# NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

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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	Proj	perty	/

historic name Sargent Historic District other names/site number Willcoxon Manufa Company; Arnall M			acturing Company; Wahoo Manufacturing Mill		
2. Location	I				
street & nur	0,	red on the Arnall M d Old Carrollton R	•	e intersection of Georgia	
city, town county	Sargent Coweta c	ode GA 077		() vicinity of	
state	Georgia <b>code</b> G		de 30263		
() not for p	ublication				
3. Classific	ation				
Ownership	of Property:		Category of	Property:	
<ul> <li>(X) private</li> <li>(X) public-le</li> <li>( ) public-s</li> <li>(X) public-fe</li> </ul>	tate		() building( (X) district () site () structure		
			() object		
Number of F	Resources within Pro	perty: <u>Contr</u>	ibuting	<b>Noncontributing</b>	
	buildings	142	2	43	
	sites	C	)	0	
	structures	5	5	0 .	
	objects	C	)	0	
	total	147	,	43	
	g resources previous vious listing: N/A	y listed in the Na	tional Register:	N/A	

Name of related multiple property listing: N/A

# 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 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 the National Register criteria. () See continuation sheet.

Signature of certifying official

7.

W. Ray Luce Historic Preservation Division Director Deputy State Historic Preservation Officer

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

Signature of commenting or other official

State or Federal agency or bureau

### 5. National Park Service Certification

I, hereby, certify that this property is:

- (Ventered in the National Register
- () determined eligible for the National Register
- () determined not eligible for the National Register
- () removed from the National Register
- () other, explain:
- () see continuation sheet

-5-05

Date

Date



er Date

SARGENT HISTORIC DISTRICT

SARGENT HISTORIC DISTRICT SARGENT, COWETA COUNTY, GEORGIA

### 6. Function or Use

### **Historic Functions:**

DOMESTIC/SINGLE DWELLING DOMESTIC/MULTIPLE DWELLING/DUPLEX COMMERCE/TRADE/DEPARTMENT STORE/GENERAL STORE COMMERCE/TRADE/WAREHOUSE SOCIAL/MEETING HALL/BOY SCOUT HUT GOVERNMENT/POST OFFICE RECREATION AND CULTURE/SPORTS FACILITY/PLAYING FIELD AGRICULTURE/SUBSISTENCE/PROCESSING/COTTON GIN INDUSTRY/PROCESSING/EXTRACTION/MANUFACTURING FACILITY/MILL INDUSTRY/PROCESSING/EXTRACTION/WATERWORKS/WATER TOWER TRANSPORTATION/RAIL-RELATED/RAILROAD

### **Current Functions:**

DOMESTIC/SINGLE DWELLING DOMESTIC/MULTIPLE DWELLING/DUPLEX COMMERCE/TRADE/WAREHOUSE GOVERNMENT/POST OFFICE RELIGION/RELIGIOUS FACILITY/CHURCH RECREATION AND CULTURE/SPORTS FACILITY/PLAYING FIELD INDUSTRY/PROCESSING/EXTRACTION/MANUFACTURING FACILITY/MILL INDUSTRY/PROCESSING/EXTRACTION/WATERWORKS/WATER TOWER TRANSPORTATION/RAIL-RELATED/RAILROAD

# 7. Description

### **Architectural Classification:**

LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS/COLONIAL REVIVAL/DUTCH COLONIAL REVIVAL OTHER/SADDLEBAG OTHER/CENTRAL HALLWAY COTTAGE OTHER/SHOTGUN OTHER/PYRAMID COTTAGE OTHER/SALTBOX LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY AMERICAN MOVEMENTS/BUNGALOW OTHER/I-HOUSE OTHER/IEORGIAN HOUSE

### Materials:

foundationBrick; StonewallsWood/Weatherboard; Brick; Metal/TinroofMetal/Tin; AsphaltotherN/A

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### Description of present and historic physical appearance:

Sargent is located five miles northwest of Newnan in northwest Coweta County in west central Georgia. The Sargent Historic District encompasses the intact and contiguous historic residential, commercial, and industrial-related resources associated with the development of the Willcoxon and Arnall mills and the associated mill housing.

The Sargent area is primarily Georgia red clay over a granite substructure. It is marked by a series of protruding rock faces and is passed through by Wahoo Creek, the original source of power for the mills in the 19<sup>th</sup> century, and the major waterway in the district flowing toward the Chattahoochee River. There are granite outcroppings and the winding creek with several branches cutting through the troughs between the hills. There are areas where hilly fields, once actively cultivated by the various mill owners, are left undisturbed. The site of the nearby old granite quarry gives evidence of the granite mining activities that occurred in the area.

The Willcoxon Manufacturing Company mill was constructed adjacent to Wahoo Creek (photograph 6), along the Carrollton-to-Newnan highway (now Henry Bryant Road) in 1866. The stone foundation of the mill still exists, as does the original millrace (photograph 7), an artificial channel built to transport water that supplied power to the mill. Other extant resources associated with the early mill include the first mill superintendent's house (photograph 3), a center hall cottage constructed c. 1860, an emergency water tank (photograph 3), and the stone walls of a c. 1880 warehouse (photograph 26) located a quarter of a mile north of the mill site along the Central of Georgia rail line. The Willcoxon Manufacturing Company mill, which produced cotton rope and yarn, was destroyed by fire in 1906.

