

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

For NPS use only

**National Register of Historic Places
Inventory—Nomination Form**

received JUN 27 1985

date entered JUL 25 1985

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Chicopee Mill and Village Historic District

and/or common

2. Location

In Hall County, Georgia, approximately 3½ miles southwest
street & number of downtown Gainesville along both sides of U.S. N/A not for publication

city, town Gainesville, N/A vicinity of Highway 23

state Georgia code 013 county Atlanta code 139

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial <input checked="" type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational <input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment <input checked="" type="checkbox"/> religious
<input type="checkbox"/> object	<input checked="" type="checkbox"/> N/A in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input checked="" type="checkbox"/> industrial <input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other:

4. Owner of Property

name Multiple Owners (more than 50)

street & number

city, town _____ vicinity of _____ state _____

5. Location of Legal Description

courthouse, registry of deeds, etc. Superior Court

street & number Hall County Courthouse

city, town Gainesville state Georgia

6. Representation in Existing Surveys

title Historic Structures Field Survey:
Hall County has this property been determined eligible? yes no

date 1975 federal state county local

depository for survey records Historic Preservation Section
Georgia Department of Natural Resources

city, town Atlanta state Georgia

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Chicopee Mill and Village Historic District is a planned industrial town dating from 1927. It is located on gently rolling terrain three and one-half miles from downtown Gainesville and on both side of U.S. Highway 23 (the old Atlanta Highway). To the west of the Highway is the mill complex, a group of historic and non-historic industrial structures. To the east is the mill village, laid out with curvilinear streets that conform to the hilly topography.

The industrial complex is dominated by the historic mill, and enormous one-story rectangular structure, 954' by 236', that occupies five acres. The building is constructed of brick and trimmed with white terra-cotta. The roof line along the southeast side is detailed with brackets, and a terra-cotta string course runs around the building forming a continuous window sill. Along the mill's southeast length are six prominent entrance towers which extend out from the building and are approached by brick stairs. The towers and the building's north corners are detailed with a broad flat band of terra cotta above the windows and crenelated parapets capped with terra-cotta coping. The entrance towers house bathrooms and changing rooms for the workers. The mill was originally lighted by large steel sash windows (now bricked in in most places) and two monitors that run the length of the roof. On the inside the mill is one huge space with walls of white enamelled tile. The ceiling is supported by massive twenty-eight foot yellow pine timbers. A basement (originally a cloth storage room) is located beneath the south end of the building, and large tunnels that originally carried steam pipes and electric wiring extend under the remainder of the building. Additional historic structures associated with the mill complex and similarly but more modestly detailed include the office/machine shop (still with its original windows) to the southeast of the mill, a warehouse and a power house located at the mill's south end, and a water tower at the mill's north corner. Four non-historic industrial buildings dating from the 1950s to the 1980s are also situated close to the original buildings. The mill complex backs onto the Southern Railroad tracks which form the northwestern boundary of the district. Stretching out to the south of the mill is a wide sweep of grassed hillside which slopes gently down from the mill to Highway 23.

On the east side of Highway 23 is the mill village. Streets in the village radiate out from a semi-circular green space near the highway where the company store/community center (demolished) was originally located. The clinic (no longer used for that purpose) and two historic churches remain near the green. Housing is grouped in two sections to the north and south of a large park area that extends northeast from the green. The majority of lots in the village are small and rectangular; a few are irregular to accommodate the curvilinear street plan. There are approximately 220 houses in the district which are consistently centered and set back on their lots. The vast majority are one-story bungalows veneered with tapestry brick with gable roofs, and finished with Craftsman detailing. All have gable-roofed front porches which were originally finished with a simple wood railing and wood support columns. Some of these have been enclosed or altered in recent years. Variety in the village is obtained through the use of a number of different stucco treatments in the gable ends of houses and porches. Houses vary in size from three to five rooms. All originally contained a kitchen, modern bathroom with porcelain fixtures, bedrooms, and, in the larger houses, a living room. They are finished with plaster walls, wood floors, brick mantels, and simple woodwork. One small group of ten houses located along "N" Avenue at the east edge of the district and somewhat isolated from the other houses are wood-framed structures with weatherboard siding, hipped roofs with exposed rafters, and small front porches covered with partial hipped roofs.

