

North Carolina Department of Natural and Cultural Resources
State Historic Preservation Office

Ramona M. Bartos, Administrator

Governor Pat McCrory
Secretary Susan Kluttz

Office of Archives and History
Deputy Secretary Kevin Cherry

May 6, 2016

MEMORANDUM

TO: Kate Husband
Office of Human Environment
NCDOT Division of Highways

FROM: Renee Gledhill-Earley 
Environmental Review Coordinator

SUBJECT: Historic Structures Survey Report, Replace Bridge 88 on SR 1793 over
West Fork Sandy Run Creek, B-5415, PA 16-02-0045, Rutherford County, ER 16-0734

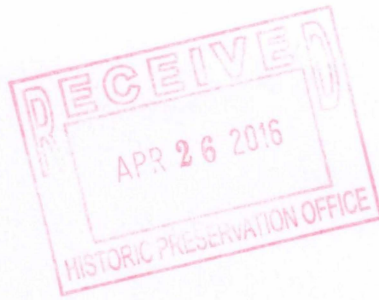
Thank you for your memorandum of April 25, 2016, transmitting the above-referenced report for the proposed undertaking. We have reviewed the report and offer the following comments.

We concur that the **McKinney Mill (RF0052) is not eligible for listing** in the National Register of Historic Places due to a lack of integrity caused by earlier improvements to McKinney Mill Road that changed the physical relationship between the mill pond/race and the mill itself. However, we would note that the McKinney Mill appears to meet the National Register standards for significance under Criterion A in the area of industry and commerce.

The above comments are made pursuant to Section 106 of the National Historic Preservation Act and the Advisory Council on Historic Preservation's Regulations for Compliance with Section 106 codified at 36 CFR Part 800.

Thank you for your cooperation and consideration. If you have questions concerning the above comment, contact Renee Gledhill-Earley, environmental review coordinator, at 919-807-6579 or environmental.review@ncdcr.gov. In all future communication concerning this project, please cite the above referenced tracking number.

cc: Mary Pope Furr, NCDOT, mfurr@ncdot.gov



PAT McCRORY
Governor

NICHOLAS J. TENNYSON
Secretary

ER 16- 0734

April 25, 2016

MEMORANDUM

TO: Renee Gledhill-Earley
Environmental Review Coordinator
State Historic Preservation Office

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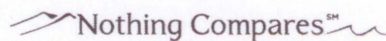
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FROM: Kate Husband
Office of Human Environment
NCDOT Division of Highways

Due 5/18/16 amail
5/3
ER letters

SUBJECT: B-5415, PA No. 16-02-0045, Replace Bridge No. 88 on SR 1793 in Rutherford County

Enclosed is the Historic Architectural Resources Survey Report, and survey site forms and photographs, for the above-referenced project. Please review and provide comments, and I thank you for your continued assistance. If you have any questions, I can be reached at (919) 707-6075 or at klhusband@ncdot.gov.



**HISTORIC ARCHITECTURAL RESOURCES SURVEY REPORT
Intensive Evaluation: McKinney Mill**

**Replace Bridge No. 88 on SR 1793 over West Fork Sandy Run Creek
Rutherford County
North Carolina Department of Transportation
TIP No. B-5415
WBS No. 55045.1.1**

**Prepared for:
Human Environment Section
North Carolina Department of Transportation
1598 Mail Service Center
Raleigh, NC 27699-1598**

**Prepared by:
Acme Preservation Services, LLC
825C Merrimon Avenue, #345
Asheville, NC 28804
828-281-3852**

April 2016

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April 2016

Clay Griffith, Principal Investigator
Acme Preservation Services, LLC

Date

Mary Pope Furr, Supervisor
Historic Architecture Section
North Carolina Department of Transportation

Date

**Replace Bridge No. 88 on SR 1793 over West Fork Sandy Run Creek, Rutherford County
North Carolina Department of Transportation
TIP No. B-5415 | WBS No. 55045.1.1**

MANAGEMENT SUMMARY

The North Carolina Department of Transportation (NCDOT) proposes to replace Bridge No. 88 on SR 1793 (McKinney Mill Road) over West Fork of Sandy Run Creek in Rutherford County. The project area is located in the eastern section of the county near the Rutherford-Cleveland county line. The bridge is located northeast of the town of Ellenboro in Colfax Township. The Area of Potential Effects (APE) for the proposed project is delineated as 500 feet from either end of the bridge and 100 feet on either side of the center line.

NCDOT contracted with Acme Preservation Services, LLC (APS) in March 2016 to complete an intensive historic resources evaluation of the McKinney Mill (RF0052) at 926 McKinney Mill Road. Architectural historian Clay Griffith conducted the fieldwork on April 5, 2016, photographing and mapping the property, and authored the report. Primary source investigation included research at the Rutherford County Register of Deeds Office, Norris Public Library in Rutherfordton, and Pack Memorial Library in Asheville. The North Carolina State Historic Preservation Office’s Rutherford County survey files at the Western Office of Archives and History in Asheville were searched to provide some architectural context. After an intensive evaluation following the National Register of Historic Places criteria for eligibility, the McKinney Mill was found to be not eligible due to a lack of any special historic and architectural significance and the loss of integrity.