Much of the mill housing associated with the Willcoxon Manufacturing Company mill still exists. Referred to as Old Town, this part of Sargent is located in the northern portion of the district. The layout of Old Town generally follows the topography. Residences in the district are typical of millconstructed and owned housing. The houses have simple forms and little or no applied ornamentation. The houses exhibit characteristics of several house types popular during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries according to Georgia's Living Places: Historic Houses in Their Landscaped Settings, a statewide context. The saddlebag house is one of the most distinctive and recognizable house types in Georgia. The type derives its name from a central chimney flanked by two rooms that are usually square. Saddlebags were popular during the great period of mill village construction in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. Good examples of this house type are located at 16 and 18 Railroad Avenue (photographs 16 and 17) 480 North Main Street (photograph 34, left), 1641 Railroad Street (photograph 48), and Bridges Avenue (photograph 49). One of Georgia's better-known house types is the shotgun. Built mainly for low-income workers between the 1870s and the 1920s. shotgun houses are one room wide and two or more rooms deep. There is no hallway, and doors typically line up front to back. Shotguns are found throughout the district. Excellent examples include 31 Roscoe Street (photograph 1), houses on Vernon (A) Street (photographs 38 and 39), 143 and 151 Keenon Street (photograph 43); houses on Kennon Street (photograph 45), 2 and 11 Farmer Street (photograph 46), 27 and 35 Tigner Street, and 70 Tigner Street (photograph 50). One

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of the simplest house forms in Georgia, the pyramid cottage, consists of a square main mass, typically with four principal rooms and no hallway. The most distinctive feature of the type is the steeply pitched pyramidal roof. This house type was popular in the early 20<sup>th</sup> century and can be seen along New Street (photographs 11, right; and 12). The saltbox house type is an import from New England. Rare in Georgia, it is limited almost entirely to mill villages. It consists of a rectangular block two rooms wide and deep, one-and-one-half stories in the front, and one-story at the rear. The gabled roof has a short slope in the front and a long single slope in the rear. The saltbox was popular in the early 20<sup>th</sup> century. Excellent examples of saltbox-type houses are located at the corner of Georgia Highway 16 and New Street (photographs 9 and 10) and 13 Roscoe Street (photograph 15). Bungalows were very popular in all regions of Georgia between 1900 and 1930 in rural areas, cities, and towns. The house forms are long and low with irregular floor plans in an overall rectangular shape. Integral porches are common, as are low-pitched roofs with wide overhangs. Good examples of bungalows are located at 489 North Main Street (photograph 33) and 464 North Main Street (photographs 35 and 36). The frame houses were constructed at minimal cost to the mill and included neither plastered nor painted interiors. Workers were not allowed to add on to the mill houses, however, small outbuildings, such as chicken coops, could be constructed at a tenant's expense. Lot size varies according to the house type.

In 1907 a new mill was constructed just north of the Willcoxon Manufacturing Company mill site on the Central of Georgia rail line. This new mill, called Wahoo Manufacturing Company, and later Arnall Mill, was constructed between 1907 and the early 1950s. The mill complex is located in the center of the district. The buildings in the complex are one-story brick, metal, and wood buildings with low-pitched gable roofs, segmental arched windows (photograph 18), steel casement windows, and loading docks with large bay doors (photograph 20). The older brick portions of the mill rest on stone foundations. The 1907 spinning, carding, and spooling building (photographs 18 and 19, right) was added onto as the business grew. The mill office, a one-story brick building with a low-pitched hipped roof, was constructed c.1911 and added onto before 1927. Warehouses, a dye house (photographs 19, left; and 22), and a spinning room were added to the mill in the 1920s. A weaving room (photograph 20, right) was added in 1929 and expanded in 1932 and 1936 to accommodate the manufacturing of cotton blankets starting in the late 1920s. A napper room (photograph 23, right) was added in 1941, and a dust house and boiler room were added in the late 1940s. Several other extant resources related to the Arnall Mill are located in the district. These resources include two c.1907 brick and metal warehouses (photographs 24 and 25) located across Henry Bryant Road from the mill complex; the c.1936 mill store (photographs 25 and 26), a two-story brick building located at the northwest corner of Railroad Street and South Main Street, which was constructed after a fire destroyed the original 1888 store; the site of the company baseball field (photograph 29), located in the southwest corner of the district, which is now a community baseball park; and two metal water tanks (photographs 26 and 32) constructed by R.D. Cole, a Newnan manufacturing company.

Mill housing associated with the Arnall mill also still exists. To the southwest of South Main Street is New Town, a gridiron pattern of streets laid out to accommodate Arnall Mill housing built during the 1920s and 1930s. Old Town, in general, follows the natural terrain of the land while New Town was laid out in a former Mill cotton field. This portion of the mill village is located in the southwest portion

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of the district. As in Old Town, housing in New Town consists of house types typical of mill villages. These types include shotguns, saltbox houses, and gable-front cottages (photographs 11, left; 37, right; 40; and 41), which is a common sub-type of the bungalow. Several of the houses in this portion of the district are duplexes (photograph 42), which were common in mill villages. Lot sizes in New Town, as in Old Town, vary according to house type. The size of the house rented to an employee was dependent on job skill and job level within the company. In New Town, houses are more segregated by house type than in Old Town. Certain streets are devoted strictly to shotguns and others to gable-front cottages.

Also associated with this mill are the remaining houses in the section of housing for the African-American mill workers, which is located west of the mill. Slightly removed from both Old and New Towns, this area was reserved by the mill for rental to black residents who held low positions in the mill or served as domestic help for mill employees. It is located on Bridges Street off Railroad Street along the western edge of the district. Houses in this area (photograph 49) follow the same pattern of simple house type with little or no ornamentation and no formal landscaping.

There are a few houses of note within the Sargent Historic District. They include the Willcoxon House (photograph 2), a c.1860 I-house with a rear ell. The I-house is a common house type in midwestern states, but is far less common in Georgia. It appeared sporadically in Georgia throughout the 19<sup>th</sup> century. I-houses are one room deep and at least two rooms wide. The Willcoxon Manufacturing Company supervisor's house (photograph 3) is a c.1860 central hallway cottage with a rear ell. This house type was popular in Georgia in the 19<sup>th</sup> century and consists of a central hallway or passageway between two rooms and is only one room deep. The central hallway is fairly evenly distributed across the state. The Dr. Elliot House (photograph 4) is a 1913 Georgian cottage with accompanying office and general store (photograph 5). The Georgian cottage is possibly the single most popular and long-lived house type in Georgia. The plan consists of a central hallway with two rooms on either side. The plan shape is square or nearly square and the roof shape is usually hipped. Chimneys are usually in the interior between each pair of rooms. Houses of this type were built in almost all periods of Georgia's development. The Arnall Mill superintendent's house (photograph 32) is a c.1935 Dutch Colonial-style house (constructed on the site of the earlier 1927 mill superintendent's house). Dutch Colonial Revival houses were fairly common in Georgia's suburban neighborhoods in the 1920s and 1930s. The style borrows features from the Dutch tradition, rather than copying the original colonial form. The major characteristic is a gambrel roof, steeply pitched and side-gabled with two different slopes. Shed dormers are common. The first floor may have an entry porch with columns. Some bungalow type houses are also located on North Main Street (photographs 33 and 36). Mill bosses, store managers, the postmaster, and the railway agent, among others, lived on North Main Street and Railroad Avenue in the center of the district near the Arnall mill.

