and Andrew Sitz to run the grist mill. Rachielles' house, a two story, weatherboarded vernacular residence, was conveniently located adjacent to the factory. Mann and David were nearly bankrupt and in around 1883 they sold out to Hugh Lucas and a group of investors. Mann, who had become a major landowner in Salem, lost everything but his farm. He continued to take an active interest in the factory operation until his death in 1903.

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**

Section number 8 Page 3 Falls Mills Historic District

The Lucas family, Hugh and his son John, owned the textile factory for approximately fifty years. During their stewardship, George Pickup, from England, brought in power looms in order to begin a weaving operation. Prior to this time, only carding and spinning had been done. However, because of an inadequate water supply, this experiment did not succeed and was abandoned after two years. In 1886, a new overshot wheel was installed at the factory by John B. Gunn. The Lucas family constructed a new grist mill in 1897 on the site of Mann and David's old mill. The main section of the two story building is of brick construction, while a frame addition is attached to the south elevation. R. G. Henson, a local brick mason, built the grist mill. A stone dam and millrace provided the waterpower to operate the mill.

The textile factory remained in operation until circa 1896, although it continued to card wool until 1906. A gin was installed in a building (nonextant) near the factory in 1907 and a belt was run from it into the factory. This operation ran sporadically until 1942.

At one time, two footbridges spanned Factory Creek in Salem. One of these was located on Robert Mann's property and the second, a swing bridge, was located on the Lucas property. In 1914, Franklin County passed a turnpike bond. The old main road had bypassed the grist mill and factory and now a new connecting road was planned. John Lucas was on the county board that proposed building the new road and bridge. By 1915, the two span stone arch bridge was completed, thus making access to the mills easier.

As late as 1935, the Fall Mills Manufacturing Company, a cotton gin, was producing about 1,000 bales per year and shipping car loads of cotton seed. The Nashville Cotton Oil Mill Corporation held title to the factory until the early 1940s. The grist mill ceased production in the 1950s. In 1946, the factory was converted into a woodworking plant. Restoration of the factory as a grist mill began in 1968. The grist mill dam was exploded in the 1970s.

From the mid-nineteenth century until the early twentieth century, the Falls Mills Historic District continued to process either grain or cotton in this rural section of Tennessee. Today, the district is a unique grouping of resources that depicts the relationship between rural industries and the proprietors of these industries. The district has retained its historic and architectural integrity.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 2

Falls Mills Historic District

MAJOR BIBLIOGRAPHICAL REFERENCES

Collins, Joe. "On the Trail of Franklin's Early Industries." Winchester Herald-Chronicle. September 1961. Tempo section. p.6.

Hunter, Mrs. Dorothy. "Five Historic Houses of Franklin County." Franklin County Historical Review 4 (December 1972): 17.

Lovett, John N., Jr. Owner of Falls Mill. Interview, 30 March 1987.

MacKellar, William H. Chuwalee (Chronicles of Franklin County). Winchester: Franklin County Historical Society, 1973.

Morgan, Mike. "Old Salem and Falls Mill." Franklin County Historical Review 4 (December 1972): 4.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 10 Page 2

Falls Mills Historic District

VERBAL BOUNDARY DESCRIPTION

The boundary is as follows: beginning at a point at the intersection of Old Salem-Lexie Road and the northern boundary of tract 28, the boundary moves easterly approximately 500 feet along the northern boundary of tract 35; the boundary then moves north approximately 450 feet until it intersects with a fence line; the boundary then moves easterly along the fence line approximately 200 feet until it intersects with Old Salem-Lexie Road; the boundary moves southerly 500 feet to Factory Creek and follows the creek for 200 feet until it intersects with a fence line; the boundary then moves westerly approximately 1,150 feet along the fence line, which is also a property line for tract 35, until it intersects with the modern bridge across Old Salem-Lexie Road; the boundary then moves along the western edge of the bridge to Factory Creek until it intersects with the southernmost boundary of tract 28. The district includes tracts 28 and 31. See tax map.