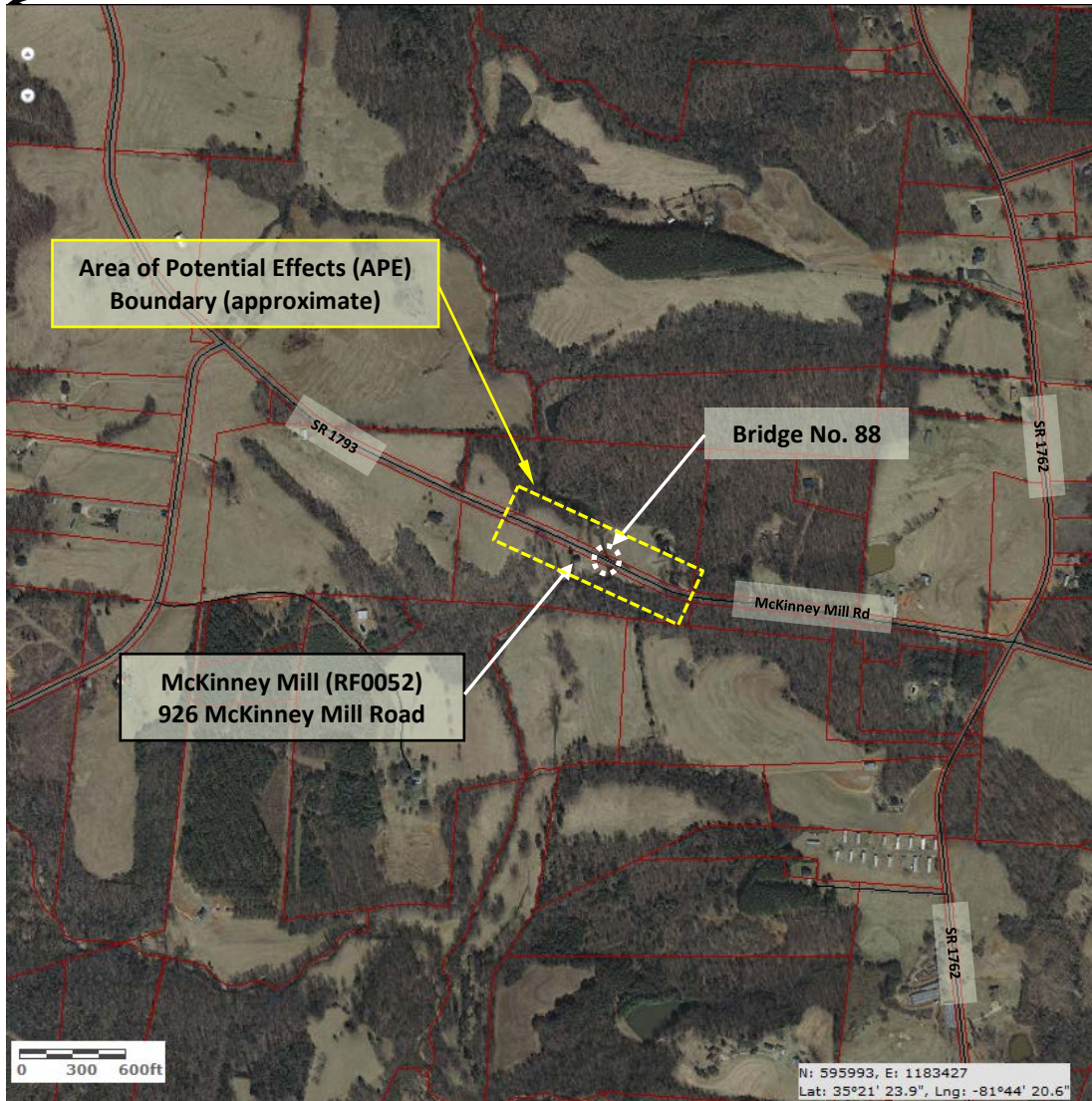
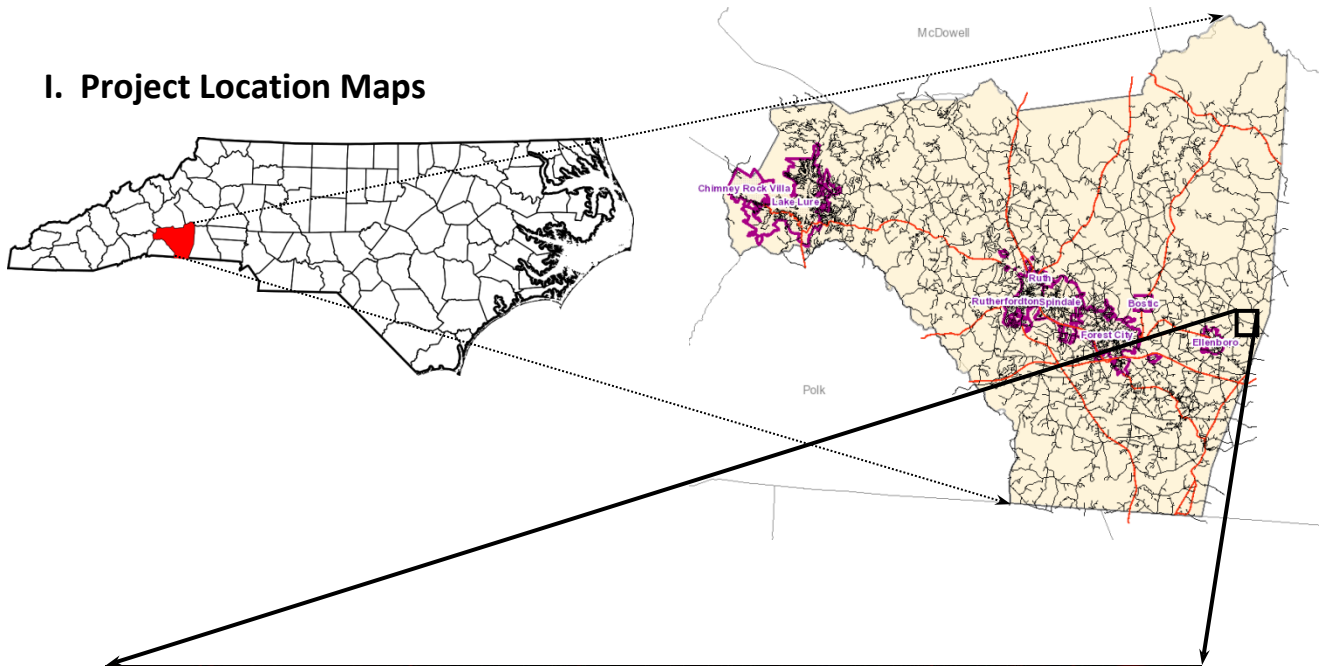
APS conducted the survey and prepared this report in accordance with the provisions of the Federal Highway Administration (FHWA) Technical Advisory T 6640.8A (Guidance for Preparing and Processing Environmental and Section 4(f) Documents); the Secretary of the Interior’s Standards and Guidelines for Archaeological and Historic Preservation (48 FR 44716); 36 CFR Part 60; 36 CFR Part 800; the HPO’s *Report Standards for Historic Structure Survey Reports/Determinations of Eligibility/Section 106/110 Compliance Reports in North Carolina*; and NCDOT’s current *Historic Architecture Group Procedures and Work Products*. This property evaluation meets the guidelines of NCDOT and the National Park Service.