Several other buildings of note are located within the Sargent Historic District. A 1930s cotton gin (photograph 30), constructed of corrugated tin, is located on the southwest corner of Railroad Avenue and Georgia Highway 16. It stands on the site of a previous gin. There is no indication this gin is directly associated with the Arnall mill. Just west of the mill store is a 1933 shotgun-type post

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office that now serves as a Boy Scout hut (photograph 31, left). This post office served the mill and Sargent community until 1982 when the current post office was constructed on Henry Bryant Road. A privately owned shotgun-type frame store (photograph 14, foreground) located on Roscoe Road in the Old Town section of the district served the houses on the east side of Georgia Highway 16, behind which the store owner built a shed frame movie theater drawing local crowds during the 1930s. Another privately-owned store (photograph 5) was constructed by long-time resident and physician to the mill village, Dr. Clifford C. Elliott, adjacent to his home on the east side of Georgia Highway 16. At the time Dr. Elliott's home, adjacent office, and store were on North Main Street as it continued on its route to the Chattahoochee River as the Carrollton-Newnan Highway. Sargent Baptist Church (photograph 35, right) located on North Main Street just north of the mill, was constructed in 1955 on the site of a 1916 Baptist church. It is a two-story, brick, gable-front building with a front-gabled entry porch supported by round columns and a conical steeple.

In the Old Town and New Town areas there are several homes constructed from the 1970s to the present. Most are modest privately owned single-story dwellings. On Georgia Highway 16 through Sargent stand the newly constructed Panther Creek Community Center and a fire station.

There was no formal landscaping on the properties provided by the mill. Landscaping of the rental property, if any existed, was completed by the renters. Yards were swept and individual vegetable gardens were common to the residential landscape. According to <u>Georgia's Living Places: Historic Houses in Their Landscaped Settings</u>, the "swept yard" phenomenon combined traditional values of rural life and its landscape of work, or the functional yard, with emerging notions of the ornamental yard. The swept yard featured a dirt yard cleanly swept of all grass, weeds, and other ground cover. The ground surface was usually finished off with sweeping ornamental patterns. Today, landscaping in the district includes grass lawns and swept yards, large mature trees, and minimal foundation plantings.

Streets in the Sargent area were unpaved until the 1950s and were often mud holes in wet weather or dry and dusty in dry weather. Formerly surrounding the residential and mill districts were millowned farm operations and pastureland. This land provided green spaces while Wahoo Creek, according to local oral histories, was the site of courting, picnics, swimming, fishing, and baptisms. It was an integral part of the recreational, social, and spiritual life of the mill village. The only other public recreation site available was the baseball field for which the mill sponsored a team for many years. The remaining existing virgin and second growth forests owned by the mill were often the source of building materials for the mill village houses.

The area around the Sargent Historic District is primarily farmland and forestland. The areas south and east of Roscoe Road and Smith Street are experiencing moderate suburban development.

Sargent was an active textile mill village until 1986. At that time the Bibb Company closed the Arnall Mill and moved its operations to the Arnco Mill southwest of Sargent. A number of mill retirees still live in the village and environs.

#### 8. Statement of Significance

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

() nationally () statewide (X) locally

**Applicable National Register Criteria:** 

(X) A () B (X) C () D

Criteria Considerations (Exceptions): (X) N/A

()A ()B ()C ()D ()E ()F	() A	B	( ) <b>C</b>	( ) <b>D</b>	( ) E	( ) F	( ) <b>G</b>
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### Areas of Significance (enter categories from instructions):

Architecture Community Planning and Development Industry Social History

### Period of Significance:

c.1860-1964

### Significant Dates:

c.1860-Date of the oldest extant resource 1907-Construction date of the earliest mill building 1964-Arnall Mill sold to the Bibb Company

### Significant Person(s):

N/A

**Cultural Affiliation:** 

N/A

# Architect(s)/Builder(s):

N/A

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### Statement of significance (areas of significance)

The Sargent Historic District represents the late 19<sup>th</sup> and early 20<sup>th</sup> century development of manufacturing mills with associated mill villages in Georgia. The district is significant in the area of <u>social history</u> and <u>community planning and development</u> for its development as a mill complex with mill village by the Willcoxon Manufacturing Company in the late 19<sup>th</sup> century and the Wahoo Manufacturing Company and Arnall Mills in the early to mid-20<sup>th</sup> century. The mill company was responsible for almost every aspect of the development and continuation of the mill and the mill village in the 1860s. The companies expanded the mill complex throughout the early 20<sup>th</sup> century, subdivided more property owned by the company, constructed more mill housing including segregated housing for African-American workers, and designated the baseball field.

The district is significant in the area of <u>architecture</u> for its excellent examples of mill village housing. The character-defining features of the single- and multi-family mill village dwellings include one-story height and wood-framed construction. The house types represented in the district including saddlebag, shotgun, gabled ell cottage, pyramid cottage, saltbox, and bungalow, have been identified as important in Georgia architecture in *Georgia's Living Places: Historic Houses in Their Landscaped Settings*, a statewide context study. The superintendents' houses are also good examples of the types of houses built during the historic period including I-house, central hallway cottage, Georgian cottage, and represent architectural styles popular during the same period, such as Dutch Colonial Revival. It is also significant for the mill buildings that represent standard methods of construction using stone, load-bearing brick, heavy timber, and metal siding.

The district is significant in the area of <u>industry</u> for the mill's function as manufacturing facilities. The Willcoxon Manufacturing Company, the Wahoo Manufacturing Company, and Arnall Mills produced cotton rope, cotton yarn, and cotton blankets. Mills and mill villages like the Willcoxon Wahoo, and Arnall mills and the associated villages exemplify the industrialization of the South during the late 19th and early 20th centuries; this period was called the "New South" by newspaper publisher and industrial promoter Henry Grady of Atlanta. The Bibb Company purchased the mill in 1964 and continued production until 1986 when the mill closed.

