

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY
RECEIVED JUL 15 1975
DATE ENTERED JAN 1 1976

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

 HISTORIC Cabbagetown District
AND/OR COMMON

2 LOCATION

STREET & NUMBER Bounded by ~~Oakland Cemetery~~ and Boulevard, Pearl
Street, Memorial Drive and the Ga. Railroad tracks NOT FOR PUBLICATION
CITY, TOWN CONGRESSIONAL DISTRICT
Atlanta VICINITY OF 5th - Andrew Young
STATE CODE COUNTY CODE
Georgia 13 Fulton 121

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 type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input checked="" type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> 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
STREET & NUMBER
CITY, TOWN STATE
Atlanta VICINITY OF Georgia

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. Fulton County Courthouse
STREET & NUMBER
136 Pryor Street, S.W.
CITY, TOWN STATE
Atlanta Georgia

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
DATE
_ FEDERAL _ STATE _ COUNTY _ LOCAL
DEPOSITORY FOR SURVEY RECORDS
CITY, TOWN STATE

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input checked="" type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		DATE <u>C. 1891</u>

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Cabbagetown Mill District

The Cabbagetown Mill District, located near the heart of downtown Atlanta, is a typical Southern textile mill village. Less consistent in its appearance than some mill villages, its multitude of housing styles are a product of its continuing evolution from 1881 until after the turn of the century.

Presently, the mill proper is a complex of buildings primarily erected between the years 1895 and 1922. Two of the original three mill buildings are still in use today. In appearance the main factory buildings are five-story brick edifices executed in a very provincial neo-Romanesque. The oldest mill has a facade which consists of seven window bays flanked and separated by two-and-a-half story pilasters which appears to rest on a two story brick base separated from the upper portions of the building by a thin string course. Arches, executed in brick pattern-work, spring from pilaster to pilaster; the keystones of each arch are replaced by a bracket which supports the cornice of the building (See photograph #1).

Near the mill, on Reinhardt Street, stand the oldest houses of Cabbagetown (See photograph #2). Two stories in height, these five units are of wood construction with a brick pillar foundation, most of which have now been enclosed by concrete block. The facades, symmetrical in every respect except the doors and porch stairs, have the entrance in the center flanked by twelve over twelve windows to each side; the door, assymmetrically arranged about its own axis of summetry, has a four-paned sidelight and a two-paned transom. The porches, added around 1917, are of a simple two-story shed-roof version, supported by four, square, wood columns on each level and enclosed by a simple wood balustrade.

Most of the streets of Cabbagetown are characterized by their almost European-like narrowness (see photograph #3) and the pleasantly large shade trees that are interspaced between the cottages. The housing situated on very small, narrow lots (the average is about 40x130 feet), varies in type from the "shotgun" cottage type to the more sophisticated bungalows. Many of the houses in the village have Victorian characteristics that are mostly evident in their porches, doors and, to some degree, in their windows.

Carrol Street, which runs north-south, has on its west side what is probably the second oldest houses in the Cabbagetown community. Like those on Reinhardt Street, these dwellings are of wood-framed construction, two-stories in height with one-story shed-roof porches. Each unit is in fact, a duplex. On the east side of Carroll Street is found mixed commercial-residential, primarily in the European variation of commercial on the ground floor and residential above. (See photograph #3)

Savannah Street, another narrow, one-way, road running north-south is composed of a variety of cottages whose only similarity lies in the fact that they all possess

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a shed-roof front porch, in most instances, probably added at a later date. Large shade trees rise between houses on the street's west side while on the east side these tree are found in the backyards. (See photograph #4)

Berean Avenue, probably contains one of the largest conglomerations of housing styles in the entire Cabbagetown community (See photograph #5). Varying in height from one to two stories, with both hipped-roof and shed-roof porches, these houses are, like the rest of the village interspersed with large, live-oak trees. The "shot-gun" type cottage is found along this street as well as along one of the community's few east-west avenues, Kirkwood. (See photograph #6) Less dense than many Cabbagetown streets, Kirkwood, too, sports a wide variety of cottage types, with those on the western end of the street being more elaborate than those lying to the east. On Berean Avenue's southern end, however, one finds some of the more recent housing added to the mill village, c. 1920. Of one story with attics, these wood framed houses have more recently had porches added to their fronts. (See photograph #7)

Travelling eastward through the community, one finds that the housing becomes more recent, i.e., c. 1885 to c. 1920, due to the villages steady growth during the varying periods of mill expansion.