The landscaping in the village is extensive. In addition to the semi-circular green and large park with playing fields at the community's center, there are dividers

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planted with trees that run along Highway 23 separating the village from the main road. Mature street trees and concrete sidewalks, both dating from 1927, line all the streets. A few of the original street lights remain in place, and historic brick retaining walls edge a number of front yards. Individual front yards are grassed and contain small amounts of foundation shrubbery. Electric lines are placed underground (historic feature) and there is an extensive system of storm sewers.

The district is extremely intact. There are almost no non-contributing structures aside from the four modern industrial structures associated with the mill. The school, not completed until 1949, and with a later addition, is non-historic. One house has been severely altered so as to render it non-historic and a second has an obtrusive addition.

8. Significance

Period	Areas of Significance—Check and justify below			
___ prehistoric	___ archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input checked="" type="checkbox"/> landscape architecture	___ religion
___ 1400-1499	___ archeology-historic	___ conservation	___ law	___ science
___ 1500-1599	___ agriculture	___ economics	___ literature	___ sculpture
___ 1600-1699	<input checked="" type="checkbox"/> architecture	___ education	___ military	___ social/
___ 1700-1799	___ art	___ engineering	___ music	___ humanitarian
___ 1800-1899	___ commerce	___ exploration/settlement	___ philosophy	___ theater
<input checked="" type="checkbox"/> 1900-	___ communications	<input checked="" type="checkbox"/> industry	___ politics/government	___ transportation
		___ invention		___ other (specify)

Specific dates 1927 **Builder/Architect** Earle Summer Draper, landscape architect
 J.E. Sirrene and Co., engineers
Statement of Significance (in one paragraph) Fisk Carter Construction Co., builders

Chicopee Mill and Village Historic District is an outstanding, highly intact example of an early 20th-century planned industrial town. It is historically significant in terms of community planning and development, landscape architecture, architecture, and industry. In terms of community planning and development and landscape architecture, the district is important as a planned company town designed by one of the early 20th-century's greatest landscape architects, Earle Summer Draper. In terms of architecture, it is significant for its precedent-setting one-story mill and for its high-quality mill housing. In terms of industry, Chicopee documents the late 19th-early 20th century shift in the textile industry from outdated New England mills to new modern facilities in the South and also the type of paternalistic environment provided by the textile industry. These areas of significance support National Register eligibility under National Register criteria A, B, and C.

Community Planning and Development and Landscape Architecture

Chicopee Mill and Village Historic District is Georgia's and the South's premier example of an early 20th-century industrial town. Chicopee was designed in 1926 and built in 1927, following a long search by the Chicopee Manufacturing Company who wanted a new southern location for an entirely new mill and village to supplement the company's Chicopee Falls, Massachusetts plant. The new town was located, as were many such developments, adjacent to but separate from an urban center. Like many early 20th-century mill villages, it was designed to include churches, a school, a store, a clinic, and a community center so that all needs of the workers and their families would be provided for. What was unusual about Chicopee was the attention to social and aesthetic as well as functional concerns that went into the design of the community. Earle Summer Draper, the landscape architect responsible for the overall plan, drew on English Garden City and suburban residential models. He separated the mill from the heavily landscaped residential area and town center, developed a curvilinear street pattern that conformed to the hilly topography of the site, and provided extensive green space. Street trees, sidewalks, and paved roads were part of the original plan, as were underground electricity and an extensive network of sanitary and storm sewers. In a 1939 government report on new town experiments prepared by Arthur Comey of Harvard University, Chicopee was cited as "the best . . . of mill villages visited in the South."