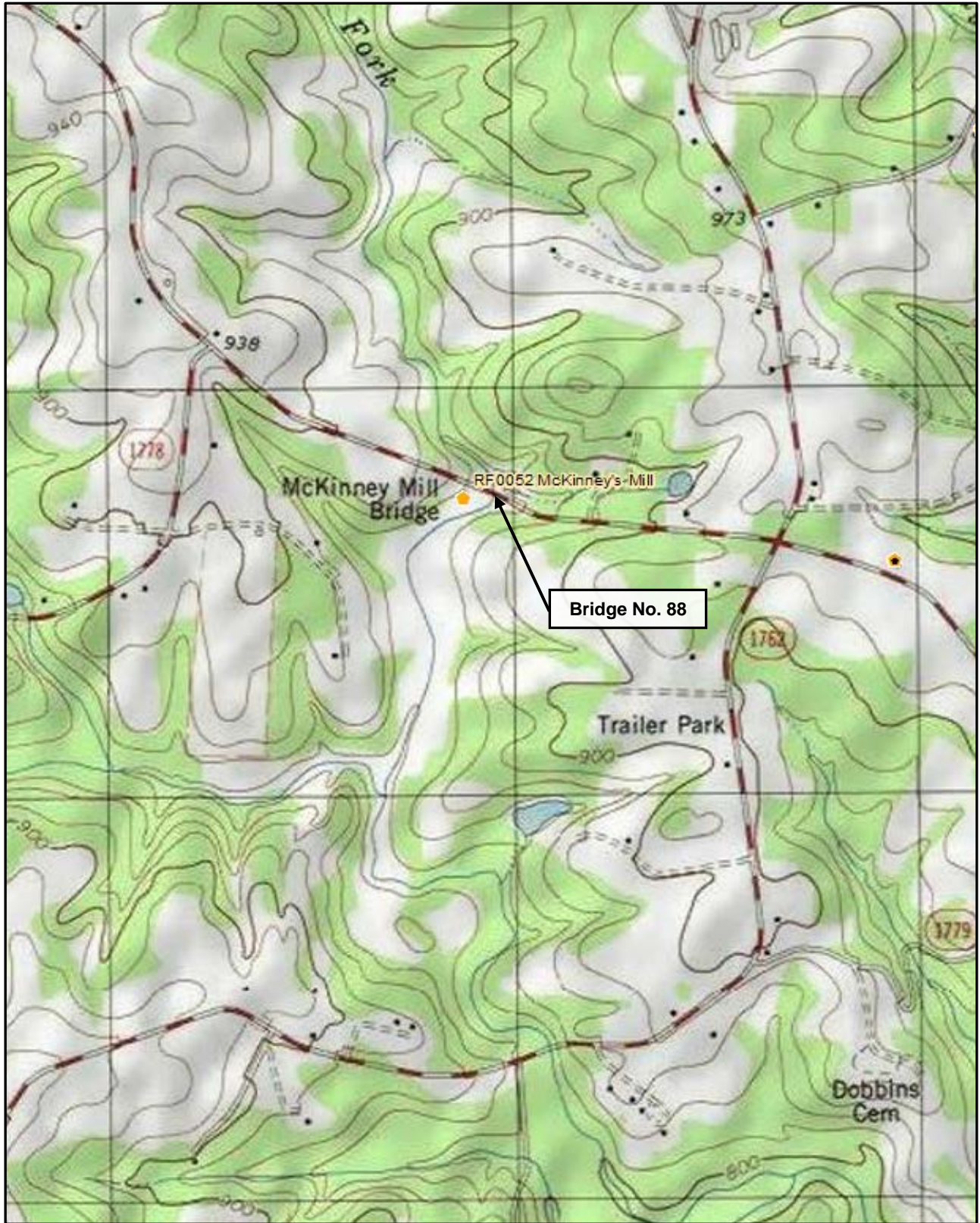
SSN	Property Name	Address	PIN	Eligibility Determination	Criteria
RF0052	McKinney Mill	926 McKinney Mill Road	03-26642	Not eligible	A, B, C, D

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I. Project Location Maps





**Location Map – Boiling Springs North, NC-SC USGS topographic quadrangle map (1982)
(Source: HPOWeb GIS Service, <http://gis.ncdcr.gov/hpweb/>)**

II. Introduction

The project area is located northeast of the town of Ellenboro in the Colfax Township of eastern Rutherford County. Bridge No. 88 is located on McKinney Mill Road (SR 1793) approximately 0.4-mile west of its intersection with New House Road (SR 1762) and approximately one-half mile east of its intersection with Red Barn Road (SR 1778). The rural setting is characterized by pasture and woods. The bridge stands amidst gently rolling topography that is predominantly wooded. A concrete dam to the north of the bridge forms the small mill pond on West Fork of Sandy Run Creek. A small branch joins the West Fork of Sandy Run Creek to the south of the bridge, and the remnants of stone abutments provide evidence of an earlier roadbed and bridge location.

The Area of Potential Effects (APE) for the proposed bridge replacement project is delineated as 500 feet from either end of the bridge and 100 feet to either side of the center line of the road. The APE is completely circumscribed within a 31-acre parcel that is roughly bisected by McKinney Mill Road (SR 1793). The road generally passes from southeast to northwest through the property, which is rectangular in shape. Bridge No. 88 is approximately 500 feet from the eastern edge of the property and 850 feet from the western edge.



Bridge No. 88, view to southeast along McKinney Mill Road (SR 1793)



Bridge No. 88, view to northwest along McKinney Mill Road (SR 1793)



Bridge No. 88, oblique view to northeast



View to northwest along McKinney Mill Road (SR 1793)



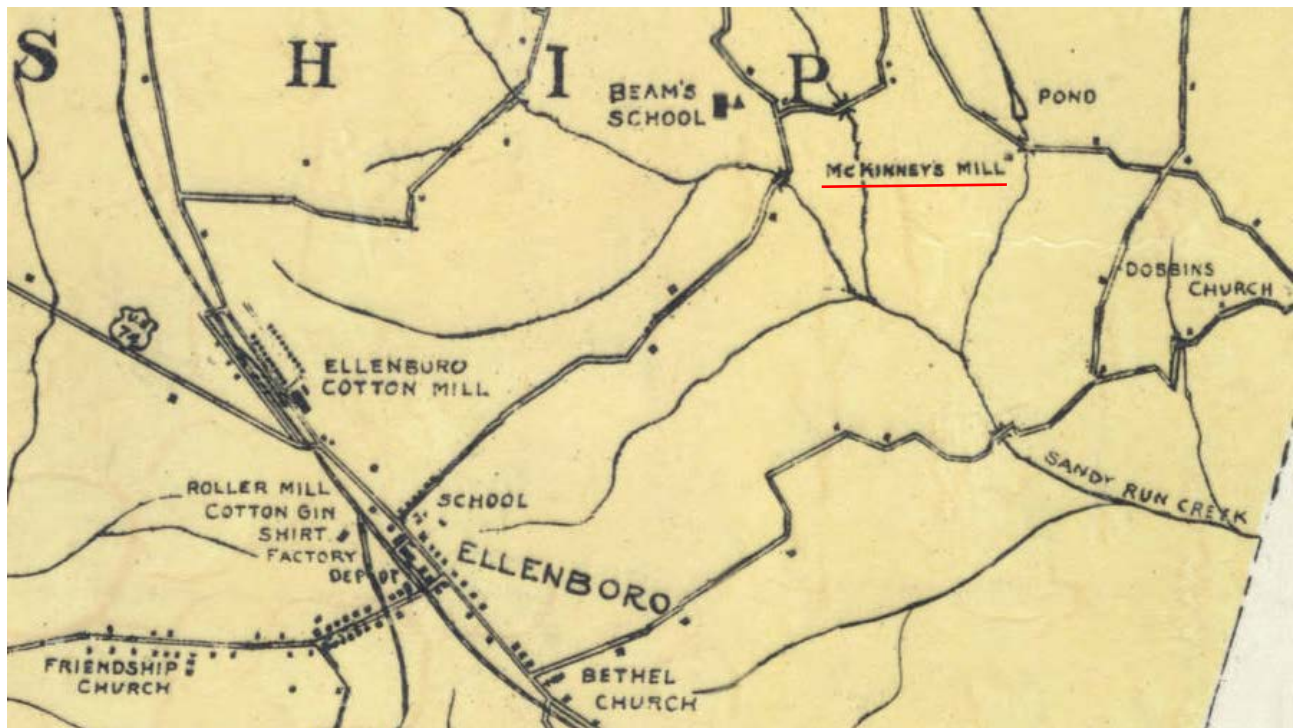
View to northwest along McKinney Mill Road (SR 1793) from McKinney Mill