Occasional commercial enterprises are found throughout the village but most of these are of the long-established family-run type that serve the immediate community and its needs. The intrusions that exist within Cabbagetown are mostly those of more recent brick apartment houses.

8 SIGNIFICANCE

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input checked="" type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input checked="" type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES

1881

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

Cabbagetown

Standing as one of the oldest and largest industrial concerns and settlements in Atlanta, Cabbagetown is significant for being the site of the first cotton processing mill to manufacture cotton bags standardized in size and as site of one of the longest, factory-supported villages in the South.

Jacob Elsas, founder of Elsas, May and Company, which was also known as the Southern Bag Manufactory, was one of the first southern visionaries to see the absurdity of cotton being brought to Atlanta only to be shipped North for processing into yarn and cloth. Elsas, born in Wurttemberg, Germany, had come from a family that had been weavers and dyers of cotton since the eighteenth century. Arriving in the United States at the age of 18, he first settled in Cincinnati, Ohio and later in Cartersville, Georgia before moving to Atlanta on April 3, 1868. Forming a partnership with Isaac May, Morris Adler, and Julius Dreyfus that same year, they located their original bag manufacturing enterprise in a three story building in downtown Atlanta known as the Old Market House. Expanding twice, the company quickly outgrew its Pryor at Mitchell Street location and, in early 1881, it was decided to combine all of the operations into one mill. Simultaneous with the decision to move the business, the name of the firm was changed to the Fulton Cotton Spinning Company; the name would change again in 1889 to the Fulton Bag and Cotton Mills, and a third time in 1960 to Fulton Industries. It is presently the Fulton Cotton Mills.

The new site selected for the mill was on land formerly used by the Atlanta Mining and Rolling Mill and was chosen for its proximity to the coal supplying railroad and to a branch of the Yellow River, no longer extant, which supplied the factory with the water necessary to carry on its operations. Having purchased a charter for the mill, which had originally been acquired from the Georgia Legislature by H. I. Kimball, the company's first building was erected the year of the International Cotton Exposition, 1881. The second mill building was erected in 1895 and a third in 1902; these additional units were located on the actual site of the Atlanta Mining and Rolling Mill which had burned in 1885.

Due to the fact that the mill's new location was in a sparsely populated area of town at the time, the owners of the spinning company decided to follow a common practice of southern textile mills and erect housing for its employees. The earliest of these

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Anonymous, "Fulton Cotton Mills - 100 Years", Textile Industries, Vol.132, #12, Dec.1961
 Garrett, Franklin, Atlanta and Environs, Vols. 1, 2 & 3, Lewis Historical Publishing Co., Inc, 1954.
Handbook of the City of Atlanta, c.1898.
 Holder, Gerald L., A History of Georgia's Textile Industry (1797-1865), unpublished manuscript, Atlanta.

(continued)

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 104

UTM REFERENCES

<u>DA</u> [1,6] [7,4,3] ⁵⁴⁰ 3,9,0 [3,7] [3,7] ⁷⁰⁰ [3,6,0]	<u>FB</u> [1,6] [7,4,4] 3,8,0 [3,7] [3,7] ⁷²⁰ [3,6,0]
ZONE EASTING NORTHING	ZONE EASTING NORTHING
<u>BE</u> [1,6] [7,4,4] 3,9,0 [3,7] [3,6] [9,4,0]	<u>CB</u> [1,6] [7,4,3] ⁵⁶⁰ 3,8,0 [3,7] [3,6] [9,4,0]
ZONE EASTING NORTHING	ZONE EASTING NORTHING