Earle Summer Draper (1893-) is a landscape architect and city planner who started his career in the Boston office of John Nolan, a pioneer city planner who became founding president of the American Planning Association. Sent by Nolan to Charlotte, North Carolina to oversee two projects, Draper settled there in 1917, founding his own company and becoming probably the Southeast's first professionally trained landscape architect and planner. Draper specialized in upper class residential suburbs and modern mill villages that embodied "new town" ideals. He designed over 100 suburbs and approximately 150 mill villages and additions to existing mill villages throughout the Southeast. In 1933, Draper was chosen as the first head of planning for the Tennessee Valley Authority. While in this job he designed the new town of Norris,

9. Major Bibliographical References

Chicopee Manufacturing Company. Chicopee, Georgia. New York: Dayle, Kitchens McCormick, Inc., n.d.

See Continuation Sheet

10. Geographical Data

Acreage of nominated property approximately 175 acres

Quadrangle name Gainesville, Ga.

Quadrangle scale 1:24000

UTM References Chestnut Mountain, Georgia

A

1	1	7	2	3	1	7	2	1	7	1	0	3	1	7	9	1	4	5	1	3	1	0
Zone			Easting						Northing													

B

1	1	7	2	3	7	0	0	0	3	1	7	9	1	3	3	0	0
Zone			Easting						Northing								

C

1	1	7	2	3	1	7	8	1	5	1	0	3	1	7	9	1	3	1	8	1	0
Zone			Easting						Northing												

D

1	1	7	2	3	7	3	1	5	1	0	3	1	7	9	1	3	7	1	0	1	0
Zone			Easting						Northing												

E

Zone			Easting						Northing												

F

Zone			Easting						Northing												

G

Zone			Easting						Northing												

H

Zone			Easting						Northing												

Verbal boundary description and justification

The district boundary, outlined with a heavy black line on the enclosed tax maps, circumscribes the planned and developed area historically associated with Chicopee Mill.

List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state code county code

11. Form Prepared By

name/title Carolyn Brooks, Natural Register Researcher

Historic Preservation Section

organization Department of Natural Resources

date 5-31-85

street & number 270 Washington Street, S.W.

telephone (404) 656-2840

city or town Atlanta

state Georgia

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Elizabeth A. Lyon
Elizabeth A. Lyon

title Deputy State Historic Preservation Officer

date 6/11/85

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

for Shelore Byers
Keeper of the National Register

Entered in the
National Register

date 7-25-85

Attest:

date

Chief of Registration

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Tennessee and directed land-use planning for a multi-state region. Later he worked for the Federal Housing Authority and then returned to private practice for twenty years before retiring in 1965.

Architecture

In terms of architecture, the district is significant for both its mill and its mill housing. The mill is a fine example of the type of single-story, spread-out factory design that industry developed in the early 20th century. It is one of the earliest, if not the earliest, use of this type of facility by the textile industry. In an information booklet published by the company, they described the mill as "the cleanest, finest and most modern cotton mill in the entire world. It is a mill embodying not only every known improvement . . . but one which has combined these various advantages in a way which would have been impossible in any but completely new construction." The contractors who built the mill and mill housing were The Fisk Carter Construction Company of Greenville, South Carolina; the engineers for the mill were J.E. Sirrene and Company, also of Greenville. Sirrene and Co., headed by Joseph E. Sirrene and established in 1902, was an extremely influential firm that was responsible for a good portion of the textile mill engineering work in the South between 1902 and the 1940s.

The mill village is important for providing nationally significant examples of modern, high-quality 20th-century mill housing. The well-built single-family bungalows with their brick veneer, modern kitchen and bathroom facilities, railed front porches, and Craftsman detailing are very unlike the more typical weatherboarded and often sub-standard housing found at most mill villages. The variety in the house plans and in the decorative stucco work in the houses' gable ends is a successful attempt to avoid the monotony of many mill villages. The Chicopee houses document the very best in worker housing that was provided by textile industry.