III. Methodology

A field survey of the bridge replacement location was conducted on April 5, 2016, and structures within the APE were photographed and recorded. Bridge No. 88 is circumscribed by the 31-acre tract containing McKinney Mill, the mill pond, and the ca. 1988 Ivey Ray and Mary Evelyn Mauney House at 991 McKinney Mill Road. Basic research on the project area was conducted by consulting with Rutherford County GIS records, the Rutherford County Register of Deeds office, the Norris Public Library in Rutherfordton, and at Pack Memorial Library in Asheville. The project area is not covered by Sanborn maps, but it is shown on historic surveys and USGS topographic quadrangle maps dating back to the 1920s.

Kimberly I. Merkel conducted a comprehensive survey of historic architectural resources in Rutherford County in 1979, and published the results of the survey in *The Historic Architecture of Rutherford County* (1983). The North Carolina State Historic Preservation Office's (HPO) survey files at the Western Office of Archives and History in Asheville were searched to provide some architectural context.

A review of the HPOWEB GIS Service (<http://gis.ncdcr.gov/hpoweb>) revealed few recorded properties in the general project area. The majority of previously surveyed properties in the Colfax Township near the mill are typically nineteenth and early-twentieth century farmhouses. As evidenced during the fieldwork for the project, a number of other early and mid-twentieth century houses dot the landscape in the general project area, along with recent construction and a small mobile home park on New House Road.



Detail of Map of Rutherford County, North Carolina by R. E. Carpenter (1927)

IV. McKinney Mill (RF0052)

Resource Name	McKinney Mill
HPO Survey Site Number	RF 0052
Location	926 McKinney Mill Road
PIN	03-26642
Date(s) of Construction	Ca. 1860; moved ca. 1910; rehabilitated ca. 1988
Eligibility Recommendation	Not eligible under criteria A, B, C, D



McKinney Mill (RF 52), 926 McKinney Mill Road, façade, view to north

The two-story McKinney Mill stands approximately 100 feet from the west end of Bridge No. 88 and just forty feet from the edge of McKinney Mill Road. A concrete dam on the north side of McKinney Mill Road forms a small mill pond on West Fork of Sandy Run Creek. An earthen channel forming the millrace extends from the pond to the overshot wheel on the west side of the mill through a stone-faced culvert under the road. Photographs taken by Kimberly Merkel in February 1980 show an elevated wood deck that no longer exists attached to the north and east elevations of the mill. At the time of Merkel's survey, the metal wheel was not operational and a metal-clad shed-roof canopy was attached to the west elevation.



McKinney Mill, east elevation, view to southwest



McKinney Mill, north elevation, view to south

At present, the mill is covered with plywood sheathing and rests on a concrete block foundation with stone piers at the southeast and southwest corners. The side-gable roof has replacement metal roofing and exposed rafter tails. The three-bay façade features a wide, single-leaf central door accessed by concrete steps and flanked by single six-over-six double-hung wood-sash windows on both levels with solid plywood shutters. The east elevation has two windows on the first story, a window in the gable end, and a window and door opening on the second story. A portion of the paneled wood door is visible beneath plywood sheathing. The door would have opened onto the attached deck. The north elevation contains a wide, single-leaf central doorway on the second story and a single window opening to the east. Rehabilitation of the mill in 1988 included repairing the overshot wheel on the west side of the building with a new support structure, wooden flume, and gate. The interior was not available for inspection.



McKinney Mill, west elevation, view to southeast

Local tradition holds that the mill was built around 1860, but there is no visible physical evidence to support this early date. The mill was reportedly moved 300 yards to its present location around 1910. The residual 31-acre property belonged to a large tract owned by John A. McKinney (1860-1939), who was a member of the widespread McKinney family in Rutherford County and head of a large family in the immediate area. Following John A. McKinney's death in 1939, the mill tract passed to his son, James D. McKinney, who later sold the property to Ivey Ray and Mary Evelyn Mauney in 1965. Ray Mauney (b. 1922) is the son of Willie Bell McKinney Mauney (1893-1979), the oldest child of John A. McKinney. Around 1988, Ray Mauney rehabilitated the mill. Junior Spratt rebuilt the dam and restored the flume. Frank Waters repaired the wheel.¹

Located on a grassy knoll northeast of the bridge, the Mauneys built a one-story side-gable brick Ranch house in the 1980s. The house has two front-gable bays on the façade, a recessed porch, gable-roof side wing, and a garage wing to the rear. A small frame shed is located near the driveway entrance on the north side of McKinney Mill Road. The shed, which likely dates from around 1940, has a metal-clad side-gable roof, weatherboard siding, and a rock foundation.



Ivey Ray and Mary Evelyn Mauney House, 991 McKinney Mill Road, façade, view to northeast

¹ Anita Price Davis, Mick Rhyne, and Scott Withrow, *Colfax Township*, Images of America Series (Charleston, SC: Arcadia Publishing, 2011), 49.