VERBAL BOUNDARY DESCRIPTION

The Cabbagetown District is comprised of the entire internal area of those lines which commence at a point in the center of the intersection of Boulevard and Memorial Drive and go East approximately 1600 ft. to the center point of the intersection of Pearl Street and Memorial; and go 1900 ft. due North along the center-line of Pearl St. and continues until such line intersects with the Right-of-Way of the Georgia Railroad. From the aforementioned point the line continues along the Railroad to the center-line of Boulevard and returns along such centerline to close at the intersection with Memorial Drive.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME/TITLE (Julia Brook, Historical Researcher).

Lee Dunagan, Intern (Elizabeth Z. Macgregor, Consulting Architectural Historian).
 ORGANIZATION DATE

Historic Preservation Section, Dept. Natural Resources June 18, 1975
 STREET & NUMBER TELEPHONE

270 Washington Street, S.W., Room 703-C 404-656-2840
 CITY OR TOWN STATE

Atlanta Georgia

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL STATE X 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.

FEDERAL REPRESENTATIVE SIGNATURE

JACKSON O'NEAL LAMB

TITLE State Historic Preservation Officer

DATE June 18, 1975

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

Acting

DIRECTOR, OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION

DATE 1/1/96

ATTEST:

KEEPER OF THE NATIONAL REGISTER

DATE 12/31/75

Acting

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dwellings, built shortly after 1881 and no longer extant, were in an area known to the locals as the "Factory Lot". The oldest houses remaining today are along what is now Reinhardt Street, named after Malthilda Reinhardt, wife of one of the factory's owners and a highly trained singer and notable musician. This street was originally known as Second Street and sported five residential units that were built sometime between 1886 and 1892; an additional three units, those closest to Boulevard, were erected by 1899. Two-story porches were added to all of these early houses c. 1917.

When the first mill building burned in 1905, many of the original houses in the Factory Lot were damaged; some of these houses were rebuilt and, acquiring additional land to the east, the mill village was extended. Housing was provided on the newly acquired property by both new construction and the moving of older houses from Boulevard south of Carroll Street by mule and logs. Many of these "moved" houses were re-located on Iswald Street and some four-unit apartment houses were moved from Fenwick Street to the east side of Carroll Street. The village was enlarged further in the period 1917-1922 and many of these holdings already possessed housing; those without such structures saw new housing built on them by the mill.

Much of Cabbagetown's housing was without plumbing and electricity until well into the twentieth century. The hydrants, located on the back porches, and the outhouses were replaced with indoor plumbing in the 1940's; kerosene lamps and coal heaters were replaced c. 1950 when the housing was rewired, but the wiring was such that only lights and no appliances could be sustained.

Recreation space for the Cabbagetown community was provided by a park known as "Noah's Ark" due to a large, one-story apartment building that was nearby. "Red Hill," whose name refers to a red clay mound, was the site of a baseball diamond that was located between Fulton Terrace and Memorial Drive.

The entire neighborhood and its lawns were maintained by the mill which also provided garbage, security, medical, dental, library and nursery services for its workers. Only when the mill was sold by the Elsas family in 1957 did most of these services end; today, only medical and nursery care services are still available.

At the time the mill was sold, the residences were offered to their respective tenants, some of whom purchased the houses they had lived in for years; those structures not bought were sold in groups to non-residents.

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AMENDMENT TO
CABBAGETOWN DISTRICT
Fulton County

New boundary description:

The Cabbagetown District is comprised of the entire internal area of those lines which commence at a point in the center of the intersection of Boulevard and Memorial, continuing eastward along Memorial to Tye Street, north on Tye to Gaskell, then east on Gaskell to Estoria, south on Estoria to Memorial, east on Memorial to Pearl Street, continue due north along the center line of Pearl Street and continue until such line intersects with the Right-of-Way of the Georgia Railroad. From the aforementioned point the line continues along the Railroad to the centerline of Boulevard and returns along such centerline to close at the intersection with Memorial Drive.