Industry

In terms of industry, Chicopee documents the late 19th-early 20th century shift in the textile industry from outdated mills in New England to more modern facilities in the South. The location of the new mill in the Gainesville vicinity was the result of a five year search for the perfect southern location. The advantages associated with the site - an adjacent main line railroad, a plentiful and pure water supply, an excellent climate, inexpensive land, minimal tax rates, and an abundant supply of cheap labor - typify the factors that triggered the exodus of the New England textile industry to the South.

Chicopee illustrates the paternalistic setup of the textile industry which historically provided its workers with housing and other services. Chicopee Mills is somewhat unique in the degree of social responsibility it manifested with its exceptionally high-quality housing, physical environment, educational opportunities, and health services. The extraordinary emphasis on health and cleanliness at both the mill and in the general environment of the village is directly related to the main product produced at the plant-sterile gauze - and to the operating motto of the parent company, Johnson and Johnson: "cleanliness is next to Godliness." Such features of Chicopee village life as daily garbage collection, the issuance of toilet brushes by the company to insure

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bathroom sanitation, and a long list of household, village, and mill regulations (many directed toward the cleanliness and overall appearance of the village) attest to the paternalistic concern of the company for maintaining a model environment that would assure a high-quality product, help with the company's image, and provide a health-ful environment for its employees.

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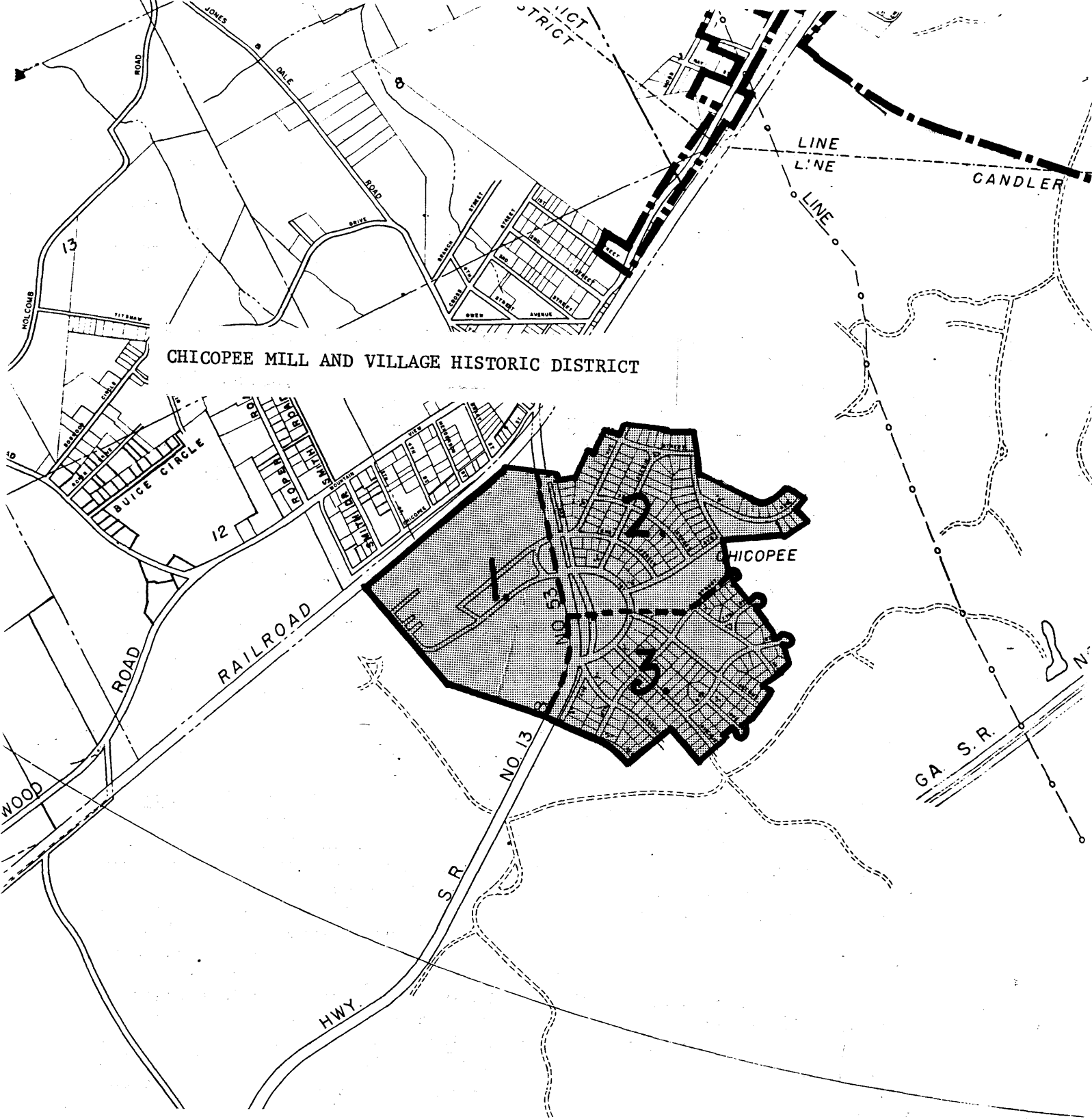
Chicopee Manufacturing Company. Reflections: Fifty years of Service to Customers, Employees and Community. 1977