Ivey Ray and Mary Evelyn Mauney House, 991 McKinney Mill, oblique view to north



Shed, 991 McKinney Mill, oblique view to northeast



Site plan – McKinney Mill (RF0052), 926 McKinney Mill Road, aerial view
(Map source: Rutherford County WebGIS, 2010 Aerial)



McKinney Mill, date of photo unknown [Source: *Colfax Township* (2011), 49]

History

The origin of McKinney Mill remains unclear although local tradition holds that the mill dates to the 1860s. C. W. Watkins' 1877 "Map of Rutherford County" does not identify McKinney Mill, but it does note the location of other mills, including Ledbetter, Gilkey, Whitesides, and Young. It seems more likely that the mill dates from around the turn of the twentieth century. Local tradition also holds that the mill was moved 300 yards to its present location around 1910, when the surrounding property was owned by John A. McKinney (1860-1939).²

A search of deeds for the property proved inconclusive prior to 1939, but the property descended through the family of John Alexander McKinney. An indexed deed for property transferred from James McKinney to J. A. McKinney in 1906 is recorded in Rutherford County Deed Book 82, page 273, but unfortunately the deed book is missing from the Register of Deeds office in Rutherfordton. James McKinney (1818-1914), a blacksmith, was the son of William Henry McKinney (1797-1887) and Elizabeth "Betsy" Dugger (d. 1892), and James McKinney married Elizabeth Horn (1822-1883) of the neighboring Horn family in 1840.³

² C. W. Watkins, "Map of Rutherford County," 1877, North Carolina Maps website (<http://dc.lib.unc.edu/cdm/singleitem/collection/ncmaps/id/274/rec/1>; accessed April 3, 2016); Kimberly I. Merkel, *The Historic Architecture of Rutherford County* (Forest City, NC: Rutherford County Arts Council, Inc., 1983), 46; and Dr. Anita Price Davis, *Legendary Locals of Rutherford County* (Charleston, SC: Arcadia Publishing, 2013), 17.

³ Register of Deeds Office, Rutherford County Courthouse, Rutherfordton, NC. Genealogical information about the McKinney family was compiled through Ancestry.com (<http://search.ancestry.com>; accessed April 2016).

John Alexander McKinney, born in 1860, was the youngest child of James and Elizabeth McKinney and according to the 1880 census lived at home in Sandy Run with his parents, older brother, and three sisters. Nineteen-year-old John A. McKinney attended school for two months in 1879-1880 and helped on the family farm. In December 1892, McKinney married Johnnie Frances Price (1874-1953) in Duncans Creek, approximately eight miles north of the project location. John and Johnnie McKinney raised ten children and amassed a substantial amount of land for farming. Census records give no indication that John A. McKinney was engaged in any activities other than farming, but it seems likely that operation of the mill was simply one of the family's agricultural pursuits. McKinney's son James D. McKinney (1898-1982) listed his present occupation as "miller" on his World War I draft registration card in 1918.⁴

At the time of his death in 1939, John A. McKinney owned 321 acres, including three tracts in Rutherford County and one in neighboring Cleveland County. McKinney died intestate and two of his sons, James D. and Grady, were appointed as administrators of his estate. McKinney's estate was valued at approximately \$12,000, including \$10,000 of real estate and \$2,000 of personal property. Among the inventory of his personal property, John A. McKinney owned three cows valued at \$100, chickens worth \$63, and nine bales of cotton that sold for \$456.⁵

On August 11, 1939, James D. McKinney and his wife Beatrice received the 31-acre mill tract from his mother and siblings. The property is described in the deed as "[b]eing Lot Number 1 of the J. A. McKinney lands as divided by the heirs...containing 31 acres more or less on which is located the old Mill" (Deed 173/402). James and Beatrice McKinney retained the property until 1965, when they sold it to his nephew Ivey Ray Mauney and his wife, Mary Evelyn.⁶

Ray Mauney was the son of James McKinney's older sister, Willie Bell McKinney (1893-1979), who married Corbett M. Mauney (1892-1969). Willie McKinney was the eldest child of John and Johnnie McKinney. Born in South Carolina in 1922, Ray Mauney served in World War II with the 718th Railway Operating Battalion. His unit transported fuel, rations, and heavy equipment on the liberated French Railway System following the Normandy invasions of 1944. He returned to Rutherford County and worked for Southern Railway. The Mauneys purchased the mill property with the intent of preserving the historic structure.⁷

V. Architectural Context

Like much of the state, Rutherford County's economy had its roots in agriculture, beginning at the most fundamental level with the family farm. The earliest settlers lived off of what could be produced, and the region remained solidly based in agriculture until the arrival of the Carolina Central Railroad in the 1880s (originally organized as the Wilmington, Charlotte and Rutherfordton

⁴ Genealogical and census information compiled through Ancestry.com.

⁵ "McKinney, J. A., 1939," Estate Papers 1802-1968, Rutherford County, North Carolina.

⁶ Register of Deeds Office.

⁷ Davis, 17.

Railroad and later part of the Seaboard Air Line). Before the railroad, however, the local grist mill served as one of the most important localized economic institutions for farmers and neighbors. Rutherford County farmers produced cotton, corn, potatoes, fruits (especially peaches), vegetables, wheat, oats, poultry, and livestock.⁸

The arrival of the railroad spurred the development of textile manufacturing and mountain resorts in Rutherford County. Due to industrialization, the growth of Forest City outpaced the county seat of Rutherfordton in the late nineteenth and early twentieth centuries. Major textile mills were built on the Broad and Second Broad rivers, including plants in Forest City, Spindale, and Cliffside. In the northwest corner of the county, resort areas and camps grew around the Hickory Nut Gorge, Chimney Rock, and the man-made Lake Lure.

Although Rutherford County remained predominantly rural, the railroad encouraged the growth of new small towns along its route. Prior to the arrival of the railroad, the community of Ellenboro⁹ consisted of one store, a log school, four or five houses, and Bethel Church. The railroad, however, brought new businesses and development. The town became a shipping center monazite, a rare phosphate mineral used in incandescent lights. A saw mill, lumber yard, two boarding houses, and several cotton gins contributed to the town's development, along with a blacksmith shop, milliner, and bank.¹⁰

The rural areas of the county remained largely an agricultural-based society with emphasis on families and kin groups, like the McKinney family, and grist mills played a vital role in commercial activity at a local level. In addition to corn and wheat for grinding, farmers sometimes brought any surplus goods and crops to barter and sell to other farmers at the mill. In the nineteenth century, grist mills served many needs of the community and frequently operated as part of a rural industrial complex that might include saw and planing mills, a cotton gin, general store, blacksmith shop, or a miller's residence. The Murray's Mill Historic District in Catawba County (NR, 1979) retains the village character of a rural mill complex.¹¹

The number and size of grist mills grew in the late nineteenth century, and the traditions and convenience of farmers taking their crops to the local mill continued well into the twentieth century. Transportation was sometimes difficult over unimproved roads, and since much of the product was still consumed by the farmer and his family, there was never much need for many farmers to trek to other areas of the county or other large mills to sell their crops.

⁸ Bill Sharpe, ed., *North Carolina: A Description by Counties* (Raleigh, NC: Warren Publishing Company, 1948), n.p.; Merkel, 15-17; and Catherine W. Bishir, Michael T. Southern, and Jennifer F. Martin, *A Guide to the Historic Architecture of Western North Carolina* (Chapel Hill, NC: University of North Carolina Press, 1999), 173.