# National Register Criteria

Sargent Historic District is eligible for listing in the National Register of Historic Places under Criterion A in the areas of community planning and development and social history for the development of the area as a mill complex with mill village by the Willcoxon and Arnall families in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. It is also significant in the area of industry for the mills' function as manufacturing facilities. Sargent Historic District is eligible for listing under Criterion C in the area of architecture for its excellent examples of single-family and multi-family mill village housing, for the section of housing associated with African-American workers, and for the houses associated with the mill owners and superintendents.

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### **Criteria Considerations (if applicable)**

N/A

# Period of significance (justification)

The period of significance for Sargent Historic District begins c.1860, the construction date of the Willcoxon House, the earliest extant resource, and ends in 1964, the year Arnall Mills was sold to the Bibb Company. The sale of the mill and mill village ended the paternalistic period in which the mill company was involved in every aspect of the workers' lives, including, building and renting the houses in the mill village, running a general store, and sponsoring a baseball team. The Bibb Company sold all real estate holdings, with the exception of the mill, in 1970. The mill continued to operate until March, 1986, when operations where moved to Arnco Mills and the mill at Sargent was closed.

### Contributing/Noncontributing Resources (explanation, if necessary)

The overall degree of historic integrity of the resources in the Sargent Historic District is high. The historic street plan, lot layout, placement of houses, and residential landscaping remain intact. Most of the buildings in the district are houses that exhibit a high degree of integrity with few alterations. Some minor alterations to a small number of houses include artificial siding (for example, photographs 4; 5; 11, right; 16; and 33), partially enclosed porches (for example, photographs 11, left background; 13; 17; 37, right; 42, center; 44; and 49), and sensitive or historic additions (for example, photographs 20; 21; 23; 39; 43, center; and 44). However, these changes do not compromise the historic integrity of the buildings. Contributing resources in the district are those constructed during the historic period that are significant in the areas of architecture, community planning and development, industry, and social history. These resources include residential, commercial, industrial, and community landmark buildings, that have retained their historic integrity and contribute to the historic context of the district as a whole. The contributing structures in the district include the gridiron street plans in Old Town and New Town, the millrace associated with the Willcoxon mill, and the three extant water tanks associated with both mills.

The majority of noncontributing resources in the Sargent Historic District were constructed after the period of significance. There are very few dramatically altered houses. Noncontributing resources in the district include those constructed after 1964 (for example, photographs 5; 6, background; and 14, background) and those that have lost historic integrity due to alterations. Significant alterations within the Sargent Historic District include substantial additions to historic resources (for example, photograph 43, left background) and loss of integrity of materials through the removal and replacement of historic exterior materials (for example, photograph 43, left background).

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### Developmental history/historic context (if appropriate)

### \*\*NOTE: The following history was compiled by Caroline Anglin, Mark Wilson, Shirley Church, Elizabeth Beers, and Joel Bray, community residents, July, 2002. On file at the Historic Preservation Division, Georgia Department of Natural Resources, Atlanta, Georgia.

Before the arrival of the white man, this area of west Georgia was Creek Indian land. After the Indians were removed by the mid-1830s, and sometime before 1861, pioneers settled near Wahoo Creek. This small settlement called Lodi was located about five miles west of Newnan. Agriculture was the sole means of livelihood until 1861 when the Willcoxon family constructed a gristmill. The family owned several thousand acres of land in this northwestern part of Coweta County that stretched from Wahoo Creek to the Chattahoochee River. Various maps of the 1880s show the settlement was named Lodi/Willcoxon, or Sargent's at Lodi. Use of the name Lodi was discontinued by 1892, and the settlement became known as Sargent. The gristmill operated for only five years, and employed a small number of people.

In 1866 Colonel J.B. Willcoxon with his business partners H.J. and George Sargent of Massachusetts formed the Willcoxon Manufacturing Company to manufacture cotton rope. They built a four-story factory of stone and brick near the site of the gristmill on Wahoo Creek in the southern portion of the district. The factory was built at a cost of \$60,000 and boasted a separate fireproof picker room. An overshot wheel thirty-three feet in diameter produced fifty horsepower, which furnished the power for the operation of the 2,152 spindles for spinning and twisting the cotton. Soon fifty operatives were turning out 200 bunches of cotton rope per day. As was typical of mill hands in the South, the work force was made up primarily of women and children. A common factor to the employees was their rural, primarily farm heritage. Workers came to Sargent from within Coweta County and the surrounding counties of Heard, Meriwether, Carroll, and beyond, many from other textile mill centers. Many people came to work in the mill to save money to return to farming. Few, however, burdened with family and low wages, ever realized that goal. In 1872, the Willcoxon Company won a prize at the Cincinnati Exhibition for their yarns. Then in 1873 the company added a new brick warehouse. Farming in the area declined as the company prospered and hired more hands.

In 1888 Henry Clay Arnall, Sr. and T.G. Farmer, Newnan business leaders, purchased the mill and renamed it Wahoo Manufacturing Company. The operation was expanded beyond cotton rope to include cotton yarn. The mill building was struck by lightning in 1906 and burned, destroying it completely. A rebuilding campaign was begun almost immediately and the first part of the present mill buildings was completed in 1907. The new mill was located on the Central of Georgia line about one-fourth of a mile north of the previous mill. The railroad provided an important transportation link for the mill. The mill owned a special mule-pulled wagon for hauling their output to the train depot. In later years trucks replaced the wagon to haul their products to the depot.

By 1919 the Arnall family had acquired full ownership of the mill, partly by marriage into the Willcoxon family, and the name was changed to Arnall Mills. Henry C. Arnall was a farmer and local merchant, who presided over the H.C. Arnall Merchandise Company, along with being president of Arnall Mills.