Elizabeth Z. Macgregor
Architectural Historian
Historic Preservation Section
Department of Natural Resources
270 Washington Street, S.W., Room 703C
Atlanta, Georgia 30334

October 28, 1975

NAME 
David M. Sherman
TITLE State Historic Preservation Officer

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL DOCUMENTATION

PROPERTY Cabbagetown District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: GEORGIA, Fulton

DATE RECEIVED: 4/18/06 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 6/01/06
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 76000623

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

___ ACCEPT ___ RETURN ___ REJECT _____ DATE

ABSTRACT/SUMMARY COMMENTS:

~~additional Documentation Accepted~~

RECOM. / CRITERIA

REVIEWER

DISCIPLINE

TELEPHONE

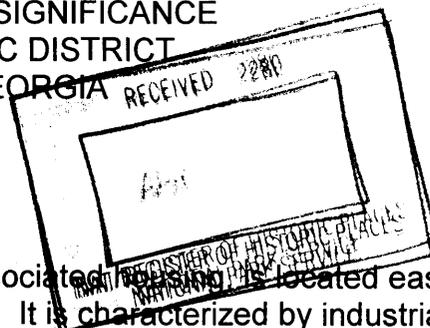
DATE

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

National Register of Historic Places **Continuation Sheet**

ADDITIONAL DOCUMENTATION
EXTENSION OF PERIOD OF SIGNIFICANCE
CABBAGETOWN HISTORIC DISTRICT
FULTON COUNTY, GEORGIA



ADDITIONAL DOCUMENTATION

Cabbagetown, which consists of a mill complex and its associated buildings, is located east of downtown Atlanta, Fulton County, in north central Georgia. It is characterized by industrial, residential, commercial, and community landmark buildings constructed from the late 19th century to the mid-20th century. The Cabbagetown Historic District was listed in the National Register of Historic Places on January 1, 1976. The period of significance for the original listing was 1881 to 1925. This additional documentation updates the period of significance of the historic district to 1956 to include buildings constructed between 1926 and 1956. Resources within the original district boundary were reevaluated according to National Register criteria and reclassified when necessary. No additional acreage is being added to the historic district. This additional information includes descriptions of the mill buildings to be included as contributing resources in the updated period of significance.

DESCRIPTION

The Cabbagetown neighborhood is anchored by the Fulton Bag and Cotton Mills, a late 19th to mid-20th century mill complex. It is comprised of 10 buildings constructed over time to accommodate the evolving nature of the mill's business. There are also several structural elements including two smokestacks, a water tower, a water reservoir, and several railroad trestles on the site. The complex was rehabilitated in three phases over several years through the Federal Income Tax Credit program. The remaining buildings were converted into loft apartments. Phase III of the project received final certification from the Tax Incentives Program, Technical Preservation Branch, National Park Service on April 25, 2001.

Fulton Bag and Cotton Mills started operations at this location in 1881. By 1905 it was a fully integrated mill complex, which meant the plant could take a bale of cotton and put it through the different processes: opening, picking, slashing, carding, spinning, weaving, bleaching, dying, printing and finishing. The finished cotton cloth was sewn into bags, tents, and other items. Each of these functions required a space specially designed to fulfill unique needs, requiring the many different buildings and railroad tracks to transport goods in different stages of completion to their next destination within the mill. According to the 1911 Sanborn Fire Insurance map the railroad tracks were fully installed by this date, and all buildings were connected by covered catwalks on the second floor level to ensure the easy transport of goods. To assure the greatest possible efficiency in production, the buildings were constructed close to each other and to the power source. A balance had to be found, since a too close proximity increased the chance of a fire spreading.