Hanchett, Thomas. "Earle Sumner Draper: City Planner of the New South". in "Early 20th-Century Neighborhoods in North Carolina", 1983.

Linclon, Samuel. Lockwood Greene: The History of an Engineering Business, 1832-1958. Brattleboro, Vt.: The Stephen Greene Press, 1960. (information on J.R. Sirrene .)

Markuson, Kevin. "Chicopee Mill Village: Historic District Information Form." On File at Historic Preservation Section, Georgia Department of Nautural Resources. September, 1983.

Newton, Norman T. Design on the Land: The Development of Landscape Architecture. Cambridge, Mass. The Belknap Press of Harvard University Press.



CHICOPEE MILL AND VILLAGE HISTORIC DISTRICT
 Gainesville vicinity, Hall County, Georgia

DISTRICT SKETCH MAP (guide to tax map
 locations)

North: ↑
 Scale: 1" : 1200'

CHICOPEE MILL AND VILLAGE HISTORIC DISTRICT
Gainesville vicinity, Hall County, Georgia

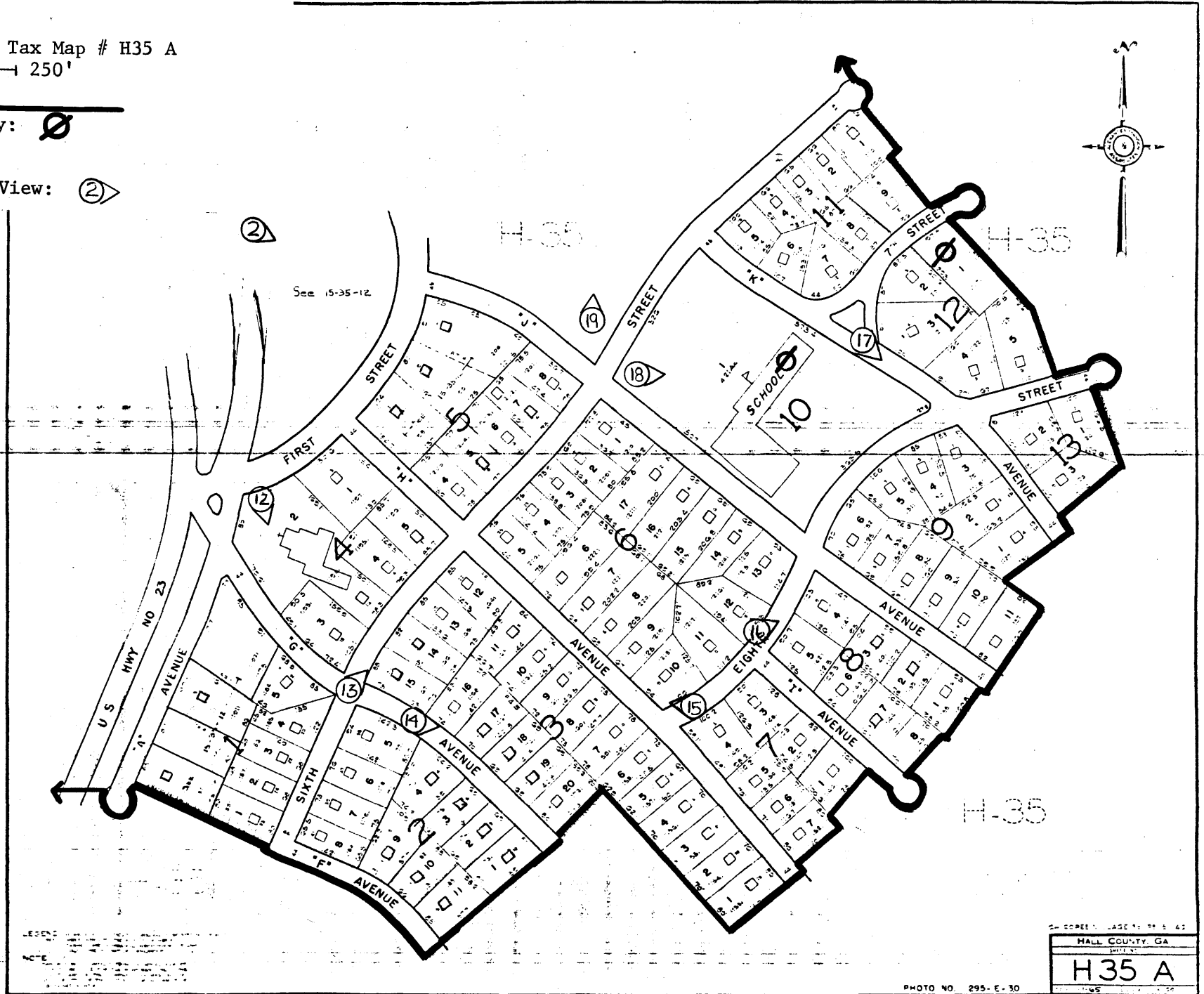
DISTRICT MAP # 3

Source: Hall County Tax Map # H35 A

Scale: 1" = 250'

North: ↑
District Boundary: ———
Non-historic Property: ∅
Intrusion: X

Photo Direction and View: ②



HALL COUNTY, GA
H35 A

PHOTO NO. 295-E-30

CHICOPEE MILL AND VILLAGE HISTORIC DISTRICT
Gainesville vicinity, Hall County, Georgia

DISTRICT MAP #1

Source: Hall County Tax Map # 8-10-11

North:

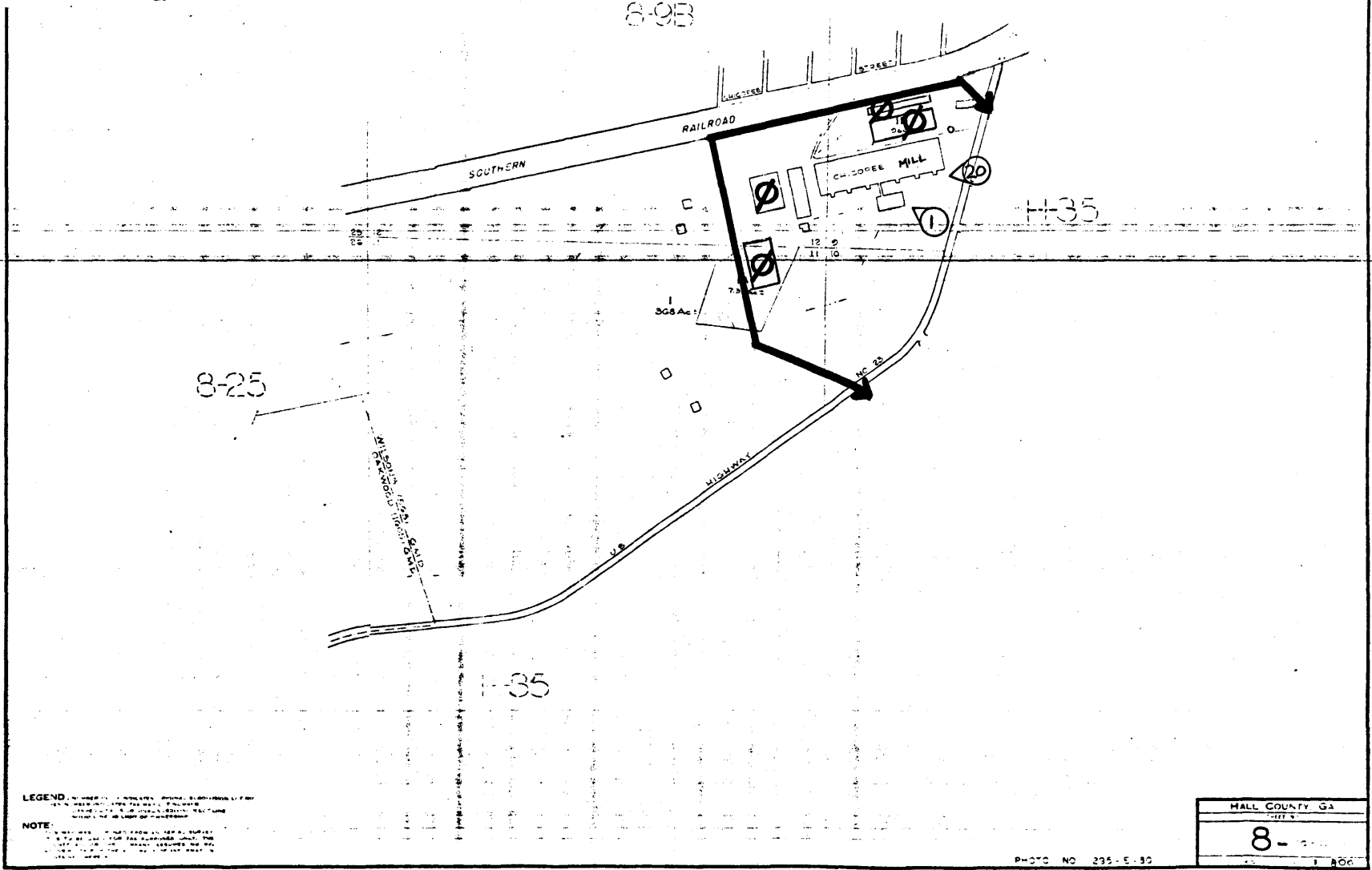
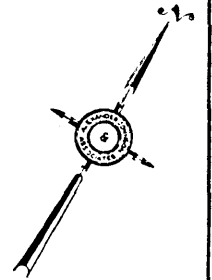
Scale: 1 1000'

District Boundary:

Non-historic Property: \emptyset

Intrusion: X

Photo Direction and View: $\textcircled{2}$



CHICOPEE MILL AND VILLAGE HISTORIC DISTRICT
Gainesville vicinity, Hall County, Georgia

DISTRICT MAP # 2

Source: Hall County Tax Map # H35. B

Scale: 1" = 250'