⁹ Prior to the completion of the railroad in 1880, the name of the community is unknown. Tradition holds that in 1884 John Robinson, a railroad engineer from Hamlet, North Carolina, offered the local citizens a large brass bell in exchange for naming the small town for his terminally-ill daughter, Ellen. After residents named their town Ellenboro for the girl, Robinson presented the town with an inscribed bell, which hung for many years at the school. The bell has since been lost. See William B. Bynum, ed., *The Heritage of Rutherford County, North Carolina*, Volume I (Forest City, NC: Genealogical Society of Old Tryon County, Inc., 1984), 21

¹⁰ Bynum, 21-23.

¹¹ Grimsely T. Hobbs, *Exploring the Old Mills of North Carolina* (Chapel Hill, NC: The Provincial Press, 1985), 54.

No comprehensive survey of grist mills throughout the state has been conducted and existing data must be collected from myriad sources. Seventeen grist mills in North Carolina were listed in the National Register between 1970 and 1998, and of this number two have since been demolished. Grimsley T. Hobbs featured twenty-five mills in some detail in his book, *Exploring the Old Mills of North Carolina* (1985), with shorter descriptive entries for an additional fourteen grist mills. In *The Historic Architecture of Rutherford County*, Kimberly Merkel stated that Rutherford County once supported more than fifty grist mills, but only five examples remained relatively intact at the time of the book's publication in 1983.¹²

The five mills in Rutherford County recorded by Kimberly Merkel remain standing in various stages of repair. The ca. 1873 Washburn Mill (RF0193) suffers from significant deterioration and disuse. The mill site is currently located between the tenth and eleventh holes of the Cleghorn Plantation Golf Club in southwest Rutherford County. Built ca. 1840, Walker's Mill has been substantially rehabilitated as a rental property with new weatherboards and replacement windows. It is located at 593 Walker Mill Road north of the town of Bostic. The ca. 1906 Gilkey Mill (RF0069) is situated on a wooded site on the north side of Catheys Creek. The mill, which appears to be abandoned, is located on the east side of Lawing Mill Road (SR 1529), 0.2-mile south of its intersection with US 221.¹³

The Carson-Andrews Mill (RF0124) is the oldest and best preserved of the surviving Rutherford County mills. Located northwest of Washburn, the Carson-Andrews Mills and Ben F. W. Andrews House (RF0446) were listed in the National Register in 2008 and comprise a 35-acre tract that contains the ca. 1835 two-story grist mill, nineteenth-century miller's house, 1897 water wheel and stone mount, ca. 1908 Colonial Revival-style weatherboarded frame house, and other associated buildings. Situated on Roberson Creek, the mill building rests on a stone foundation and is built of heavy timber-frame construction. It has a weatherboard exterior, side-gable roof, and square cupola. Simple late-Federal and Greek Revival-style finishes appear on the exterior window surrounds and the shallow, molded flushboard eaves. In the early twentieth century, Ben Andrews added a saw mill, planing mill, and cotton gin to his grist mill complex and erected the handsome new house for his family.¹⁴

McKinney Mill was built for utility and function rather than for ornamentation and therefore lacks much of the formal decoration that is found in other larger or more elaborate buildings of this era. The mill, judging from documentary photos, also lacked the spare stylistic elements found on other mills, such as the Carson-Andrews Mill. McKinney Mill retains its basic two-story three-bay form with a side-gable roof, but the 1980s rehabilitation has replaced the exterior weatherboards with plywood sheathing, replaced original shutters, and added a new metal roof. The concrete block foundation and supports for the flume and water wheel detract

¹² Davyd Foard Hood, "Carson-Andrews Mill and Ben F. W. Andrews House" National Register of Historic Places Nomination, 2008 (North Carolina Department of Cultural Resources, Historic Preservation Office, Raleigh, NC), 31; Hobbs, 2; and Merkel 15-17.

¹³ Merkel, 15-17.

¹⁴ Hood.

from the historic character of the building. While it is not known if any additional support structures were located near the mill, the absence of any associated buildings and the presence of the modern owner's residence further diminish the historic integrity of the site. The preservation of McKinney Mill is a testament to the dedication of its property owners and offers a glimpse of a way of life and historic resource type that is quietly fading away with time.

VI. Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, the McKinney Mill (RF0052) is **not eligible** for the National Register of Historic Places. The property retains integrity of location, setting, feeling, and association, but its integrity of design, material, and workmanship have been severely compromised by the material changes introduced during the 1980s rehabilitation of the mill structure. The loss of other associated structures further diminishes the integrity of the property.

McKinney Mill is **not eligible** for the National Register under Criterion A (event). *To be eligible under Criterion A, a property must retain integrity and must be associated with a specific event marking an important moment in American pre-history or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or the nation. Furthermore, a property must have existed at the time and be documented to be associated with the events. Finally, a property's specific association must be important as well.* The abundant streams of Rutherford County supported numerous, small grist and saw mills in the nineteenth and early twentieth centuries. Few examples, however, remain extant. The National Register-listed Carson-Andrews Mill dating from the 1830s is located in the Washburn community approximately six miles northwest of the project area. The Carson-Andrews Mill, Ben F. W. Andrews House, and related structures more clearly depict the rural industrial complex often associated with grist mills in the region. McKinney Mill stands alone and has been altered with modern exterior sheathing, a concrete block foundation, and a rebuilt flume and overshot wheel. The current owners erected a prominent brick Ranch house for their residence in 1988. Due to its extensive rehabilitation in the 1980s and absence of associated structures, McKinney Mill does not appear to possess any special historic significance or sufficient integrity to be considered eligible in the areas of commerce or industry.

McKinney Mill is **not eligible** for the National Register under Criterion B (person). *For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance, and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification for significance is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group.* The property is closely associated with the McKinney family, beginning with John A. McKinney and continuing with the present owner, a grandson of J. A. McKinney. The large and prosperous McKinney family derived their primary income from agriculture with the mill operations as a minor adjunct activity. None of the property owners attained the level of prominence and significance required for National Register listing under Criterion B.

McKinney Mill is **not eligible** for the National Register under Criterion C (design/construction). *For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2)*

represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components lack individual distinction. McKinney Mill is a two-story frame building resting on a concrete block foundation and sheathed with plywood. Although local tradition holds that McKinney Mill was built around 1860, its present setting and appearance reflect its relocation around 1910 and its rehabilitation in the 1980s. The new foundation, exterior materials, rebuilt flume and overshot wheel compromise the architectural integrity of the building. Due to its extensive rehabilitation in the 1980s, McKinney Mill does not appear to possess any special architectural distinction or sufficient integrity to be considered eligible for the National Register under Criterion C for its design and construction.