Due to the high combustibility of cotton, fire was always a problem. All buildings in the complex, with the exception of the Warehouse #8, the New Bleachery, and the Print Shop (nonextant), were constructed in what is commonly known as "slow burning construction" first found in 1839 in the Allendale Mill in North Providence, Rhode Island. This method of interior wood framing, which

National Register of Historic Places **Continuation Sheet**

became standard in factory construction, eliminated floor joists by enlarging the transverse beams in size, and the floor was increased to two layers of planking. The first layer was normally made of heavier boards, the second of lighter boards extending in the opposite direction. It would take fire longer to burn through these heavier members, and it could be contained before it spread to the other floors. An additional fire protection was provided by the attached tower, typical for early mill construction in this country. It provided a staircase outside the main building that could be closed off by fireproof doors from the main building in case of fire. Additionally the tower most commonly housed the toilets and a water tank. In most cases, it was generously proportioned and also provided space for the vertical transportation of material. For more than just practical reasons, the tower became an important architectural element in factory design by being the main focal point of the otherwise plain rectangular mill building. The Fulton Bag and Cotton Mills had four of these towers by 1924 (Old Bleachery, Warehouse #4, Mills #1 and #2), three of which are still standing. Two additional towers were added to the Bag Factory; one in 1918 and one in the early 1940s, that do not have the traditional styling, use, or elegance of the older towers.

With the exception of the New Bleachery, all buildings have exterior brick walls, a further element of slow burning construction. The earlier buildings commonly were multi-story narrow rectangles with clerestory monitors. They largely depended upon natural light. As larger, taller windows became more common, the width of the buildings slowly widened. This progression can be followed in the mill from Warehouse #4 to Mill #1 to Mill #2 and the Bag Factory. The first mill building, the 1881 Old Bleachery, had a very uncommon shape and elements for a typical mill building. It was wider than commonly found at this time, had only two stories and used two rows of perpendicular clerestories to a central clerestory. Unfortunately, the long neglect of this building has caused irreversible damage to the structure, and the building was torn down as part of the rehabilitation. The tower and parts of the north wall were retained as reminders of the location and appearance of this unusual and important part of the complex.

To provide power for this plant, in c.1895, the largest steam engine in the South was installed in the newly finished Engine House, adjacent to the just completed Mill #1. The engine provided steam for the different types of machinery needed for these different processes and also generated electricity for the entire complex. In 1920, the Boiler House was completed to increase the existing capacity and meet rising production demands. Still standing are the two main smokestacks dating from c.1899 and c.1911 (dates they first appear on the Sanborn Fire Insurance maps). The required amounts of water were drawn from several underground water supplies and stored in the 250,000 gallon, oval water reservoir, which appears for the first time on the 1899 Sanborn Fire Insurance Map. Water tanks, located on top of the stair towers in the mill buildings, and inside the separate water tower located between Mill #2 and the Bag Factory, were used to provide water for a sprinkler system and to the various bath and shower facilities. These water supplies still exist, but were augmented with city water supplies at a later date.

The Old Bleachery (photographs 6, left; 7, right; 8, foreground; and 9), constructed in 1881, was the first building of the complex put into operation at this location, and was then called the Mill Building. Originally the building housed several functions including spinning, weaving, and carding. By 1899 a two-story addition and a four-story tower (photographs 6, 7, and 8) were constructed on the north side of the building, and the building was divided into two spaces by a firewall. The two spaces of the building became the bleachery and the waste mill. By 1911, the southeast corner of the building was

National Register of Historic Places **Continuation Sheet**

removed to allow for the construction of railroad trestles (photograph 6) in the complex. Sometime after 1955 the southern portion of the building suffered fire damage. Today only remnants of the building remain. The four-story tower, the north wall, and portions of the east and west walls were left as part of the residential complex. The two-story height and fenestration of the building are clearly evidenced by what remains of the building (photographs 7 and 9). First-floor window openings have flat arches while second-floor openings have segmental arches (photograph 9). The building also had a clerestory with smaller square and rectangular, flat-arched openings (photograph 9). The tower, which is centrally located on the remaining wall, has a low pyramidal roof and arched window openings. The pool for the loft complex is located to the south of the tower in the original location of the building (photograph 8). By 1866, the mill complex consisted of the Old Bleachery (mill building), a warehouse (nonextant) located northeast of the Old Bleachery, a smaller warehouse (nonextant) to the east, an earlier engine house (nonextant), a picker room and waste room (nonextant), and several small sheds (nonextant).