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Arnall was born in 1850 in Coweta County. The mill ran two twelve-hour shifts five days a week and a four-hour shift on Saturday. Pay was \$6.00 per week. In the early 1930s, the mill went to eight-hour shifts mandated by the federal government. Minimum wage was twenty-five cents an hour. The mill whistle signaled the time to head for work, to begin work, and when to quit work for the day. Attempts at union activity failed when strikers came to town from La Grange (35 mile south of Sargent) in 1933-34. The Arnall Mill employees who supported the strikers' efforts later left town to work elsewhere. An attempt in the late 1930s to standardize the women's dress failed as well.

Additions to the mill through the 1920s and 1930s consisted of a dye house, weave room, spinning room, napper building, and warehouse. A separate brick office building was also constructed along Main Street.

In 1928 other mills operating in Coweta County included McIntosh Mills, Newnan Hosiery Mill, Peter Murpher Co., Grantville Mills, Newnan Cotton Mills, Moreland Knitting Mill, Arnco Mills, and the mill at Senoia. The Grantville Mills was started in 1896 as a knitting mill. After expansion in the early 1900s, mens' socks and cotton hosiery were produced. In 1930 the mill employed 300 people. Flagg Utica, and then Applied Fibers later purchased the mill. By 1973, West Point Pepperell had purchased the mill, and operated 20,736 spindles, about the same size as Arnall, which had 19,000 spindles and 691 operatives in 1969. The 1888 Newnan Cotton Mill in Newnan produced mixed fibers. The 1940 Senoia Southern Mills manufactured laundry textiles, rug backing, and car padding.

Arnall Mill began producing novelty yarns in the late 1920s with the addition of the dye house, and by 1927 the decision was made to produce cotton blankets with the additional yarn production. An additional mill for blanket production was constructed one mile away replete with its own newly constructed housing, school, and church. The new mill and village were called Arnco, a combination of local family names, Arnall and Cole. The two mills and villages were entirely separate entities, with company-encouraged competition between the two.

The first mill houses in Sargent were located on the street fronting the Willcoxon mill, near the creek and on Macedonia Road. The company added significantly to its housing stock in Sargent when it built the "New Town" residential area in the late 1920s. The unpainted, unplastered frame houses were constructed at a minimal cost to the mill. Outside additions were not allowed to the mill houses, however, small outbuildings, like chicken coops, could be constructed at the tenant's expense. All mill-owned housing was rental, and house size was commensurate with the job and skill level of the employee. The houses were simple frame shotgun houses, or three or four-room duplexes. House rental was deducted from the employees' weekly pay at the payroll office. Mill-installed water lines with a spigot for every four houses was all the plumbing provided by the mill until the 1940s when mill-financed kitchens and bathrooms were added to every village dwelling. Outhouses and dishpans had served as plumbing until that time. Brick foundations were added between the brick or stone piers of the village houses at this time. Three large metal water tanks, built by the R.D. Cole Co. of Newnan, supplied the mill and village until water lines were laid in the late 1940s. The mill maintained a small section of housing for black families in the western portion of the district. However most of the black families lived on farms in the surrounding area. Black men held the

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lowest-paying and most difficult jobs in the mill and worked on the mill farms. Black women, referred to as "cooks," worked as domestic help for mill families. The mill villagers respectfully called elderly black women "aunties."

The mill did not landscape the houses within the village. Individual vegetable gardens planted by the tenants predominated the residential landscape. Lawns did not exist; yards were proudly swept. Streets were unpaved until the 1950s and were often mud holes in wet weather, or dusty in dry weather. Company pastures and timberland provided green spaces while the waters of Wahoo Creek added refreshment to the relatively barren scene. According to local oral histories, Wahoo Creek was for years the site of courting, picnics, swimming, fishing, car washings, and baptisms. The creek was integral to the recreational, social, and spiritual life of the mill village. The only other public recreation site available was the baseball field where a mill-sponsored team played for many years.

As was true of many mill operations at the time, the owners were paternalistic and close to the workers. Entire families often worked in the mill, beginning their work as children and staying on until retirement. Many families, such as the Bryants and Smiths, have lived in the area for generations. Employees and their children were known by management and inspired to do their best. Children were encouraged to continue their education. The church at Christmas would provide a special Christmas program, while the mill would provide candy, fruit, and nuts for each of the children. Overall a feeling of family was maintained, even though the company owned and controlled all of the land and operated a company store where the mill employees were expected to shop.

At the company store on Main Street purchases were docked against pay. The original store was built in the late 1800s. The present store was constructed in 1935 after fire destroyed the first one. Farm produce from the Arnall's farming operations was sold in the store. The store also sold dried peas and beans, flour, seed, fertilizer, tools and hardware, screen, dress and work clothing, shoes for all ages, soap, pails, household items, candy and Cokes, called "dopes". Farmers brought in eggs, milk, and butter to barter in exchange for store goods. Little cash was exchanged. The store closed in 1963 when the Bibb Company purchased the mill. The building was leased and operated as a general store by James and Nat Austin for many years, then by Charlotte and Buddy Warren until 1986. A small privately owned store served the houses on the east side of current Georgia Highway 16, behind which the store owner built a shed-type frame movie theater that drew local crowds during the 1930s. Another privately-owned store was constructed by long-time resident and physician to the mill village, Dr. Clifford C. Elliott, adjacent to his still extant home on the east side of current Highway 16 at its juncture with Old Carrollton Road.

The Arnall operation purchased cotton from local farmers, but also held many surrounding acres in cotton for use in the mill, as had the previous mill owners. In addition to cotton, peaches and other crops were produced on company-owned land and packed in a company-owned packing plant on the property. The current Arnco-Sargent elementary school (outside the district), Sargent cemetery (outside the district), and the "New Town" housing district were all once cotton fields. Mules and hogs were raised where the office building stands today. The mules were used in its farming and trucking operations.

Section 8--Statement of Significance

A small frame post office opened in 1892 to serve the mill and Sargent community. That building remained in use until 1982 when the current brick building was constructed. The old post office remains standing and was used for some years by a local Boy Scout troop.