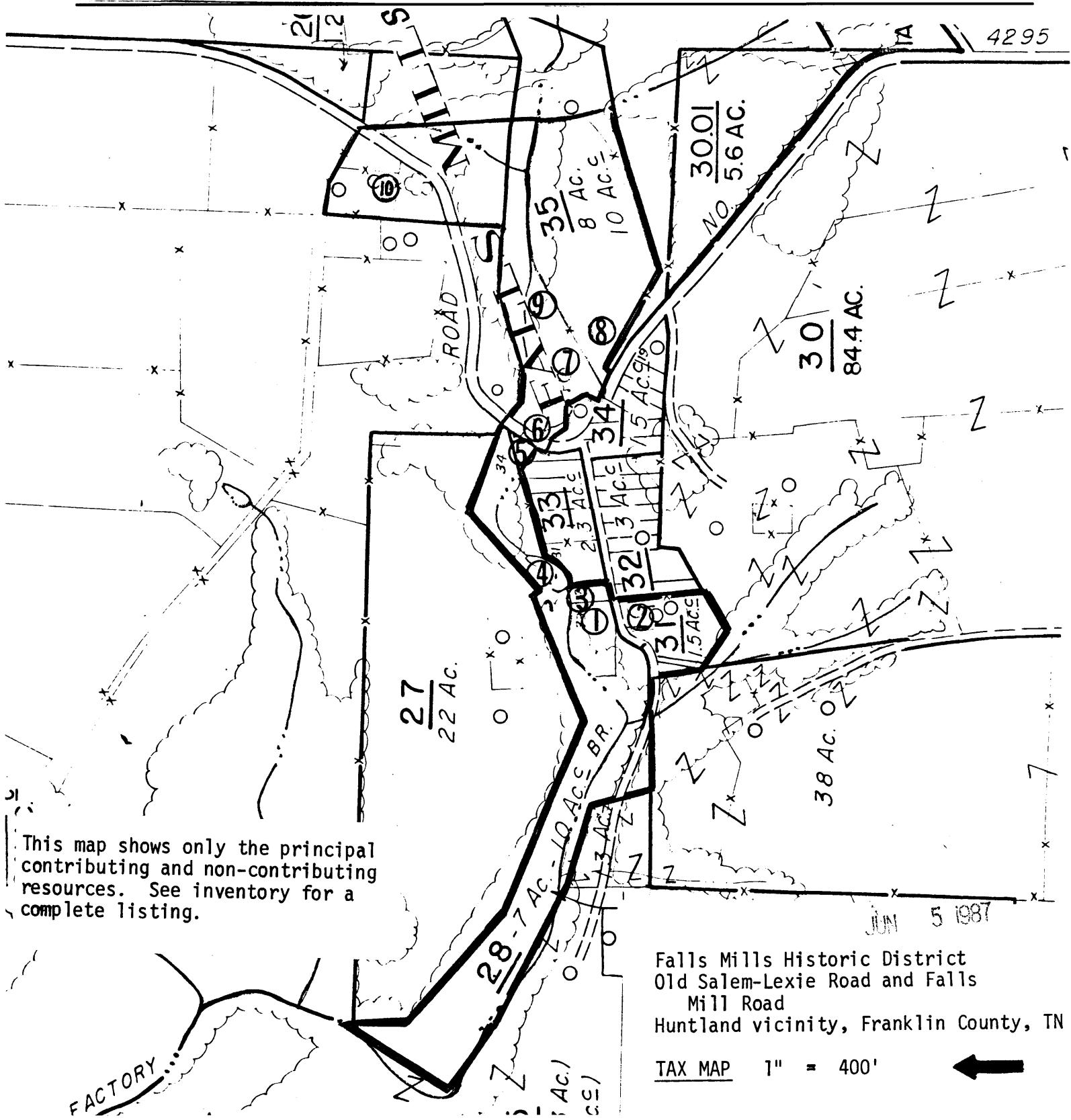
JUSTIFICATION

The Falls Mills Historic District is centered along Factory Creek. Boundaries are drawn to follow fence lines, property lines, and the creek. Intrusive properties and large tracts of farm land are excluded, although some farm land is included to provide a setting for this rural area. Falls Mill (NR 2/23/72) was originally nominated with approximately 8 acres. The boundaries of it were not specified. This district nomination and a continuation sheet for the original nomination clarifies the Falls Mill boundaries by including the 7-10 acres currently associated with the mill. This is the same tract associated with the mill when it was nominated. The Robert N. Mann House (NR 9/22/77) was originally nominated as a tract of land 200' X 217' centered on the house. All of this land is included in the district. The district boundaries are drawn to include sufficient land to provide a historic setting and to protect the integrity of the resources.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number _____ Page _____



Falls Mills Historic District
Old Salem-Lexie Road and Falls
Mill Road
Huntland vicinity, Franklin County, TN

TAX MAP 1" = 400'



United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

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Section number NA Page NA Falls Mills Historic District

The correct number of contributing resources is 8 (Falls Mill, Rachielles house, barn, garage, dam/mill race, stone bridge, grist mill, and Mann house).

Falls Mill and the Mann house were previously listed in the National Register. The Mann house was listed with a detached kitchen as contributing. The kitchen has since been demolished.

Inventory #8 (mill race) is only mentioned as a site feature and should not be considered in the final count.

Herbert L. Harper
Herbert L. Harper

2/14/90
Date

United States Department of the Interior
National Park Service

2/22/90

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

Falls Mills Historic District

Franklin County, TENNESSEE

ADDITIONAL DOCUMENTATION APPROVAL

Keeper

[Signature] Alvina Byrd 3/7/90