By 1892 the complex had grown to include the building now known as the Machine Shop (photograph 10, left) and the building that later became Warehouse #4 (nonextant). The Machine Shop building is located north of the Old Bleachery and originally housed the machine shop, cloth room, shipping room, oil room, dynamo (generator) room, and storage. By 1899 it housed only the machine and carpenters shops, storage, and an engine room. The Machine Shop was constructed c.1886 as a one-story brick building with a clerestory. By 1911 the southeast corner of the building was removed to accommodate the construction of railroad trestles through the complex, a partial second floor was added to the building in the 1940s for a cafeteria, and a one-story shed addition was constructed at the southwest corner of the building. At one time a covered catwalk connected the cafeteria to the rest of the mill. Today the Machine Shop retains its historic footprint. The building has masonry-bearing walls, post-and-beam construction, a flat roof, wide overhanging eaves, exposed rafters, and a monitor roof. Exterior walls are painted brick. Entrances to the building feature segmental arches, multi-light transoms, paneled four-light doors, and sidelights. Two types of windows are included on the first floor. Most are tall, segmental-arched openings with three-part factory-tilt multi-light windows, while others are flat-arched openings with single-hung-sash two-over-two windows with two-light transoms. Window openings on the second floor feature flat arches and contain either the same two-over-two single-hung-sash windows with transoms found on the first floor or multi-light factory windows with a center pivot section. When constructed, the interior of the building contained large open rooms, wood ceilings and floors, and exposed masonry walls and mechanical systems. The interior has been subdivided into loft-style apartments with the open plan still evident. The historic structural systems and original window openings remain visible, as do historic plank ceilings and brick walls.

Warehouse #4 (nonextant) was also constructed c.1887. The three-story brick building located north of the Machine Shop originally housed several mill functions including bleaching, sewing, typing, printing, cutting, shipping, and storage. It also housed an engine room and an office. By 1899 the building was known as the bag factory, and by 1911 it was a warehouse. As was the case with the Old Bleachery and the Machine Shop, by 1911 the southeast corner of the building was removed to make way for train trestles. Due to fire and water damage the building was severely deteriorated and structurally unsound, and was demolished as part of the rehabilitation project.

Between 1892 and 1899 several new buildings were constructed at the mill complex. Most notably,

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the building now known as Mill #1 was constructed c.1895. The five-story brick building (photograph 4, right) is located in the eastern portion of the mill complex and housed areas for weaving, carding, and spinning. Today Mill #1 retains its historic footprint and stair towers. The original stair tower located on the east façade of the building faces the mill village and was used as an entrance by mill workers. An exterior elevator tower was added on the south façade of the building after 1941 (photographs 4, right; and 5, right). Window openings have segmental arches and stone lintels and contain multi-light triple-sash windows. The building also features a flat roof and wide overhanging eaves with exposed roof rafters. Due to a fire in 1999, the interior of the building was destroyed and has been reconstructed. Upper portions of the outer walls, some of the upper story window openings, the roof, and the top of the stair tower have also been reconstructed.

The Engine House was constructed c.1895, and it housed the largest steam engine in the South at the time. It provided steam power for the machinery and electricity for the entire mill complex. It is connected to the west façade of Mill #1. The two-story brick building features a flat roof with brick brackets and original window openings with flat arches on the first floor and segmental arches on the second floor. Windows are multi-light with two sashes and multi-light transoms or metal factory windows with pivot sections. The interior of the Engine House utilized the post-and-beam construction technique as well as arched cement supports that are still visible. Other original features in the building include cement floors, brick and tiled walls, and wood plank ceilings.