The area residents built a one-room school and a small church to serve their growing community. The first school for the mill children was located on Macedonia Road. Another small school, Farmers School, was constructed towards the end of the 19<sup>th</sup> century on Old Carrollton Highway (outside the district), about one mile from the mill, and provided classes for a small fee. The children of nearby farmers, as many as 100, attended the school. The one-room schoolhouse was wood, and had no indoor plumbing or electricity. The school was divided into two classrooms by a wood-burning stove. located in the center of the room. Students walked to school, carrying their lunches. The school year lasted for five months: January, February, March, July and August. The rest of the year was devoted to planting and harvesting the crops. In 1918 Farmers High and Sargent School were consolidated and a new six room white, wooden building was constructed on Old Carrollton Highway. In 1955 a newer school was built across the road from the old school. It is still in use today. Farmers School was used for a Masonic Lodge later on, and Sargent School was used as a residence. Sargent School is no longer standing. The Masons apparently added a second floor to the Farmers School at some point in time. Today the building is covered by siding, with four upper-story windows visible on each side of the building. A single door with two upper story windows can be seen on the end of the building. A two or three room wood school on Roscoe Road served the small African-American community; it has been gone for many years.

The church was an early focal point for the community. New Lebanon Baptist Church began holding services under a brush arbor in the late 19<sup>th</sup> century. In 1916 the church purchased property from the Methodist Conference and construction on a wooden sanctuary was completed in 1917. The sanctuary was bricked and remodeled in 1955 (outside the district) and an educational building and parsonage were constructed in the 1960s.

The mill maintained a baseball diamond for their men's company-sponsored teams. Baseball was the sport of choice for mill management and the employees. Some operatives were employed on the basis of their ball-playing abilities. The company-orchestrated plan of control over virtually all aspects of the mill and village persisted into the 1950s.

With the purchase of the mill and village by the Bibb Company of Macon, Georgia, in 1963 with takeover January 1, 1964, the era of company involvement in real estate, retail, and farming, as well as textile production, was at an end. Bibb Company divested itself of all real estate, except for the mill itself, in 1970. Many of the houses in poor condition were torn down. The rest were sold to the mill workers or to others for rental property. The Sargent mill continued to operate until March 1986 when it closed its doors for the last time. Some of the employees were transferred to the Arnco Mill, which continued to manufacture sheets, pillowcases and other cotton items. At that time, William Headley of Newnan, Georgia, bought Sargent Mill for rental property. It has been used for such until recently; plans are underway to transform the property into loft apartments.

Section 8--Statement of Significance

By the 1980s, businesses in the surrounding area that were related to farming declined as Coweta County became more of a suburban area. Cotton had been on a steady decline since the 1920s when the boll weevil and the Depression made cotton growing unprofitable. This decline in agriculture reflected what had been a trend for some time in the Sargent area. Today the area is quickly becoming a housing suburb of Newnan.

The area along Henry Bryant Road (Old Carrollton-to-Newnan Highway) was the main thoroughfare between Carrollton and Newnan at the turn of the century. Before that time, the land along Wahoo Creek, in Sargent, was a wintering site for the Lower Creek Indians. Pottery shards and arrowheads are common findings along the creek banks. Once the road was constructed, the area became a regular route for WWI training maneuvers, particularly cavalry regiments who watered their horses along the creek. The foundations of the Willcoxon/Wahoo Manufacturing Companies and Willcoxon gristmill still exist along Wahoo Creek/Henry Bryant Road. There are also tales of a shoe or buckle factory in this same area. In addition to these sites, the old granite quarry, which dominates the south end of Henry Bryant Road, gives evidence of the area's geological record for thousands of years.

Originally called Lodi by the Creek Indians, at this their wintering site, the property was owned by Colonel John B. Willcoxon. Willcoxon opened the original mill in Lodi/Sargent in 1866. H.C. Arnall, Sr. and T.G. Farmer purchased the Willcoxon Manufacturing Company and renamed it the Wahoo Manufacturing Company in 1888. The Arnall family gained full control of the mill in 1919, renaming it Arnall Mills. Most development in the Sargent Mill Village and the surrounding area was sponsored by the mill owners from 1888 until 1970.

Primarily an agricultural area, this part of West Georgia was devoted to plantations, large farms, and subsistence farming. A gristmill was developed on the Willcoxon farm property along Wahoo Creek. In 1866, a rope mill was built adjacent to the gristmill, thus paving the way for the textile industry in Sargent.

Pre-white settlement, this area of west Georgia was Creek Indian land. By the 1860s the Willcoxon family owned several thousand acres of land in the northwestern part of Coweta County, GA. that stretched from Wahoo Creek to the Chattahoochee River. Among their farming operations the Willcoxons had a grist mill on the Indian-named Wahoo Creek in a settlement called Lodi about five miles west of Newnan. Mail service was begun to Lodi in 1835 and the use of the Lodi name was discontinued by 1892. Various maps of the 1880s show the name to be Lodi/Willcoxon or as Sargent's at Lodi. In 1867 Col. J.B. Willcoxon with his business partners H.J. and George Sargent of Massachusetts and of "Sargent's cotton cards fame" built near the site of the grist mill on Wahoo Creek a 50' by 80" factory of stone and brick four stories high with a separate fireproof picker room at a cost of \$60,000 in order to manufacture cotton rope. An overshot wheel thirty-three feet in diameter developing fifty horsepower furnished the power for the operation of 2,152 spindles for spinning and 352 spindles for twisting. Soon thereafter fifty operatives turned out 200 bunches of cotton yarn a day. The new factory was called Willcoxon Manufacturing Company and the Lodi settlement was eventually renamed Sargent in honor of Col. Willcoxon's two partners. As the business prospered