McKinney Mill is **not eligible** for the National Register under Criterion D (potential to yield information). *For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history or pre-history, and 2) the information must be considered important.* McKinney Mill was moved to its current location around 1910, and the early-twentieth-century mill site is unlikely to contribute significant information pertaining to building technology or historical documentation not otherwise accessible from other extant resources and written records.

VII. Bibliography

- Bishir, Catherine W., Michael T. Southern, and Jennifer F. Martin. *A Guide to the Historic Architecture of Western North Carolina*. Chapel Hill, NC: University of North Carolina Press, 1998.
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Appendix A

Professional Qualifications

CLAY GRIFFITH

President/Architectural Historian

ACME PRESERVATION SERVICES, LLC

825C Merrimon Ave, #345

Asheville, NC 28804

Tel 828 281 3852

cgriffith.acme@gmail.com

EDUCATION

- Master of Architectural History (1993)
University of Virginia
- Bachelor of Science, Architecture (1990)
Georgia Institute of Technology
- Introduction to Federal Projects and Historic Preservation Law (1994)

EXPERIENCE

- **Acme Preservation Services, LLC, Asheville, NC**
November 2007 – present

Formed independent firm to provide historic preservation consulting services. Services provided include preparing National Register of Historic Places nominations, local landmark designation reports, rehabilitation tax credit applications, municipal historic architectural resources surveys, Section 106 compliance reports, and historical research.

- **Edwards-Pitman Environmental, Inc., Asheville, NC**
January 2002 – October 2007

Served as Senior Architectural Historian in Asheville office of private consulting firm. Responsibilities included preparing National Register of Historic Places nominations, local landmark designation reports, rehabilitation tax credit applications, municipal historic architectural resources surveys, Section 106 compliance reports, and historical research.

- **North Carolina Division of Archives and History, Western Office, Asheville, NC**
July 1998 – January 2002

Preservation Specialist serving the 25-county western region of North Carolina. Administered State Historic Preservation Office programs including statewide inventory of historic properties, survey and planning grant supervision, National Register of Historic Places nominations, environmental review, technical assistance, and public education.

- **North Carolina Department of Transportation, Raleigh, NC**
June 1993 – June 1998

Preservation Specialist with Historic Architectural Resources Section. Responsible for conducting and preparing documentation in accordance with Section 106 of the National Historic Preservation Act, as amended, and other state and federal environmental laws and regulations. Duties included conducting field work, identifying and documenting historic resources, evaluating National Register eligibility, and assessing effects to minimize impacts of NCDOT undertakings.

COMPLETED PROJECTS

- *Burton Street Neighborhood Intensive Evaluation Historic Architectural Resources Survey Report, I-26 Connector in Asheville, TIP No. I-2513 (for NC Department of Transportation), Asheville, Buncombe County, North Carolina*
- *Historic Architectural Resources Building Inventory, US 19-23 (Future I-26) Improvements from Exit 25 to Exit 13, TIP No. A-0010A (for NC Department of Transportation), Buncombe County, North Carolina*
- *Hickory Survey Update (for City of Hickory), Hickory, Catawba County, North Carolina*
- *Downtown Tryon Historic District National Register Nomination, Tryon, Polk County, North Carolina*
- *Historic Architectural Resources Survey Report for Replace Bridge No. 436 on SR 1943 (Brewer Mill Road) over East Prong Roaring River, TIP No. B-5525 (for NC Department of Transportation), Traphill vic., Wilkes County, North Carolina*
- *Historic Architectural Reconnaissance Survey for Widen and Pave SR 1750 (Luker Branch Road) (for NC Department of Transportation), Jackson County, North Carolina*
- *Historic Architectural Resources Survey Report for Replace Bridge Nos. 155 and 158 on US 23-74 over Richland Creek, TIP No. B-3186 (for NC Department of Transportation), Lake Junaluska, Haywood County, North Carolina*
- *Historic Architectural Reconnaissance Survey for Replace Bridge No. 159 on SR 1326 (Joe Brown Highway) over Hanging Dog Creek, TIP No. B-4069 (for NC Department of Transportation), Cherokee County, North Carolina*
- *Seven Oaks National Register Nomination, Asheville, Buncombe County, North Carolina*
- *Historic Architectural Reconnaissance Survey for Replace Bridge No. 291 on SR 1348 (Old NC 90) over Middle Little River, TIP No. B-4980 (for NC Department of Transportation), Taylorsville vic., Alexander County, North Carolina*
- *Historic Architectural Resources Survey Update Report, I-26 Connector in Asheville, TIP No. I-2513 (for NC Department of Transportation), Asheville, Buncombe County, North Carolina*
- *Stone Hedge National Register Nomination, Tryon vic., Polk County, North Carolina*
- *Dillard B. and Georgia Sewell House National Register Nomination, Penrose vic., Henderson County, North Carolina*
- *Giles W. Pearson Sr. House Intensive Evaluation Report, Replace Bridge No. 4 on SR 1102 over Fork Creek, TIP No. B-4792 (for NC Department of Transportation), Saluda vic., Polk County, North Carolina*
- *Historic Architectural Resources Survey for Screven County Industrial Park GRAD Certification (for Parker Engineering), Sylvania, Screven County, Georgia*
- *Historic Architectural Resources Survey Report, Intensive Evaluation, Widen and Pave SR 1601 (Payne Road) (for NC Department of Transportation), Forsyth County, North Carolina*

