HISTORIC PROPERTIES INVENTORY FORM

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

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

USE/FUNCTION
present: Residence
original: Grist Mill

OWNER/ADDRESS
present: Jeannye W. Wehner
Franklin, WV
original: Hon. William McCoy
Franklin

PHOTO/SKETCH OF:

LOCALE/ENVIRONMENT (map)
Sugar Grove Quad.

ACREAGE (approx).
less than 1 acre

 Veronica N. McCoy Mill

VERBAL BOUNDARY
DESCRIPTION
The nominated area is included within a 200' x 200' square bounded on the northwest by the South Branch of the Potomac to include the mill and its immediate surroundings.
### DESCRIPTION (clarify as appropriate)

#### a. Exterior Fabric

<table>
<thead>
<tr>
<th>Material</th>
<th>Code</th>
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</thead>
<tbody>
<tr>
<td>stone</td>
<td></td>
</tr>
<tr>
<td>brick</td>
<td></td>
</tr>
<tr>
<td>concrete</td>
<td></td>
</tr>
<tr>
<td>stucco</td>
<td></td>
</tr>
<tr>
<td>weatherboard</td>
<td></td>
</tr>
<tr>
<td>clapboard</td>
<td></td>
</tr>
<tr>
<td>board &amp; batten</td>
<td></td>
</tr>
<tr>
<td>shingle</td>
<td></td>
</tr>
<tr>
<td>other</td>
<td></td>
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</tbody>
</table>

#### b. Structural System

<table>
<thead>
<tr>
<th>Material</th>
<th>Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>masonry</td>
<td></td>
</tr>
<tr>
<td>frame</td>
<td>X</td>
</tr>
<tr>
<td>log</td>
<td></td>
</tr>
<tr>
<td>metal</td>
<td></td>
</tr>
<tr>
<td>other</td>
<td></td>
</tr>
<tr>
<td>foundation</td>
<td></td>
</tr>
</tbody>
</table>

#### c. Roofing Material

<table>
<thead>
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<th>Code</th>
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<tbody>
<tr>
<td>wood</td>
<td></td>
</tr>
<tr>
<td>standing seam</td>
<td></td>
</tr>
<tr>
<td>slate</td>
<td></td>
</tr>
<tr>
<td>tile</td>
<td></td>
</tr>
<tr>
<td>asphalt</td>
<td></td>
</tr>
<tr>
<td>composition</td>
<td></td>
</tr>
<tr>
<td>other</td>
<td></td>
</tr>
</tbody>
</table>

### Associated Structures (use/type)

- **d. outbuildings**: None
- **dependencies**: None
- **other**: None

### Integrity (include dates)

- **e. original site**: relocated
- **alterations**: None
- **additions**: Two story late 19th century residence addition, T-shape

### Condition

- **f. Condition**: excellent, good, fair, deteriorated, abandoned

### Threats

- **g. Threats**: None

### Significance

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

### Bibliography

Adapted from survey documentation compiled by Nan Stevens, Region VIII Planning and Development Council, Petersburg, WV, 1983.


### Form Prepared By

- **Paula S. Reed**
- **DATE**: 9/84
1. Name(s) Historic/Common: McCoy Mill, Franklin Vicinity, Pendleton County

(#10. Significance, continued)

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

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

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

In the words of Elsie Byrd Boggs:

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

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

(#10. Significance, continued)

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

Bibliography


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