Section 8--Statement of Significance

new warehouses were built of brick and stone during the 1870s and early 1880s. The original mill building was struck by lightning in 1906 and burned. The present mill buildings were begun in 1907 with subsequent additions of dye house, weaving and napping rooms, and additional warehousing built through the 1920s and 1930s. An additional mill for blanket production was built at Arnco, one mile away. An entirely separate mill village was developed there. Like so many of its contemporary mill operations throughout the South, the original work force was made up of children, women, and some men. A common factor to the employees was their rural, primarily farm, heritage then and through the 1940s and, often through the years, a similar textile mill experience. Workers came to Sargent from Coweta and the surrounding counties of Heard, Meriwether, Carroll, and beyond, many from other textile mill centers. Many people came from the farm to work in the mill for a short period of time in order to save money to return to farming. Few, burdened with family and low wages, ever realized that goal. In 1888 H.C. Arnall, Sr. And T.G. Farmer purchased the mill and renamed it Wahoo Manufacturing Company. The operation was expanded beyond cotton rope to include cotton yarn. By 1919 the Arnall family had acquired full ownership of the mill, partly by marriage into the Willcoxon family, and the name was changed to Arnall Mills, which it remained through 1963 when it was purchased by the Bibb Company, a large textile operation out of Macon, GA. The mill ran two twelve-hour shifts five days a week and a four-hour shift on Saturday until 1935 when eight-hour shifts were mandated by the federal government with a minimum wage of twenty-five cents an hour. The mill whistle signaled the time to head for work, to begin work, and when to guit work for the day. The Arnall Mill began producing novelty yarns in the late 1920s with the addition of a dye house, and by 1927 the decision was made to produce cotton blankets with the additional varn production. Weaving and napping rooms were added, as was additional warehouse space. An additional mill for blanket production was built a mile away at Arnco replete with its own newly constructed housing. school, and church. The two mills and villages were entirely separate entities, with companyencouraged competition between the two. The company added significantly to its housing stock in Sargent surrounding the old and new mills (Old Town) when it built the "New Town" residential area in the late 1920s. All mill-owned housing was rental and house size was commensurate with job/skill level. House rental was deducted from the employees pay (in cash weekly at the payroll office). Millinstalled water lines with a spigot for every four houses was all the plumbing provided by the mill until the 1940s when mill-financed kitchens and bathrooms were added to every village dwelling. Outhouses and dishpans served as plumbing until 1946. Brick foundations were added between the brick or stone piers of the village houses at this time also. Three large metal water tanks built by the R.D. Cole Co. of Newnan supplied the mill and village until water lines were laid in the late 1940s. The mill maintained a small section of housing for black families. Black men held the lowest-paying and most difficult jobs in the mill and worked on the mill farms while black women worked as domestic help for mill operative families. They were referred to as "cooks". Mill villagers respectfully called elderly black women "aunties." The mill also operated a centrally located company store in which purchases were docked against pay. Company-farm produce was sold in the store. The company store sold among other things dried peas and beans, flour, seed, fertilizer, tools and hardware, screen, dress and work clothing, shoes for all ages, soap, pails, household items, candy and cokes ("dopes"). Farmers brought in eggs, milk, and butter to barter in exchange for store goods. Little cash was exchanged. The Arnall operation purchased cotton from farmers in the area, but also held many surrounding acres in cotton for use in the mill, as had the previous mill owners. In

Section 8--Statement of Significance

addition to cotton, peaches were produced on company-owned land and packed in a companyowned packing plant on the property. The current Arnco-Sargent elementary school, Sargent cemetery, and the New Town housing district were all once cotton "patches". Crops, too, were raised on company farmland, as were mules and hogs; some company produce was sold in the company store. The mule lot was located on the site of the 1920s administrative building for many years preceding its construction. The mules were kept by the mill for use in its farming operations. A baseball diamond was maintained by the mill for use by company-sponsored teams (all male). Baseball was the sport of choice by both mill management and employees. Some operatives were employed on the basis of their ball-playing abilities. The company-orchestrated plan of control over virtually all aspects of the village and mill stayed in place through the end of World War II and persisted into the 1950's. By the time of the purchase of the mill and village by the Bibb Company in 1963 with takeover January 1, 1964, the era of company involvement in real estate, retail, and farming, in addition to textile production, was at an end. Bibb Company divested itself of all real estate, except for the mill itself, in 1970. The Sargent mill continued to operate until March 1986 when it closed its doors for the last time. All production was moved to the still-operating Arnco Mills. now owned by the Dan River Corporation.

The Sargent Mill Village Historic District encompasses a granite quarry that has been mined. The exposed sub-levels give evidence to the "pre-historic" geology of the West Georgia Piedmont area.

Within the district, along the shores of the Wahoo Creek, have been discovered arrowheads and pottery shards related to the time of the Indians. A rose quartz arrowhead found by one local resident dates back to the Morrow Mountain days of West Georgia. These types of discoveries give evidence to the "historic" happenings along the creek before the area was settled by the white man.

### 9. Major Bibliographic References

Broadus, Mitchell, <u>The Rise of the Cotton Mills in the South</u>. Johns Hopkins University Studies in Historical and Political Science, series 39, No. 2. Baltimore: Johns Hopkins University Press, 1921.

Central High School Honors Program. <u>Coweta School Days</u>. Columbus, GA: Brentwood Communications, undated.

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Coweta County Tax Assessor's Maps. 1988.

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Eidson, Dr. and Mrs. Caswell, Editors. <u>Then 'Til Now 1866-1966.</u> Carrollton, GA: Pointer Printing Company, 1966.

Ehrenhard, Ellen. <u>1996 West Coweta County Survey Report.</u> Submitted to the Georgia State Historic Preservation Office.

Georgia Department of Agriculture. <u>Georgia Historical and Industrial</u>. Atlanta: The Franklin Printing and Publishing Company, 1901.

Georgia Department of Natural Resources. <u>Georgia's Living Places: Historic Houses in Their</u> <u>Landscaped Settings</u>. Atlanta, Georgia: 1991.

Newnan-Coweta Historical Society. <u>History of Coweta County, Georgia</u>. Roswell, Georgia: W.H. Wolfe & Associates. 1988.

The Newnan Times-Herald. "Centennial Magazine: 1865-1965."

Oral History Interview: conducted at Ovie Bryant Johnson's House in Sargent, Georgia on June 13, 1999 by Mark Wilson of West Georgia College's History Department. The interview included all five remaining children of William Henry Bryant (Olin, Maggie, Devers, Ovie, and Lavonia). Topic of discussion was life in the Sargent Mill Village. Also unrecorded interviews with local residents during the winter and spring of 1999.

Oral histories collected by Mark Wilson of local area residents in winter and spring of 1999 in the Male Academy Museum archives, Newnan, Georgia.