- *Historic Architectural Resources Survey Report, Intensive Evaluation, Improve NC 175 from the Georgia State Line to south of SR 1155, TIP No. W-5119 (for NC Department of Transportation), Clay County, North Carolina*
- *Flat Rock Historic District Boundary Increase, Boundary Decrease and Additional Documentation National Register Nomination, Flat Rock, Henderson County, North Carolina*
- *Bruce Bristol House Intensive Evaluation Report, Spot Safety Improvement Project, SR 1388 (Bristol Avenue), TIP No. W-51240 (for NCDOT), Andrews, Cherokee County, North Carolina*
- *Enterprise Building National Register Nomination, High Point, Guilford County, North Carolina*
- *West-Asheville-Aycock School Historic District Boundary Increase National Register Nomination, Asheville, Buncombe County, North Carolina*
- *Rhoney-Sain House Intensive Evaluation Report, Replace Bridge No. 34 on SR 1907 over Rock Creek (for NCDOT), Burke County, North Carolina*
- *Mt. Helen Estates Intensive Evaluation Report, Replace Bridge No. 184 on SR 1102 over Winter Star Branch (for NCDOT), Yancey County, North Carolina*
- *Riley Wall House Intensive Evaluation Report, Replace Bridge No. 261 on SR 1597 over Hickory Creek (for NCDOT), Henderson County, North Carolina*
- *West House Intensive Evaluation Report, Replace Bridge No. 87 on SR 1140 over Hyatt Mill Creek (for NCDOT), Clay County, North Carolina*
- *Phillips & Son Texaco Station Intensive Evaluation Report, Replace Bridge No. 293 on SR 1411 over Bald Mountain Creek (for NCDOT), Yancey County, North Carolina*
- *Historic Architectural Resources Survey Report , Intensive Evaluation, for Replace Bridge No. 11 on NC 143B over Long Creek (for NCDOT), Graham County, North Carolina*
- *Boxed House Intensive Evaluation Report, Replace Bridge No. 121 on SR 1103 over Silvermine Creek, (for NCDOT), Swain County, North Carolina*
- *Murrell House Intensive Evaluation Report, Replace Bridge No. 23 on SR 1152 over Burlingame Creek, (for NCDOT), Transylvania County, North Carolina*
- *Historic Architectural Resources Inventory Presentation and Historic Architectural Resources Survey Report, Intensive Evaluation, for Widening NC 294 from SR 1130 to SR 1312-A, TIP No. R-3622B (for NCDOT), Cherokee County, North Carolina*
- *Historic Architectural Reconnaissance Survey for Replace Bridge No. 112 on SR 1124 over Indian Creek (for NCDOT), Yancey County, North Carolina*
- *Historic Architectural Resources Survey Report , Intensive Evaluation, for Replace Bridge No. 217 on SR 1358 over Guilders Creek (for NCDOT), Yancey County, North Carolina*
- *Francis Grist Mill National Register Nomination (co-author), Waymesville vic., Haywood County, North Carolina*

- Historic Architectural Resources Inventory Presentation and *Historic Architectural Resources Survey Report, Intensive Evaluation, for Improve Intersection NC 225/SR 1164/SR 1779, TIP No. U-5105 (for NCDOT)*, Henderson County, North Carolina
- *Historic Architectural Reconnaissance Survey for Replace Bridge No. 244 on SR 1137 over Clarks Creek (for NCDOT)*, Watauga County, North Carolina
- Historic Architectural Reconnaissance Surveys for Division 14 Bridge Replacement Projects (for NCDOT), Cherokee, Clay, Haywood, Henderson, Jackson, Macon, and Polk Counties, North Carolina
- Historic Architectural Reconnaissance Surveys for Division 13 Bridge Replacement Projects (for NCDOT), McDowell, Mitchell, and Yancey Counties, North Carolina
- *Tryon Country Club National Register Nomination*, Tryon, Polk County, North Carolina
- *Dr. Samuel Stringfield House and Dr. Thomas Stringfield House Local Landmark Designation Reports*, Waynesville, Haywood County, North Carolina
- Historic Architectural Resources Inventory Presentation for SR 1419 (Old Fanning Bridge Road) Improvements and new access road, TIP No. 5524 (for NCDOT), Buncombe and Henderson Counties, North Carolina
- Historic Architectural Resources Inventory Presentation and *Chapman House Intensive Evaluation Report, US 64 Improvements, TIP No. R-2409D (for NCDOT)*, Transylvania County, North Carolina
- *Historic Architectural Resources Survey Report, Intensive Evaluation, for Replace Bridge No. 115 on SR 1908 over Dan River (for NCDOT)*, Stokes County, North Carolina
- *Johnson House and Store Intensive Evaluation Report (for NCDOT)*, Wilkes County, North Carolina
- *Downtown Newton Historic District National Register Nomination*, Newton, Catawba County, North Carolina
- *Adams-Millis Corporation Plant No. 8 National Register Nomination and Part 1 Tax Credit Application*, Tryon, Polk County, North Carolina
- *Historic Architectural Reconnaissance Surveys for Division 11 Bridge Replacement Projects (for NCDOT)*, Alleghany, Ashe, Avery, Watauga and Wilkes Counties, North Carolina
- *Historic Architectural Reconnaissance Surveys for Division 14 Bridge Replacement Projects (for NCDOT)*, Graham, Henderson, Swain and Transylvania Counties, North Carolina
- *Downtown Asheville Historic District Boundary Increase III, Boundary Decrease and Additional Documentation*, Asheville, Buncombe County, North Carolina
- *Sunnydale National Register Nomination and Tax Credit Application* Tryon, Polk County, North Carolina
- *Asheville Supply & Foundry Company Part 1 Tax Credit Application*, Asheville, Buncombe County, North Carolina
- *Asheville Survey Update*, Asheville, Buncombe County, North Carolina
- *Spread Out Historic District National Register Nomination*, Waynesville, Haywood County, North Carolina

- *Dougherty Heights Historic District National Register Nomination*, Black Mountain, Buncombe County, North Carolina
- *Wayah Bald Lookout Tower Documentation (for USDA Forest Service)*, Nantahala National Forest, Macon County, North Carolina
- *Lyncote National Register Nomination*, Tryon, Polk County, North Carolina
- *South Montreat Road Historic District National Register Nomination*, Black Mountain, Buncombe County, North Carolina
- *Pink Beds Picnic Shelters and Wayah Bald Lookout Tower Documentation and National Register of Historic Places Evaluation (for USDA Forest Service)*, Pisgah National Forest, North Carolina
- *Biltmore High School National Register Nomination*, Asheville, Buncombe County, North Carolina
- *Claremont High School Historic District Boundary Increase and Additional Documentation National Register Nomination*, Hickory, Catawba County, North Carolina
- *East Main Street Historic District National Register Nomination*, Brevard, Transylvania County, North Carolina
- *Mill Farm Inn National Register Nomination*, Tryon, Polk County, North Carolina
- *Richard Sharp Smith House Local Designation Report and National Register Nomination*, Asheville, Buncombe County, North Carolina
- *Broyhill Conover Plant Redevelopment Determination of Eligibility and Recordation (for City of Conover)*, Conover, Catawba County, North Carolina
- *Tryon Downtown Survey and Trade Street Commercial Historic District Study List Application*, Tryon, Polk County, North Carolina
- *Monte Vista Hotel National Register Nomination and Local Landmark Designation Report*, Black Mountain, Buncombe County, North Carolina
- *Bank of Tryon National Register Nomination*, Tryon, Polk County, North Carolina

PUBLICATIONS

- Contributing author, "North Carolina Architects & Builders: A Biographical Dictionary" (Website: <http://ncarchitects.lib.ncsu.edu>)
- "Henry Bacon," "Douglas Ellington" and "Grove Arcade" in *The Encyclopedia of Appalachia*. University of Tennessee Press, 2006.
- "An Inventory of Douglas Ellington's Architectural Work in Western North Carolina," in *May We All Remember Well, Vol. 2*. Robert S. Brunk Auction Services, Inc., 2001