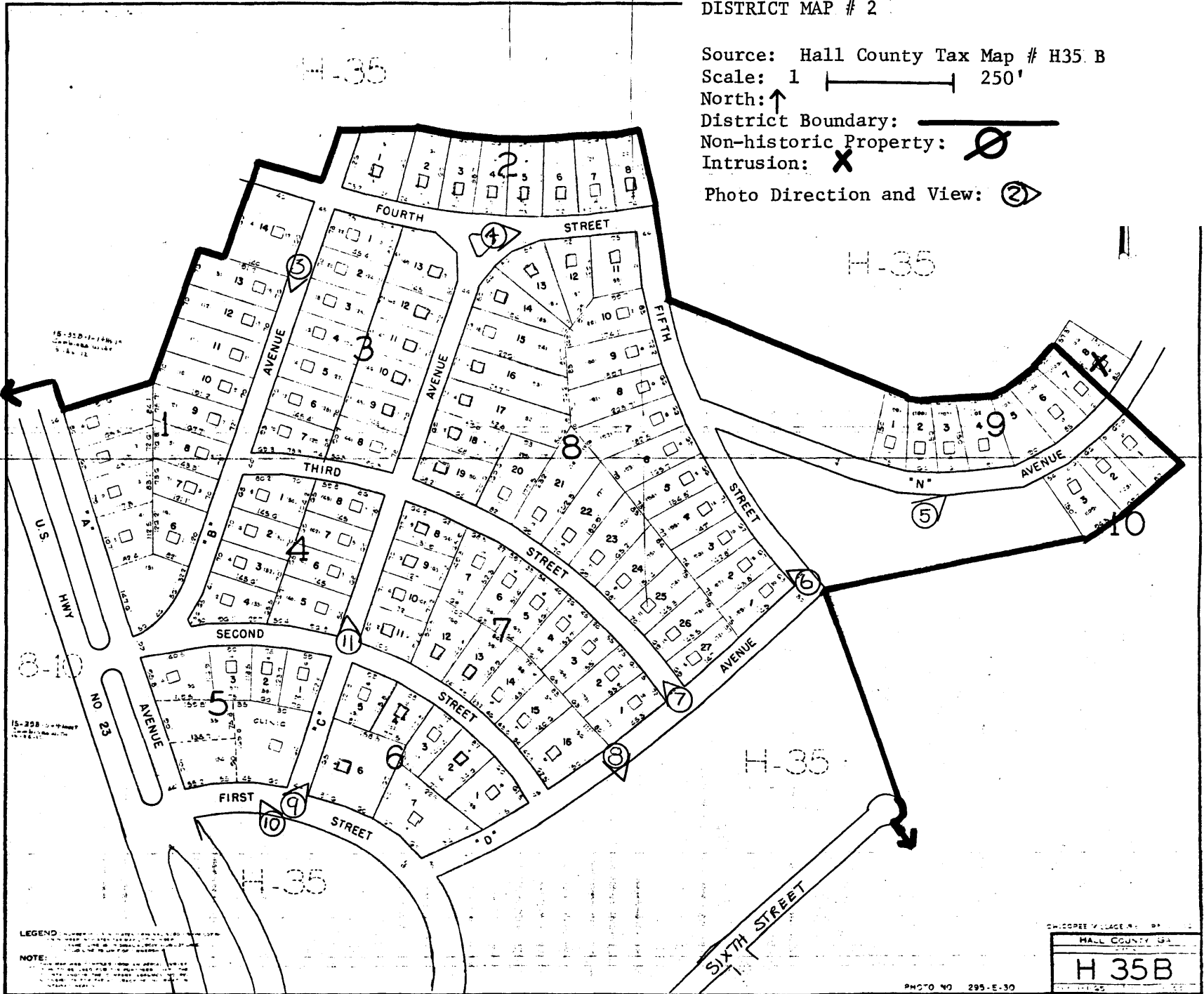
North: ↑

District Boundary: ————

Non-historic Property: ∅

Intrusion: X

Photo Direction and View: (2)



LEGEND:
NOTE:

CHICOPEE VILLAGE
HALL COUNTY, GA.
H 35B

PHOTO NO. 295-E-30