Section 9—Major Bibliographic References

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

- () preliminary determination of individual listing (36 CFR 67) has been requested
- () preliminary determination of individual listing (36 CFR 67) has been issued date issued:
- () previously listed in the National Register
- () previously determined eligible by the National Register
- () designated a National Historic Landmark
- () recorded by Historic American Buildings Survey #
- () recorded by Historic American Engineering Record #

Primary location of additional data:

- (X) State historic preservation office
- () Other State Agency
- () Federal agency
- () Local government
- () University
- () Other, Specify Repository:

Georgia Historic Resources Survey Number (if assigned): N/A

### 10. Geographical Data

Acreage of Property 154 acres

#### **UTM References**

A)	Zone 16	Easting 698800	Northing 3701525
A)	Zone 16	Easting 698850	Northing 3700370
A)	Zone 16	Easting 697690	Northing 3700340
A)	Zone 16	Easting 697650	Northing 3701500

#### **Verbal Boundary Description**

The boundary for the proposed historic district is indicated on the enclosed map by a heavy black line.

### **Boundary Justification**

The boundary of the Sargent Historic District includes the Arnall Mill complex and related resources, the associated mill villages, and the intact and contiguous land associated with the development of the Sargent community.

### 11. Form Prepared By

### **State Historic Preservation Office**

name/title Holly L. Anderson, National Register Historian organization Historic Preservation Division, Georgia Department of Natural Resources mailing address 47 Trinity Avenue, S.W., Suite 414-H city or town Atlanta state Georgia zip code 30334 telephone (404) 656-2840 date January 5, 2005 e-mail holly\_anderson@dnr.state.ga.us

### Consulting Services/Technical Assistance (if applicable) () not applicable

name/title Caroline Anglin, Mark Wilson, Shirley Church, Elizabeth Beers, and Joel Bray organization mailing address 906 11<sup>th</sup> Street, NE city or town Washington state DC zip code 20002 telephone (202)778-3548 e-mail

- (X) property owner
- (X) consultant
- () regional development center preservation planner
- () other:

**Property Owner or Contact Information** 

name (property owner or contact person) Caroline Anglin organization (if applicable) mailing address 906 11<sup>th</sup> Street, NE city or town Washington state DC zip code 20002 e-mail (optional)

#### Photographs

Name of Property: City or Vicinity:	Sargent Historic District Sargent
County:	Coweta
State:	Georgia
Photographer:	James R. Lockhart
Negative Filed: Date Photographed:	Georgia Department of Natural Resources July, 2004

#### **Description of Photograph(s):**

Number of photographs: 50

- 1. Intersection of Roscoe Street and Landers Road; photographer facing northeast.
- 2. Willcoxon House; photographer facing south.
- 3. Willcoxon Mill Superintendent's house and water tank; photographer facing northwest.
- 4. Dr. Elliot House; photographer facing northeast.
- 5. Dr. Elliot's Office; photographer facing east.
- 6. Wahoo Creek; photographer facing east.
- 7. Willcoxon Mill race; photographer facing northeast.
- 8. Macedonia Trail; photographer facing northwest.
- 9. Intersection of New Street and Georgia Highway 16; photographer facing northeast.
- 10. Georgia Highway 16; photographer facing west.
- 11. New Street; photographer facing north.
- 12. New Street; photographer facing northwest.
- 13. Roscoe Street; photographer facing northeast.
- 14. Roscoe Street; photographer facing northwest.
- 15. Intersection of Roscoe Street and Georgia Highway 16; photographer facing northwest.

#### Photographs

- 16. Railroad Avenue; photographer facing northwest.
- 17. Railroad Avenue; photographer facing northwest.
- 18. Arnall Mill, main building; photographer facing northeast.
- 19. Arnall Mill, warehouses (left) and main building (right); photographer facing northeast.
- 20. Arnall Mill, main building loading docks; photographer facing northwest.
- 21. Arnall Mill, main building; photographer facing west.

22. Arnall Mill, guardhouse (foreground), warehouses (center) and main building (background); photographer facing southeast.

- 23. Arnall Mill, main building (right) and warehouses (left); photographer facing northwest.
- 24. Arnall Mill warehouses; photographer facing northwest.

25. Arnall Mill warehouses (foreground) and general store (background); photographer facing northwest.

- 26. Arnall Mill water tank, stone warehouse, and general store' photographer facing west.
- 27. Arnall Mill warehouse; photographer facing northwest.
- 28. Intersection of Main Street and Railroad Avenue; photographer facing east.
- 29. Arnall Mill baseball field site; photographer facing north.
- 30. Cotton gin; photographer facing northeast.
- 31. Boy Scout Hut (former United States Post Office); photographer facing east.
- 32. Arnall Mill superintendent's house and water tank; photographer facing west.
- 33. North Main Street; photographer facing northwest.
- 34. North Main Street; photographer facing northwest.
- 35. North Main Street; photographer facing northwest.
- 36. North Main Street; photographer facing south.

#### Photographs

- 37. Kennon Street; photographer facing west.
- 38. Vernon (A) Street; photographer facing northwest.
- 39. Vernon (A) Street; photographer facing west.
- 40. Keller Street; photographer facing southwest.
- 41. Keller Street; photographer facing southwest.
- 42. Keller Street; photographer facing southwest.
- 43. Kennon Street; photographer facing west.
- 44. Intersection of Kennon Street and alley; photographer facing northwest.
- 45. Kennon Street; photographer facing southwest.
- 46. Farmer Street; photographer facing north.
- 47. Tigner Street; photographer facing northwest.
- 48. Railroad Avenue; photographer facing southwest.
- 49. Bridges Street; photographer facing southeast.
- 50. Tigner Street; photographer facing south.

(HPD WORD form version 11-03-01)



Sargent, Coweta County, Georgia Arnall Mill Complex Site Plan Scale: Not to scale North: 5



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Sargent Historic District Sargent, Coweta County, Georgia Coweat County Tax Map 34A National Register Boundary: Street Address Key Scale: 1"= 400' North: ↑

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Sargent, Coweta County, Georgia Coweat County Tax Map 34A National Register Boundary: Photograph Direction/Number: Scale: 1"= 400' North: ↑

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