The Boiler House (photographs 4, center; and 6), constructed between 1895 and 1899, is located west of Mill #1 and south of the Engine House. It is attached to the Engine House at its north façade. Originally a one-story brick building, a second story was added before 1955 (according to Sanborn Fire Insurance Maps). The addition was constructed to house larger coal-burning boilers and coal storage bins. The building features a flat roof with a monitor, flat-arched window openings, and minimal decorative brickwork. The Boiler House was not converted to loft apartments as part of the rehabilitation project but was left intact with two smokestacks and machinery as part of the overall residential complex (photograph 4, center).

The Lining Houses, located adjacent to and south of the Boiler House, were constructed as three separate buildings and first appear in succession on the 1886, 1911, and 1955 Sanborn Fire Insurance Maps. By 1955 the buildings were connected and used as one building. Due to their deteriorated condition and lack of historic integrity, the Lining Houses were demolished as part of the rehabilitation project.

Another building located at the mill by 1899 was an additional warehouse (nonextant). Located west of Warehouse #4 (nonextant), it was a one-story brick building with two two-story stair towers. The building was demolished sometime after 1955. A rail spur (nonextant) constructed on the property between 1892 and 1899 was located between the Old Bleachery and the Engine House. A 250,000-gallon reservoir (nonextant), located north of the Old Bleachery, was also present by 1899.

The next large-scale building constructed at Fulton Bag and Cotton Mills was Mill #2. Constructed in 1904, Mill #2 is located in the northwest portion of the complex. The four-story brick building (photograph 7, center) is very similar to Mill #1, although it does have a higher level of detail. The building housed areas for weaving, carding, and spinning. Today Mill #2 retains its historic footprint, including a 1918 locker room addition on the south façade. The building has a flat roof with wide

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overhangs, eave brackets, flat-arched window openings on floors one through three, segmental-arched windows on the fourth floor, multi-light double-sash windows with multi-light transoms, and some original metal factory windows with pivot sections. The building is separated into vertical sections by brick pilasters between the windows. Mill #2 also features several towers. A four-story brick bathroom tower, slightly shorter than the main body of the building, is located on the north façade of the building. This tower features long, narrow rectangular window openings on the west and east façades and small rectangular window openings on the north façade. The west façade on Mill #2 features a four-story brick tower that is slightly taller than the building and contains no windows. The stair tower located on the south façade of the building (photograph 7) is the most decorative of the three. The brick tower rises just above the height of the building. The entrance to the tower is located on its south façade. The double-door entrance is emphasized by a fanlight transom topped by a stepped round-arched opening. The opening is echoed on the west and east façades. A brick dentil course separates the first and second floors. A round-arched inset panel is located on each façade from the second to the fourth floors. Second and third floor window openings are long and narrow with flat arches and brick keystones, while fourth floor window openings have segmental arches. The portion of the tower that rises above the roofline of the building has a large square window opening on the south façade and a group of three segmental-arched window openings on the west and east façades. Windows in the tower are multi-light with multi-light transoms. As with other buildings in the complex, the original open plan of the interior of Mill #2 is still evident in the loft apartments. The historic structural systems and original window openings, as well as the historic wood plank ceilings and brick walls remain visible.

The next building constructed at the mill was the Office Building, c.1905. The building is located adjacent to the western end of the south façade of Mill #2. The three-story brick building (photograph 7, right background) has a flat roof with decorative brackets. Window openings are original and feature flat arches with brick keystones on the first floor, flat arches on the second floor, and round arches with decorative keystones on the third floor. Stone-capped pilasters support the round arches above the third floor windows. Windows are two-over-two double-sash with four-light transoms on the first and second floors and two-light windows with multi-light round transoms on the third floor. The interior of the Office Building was significantly altered in the 1960s. The first and second floors were subdivided into two additional floors, giving the building five stories. During this time some dropped ceilings were installed, as well as tile floors and carpeting. During the recent rehabilitation project, the additional floors were removed and the original three-story open floor plans were restored. This open plan along with the post-and-beam construction technique, wood ceilings, and brick walls are all visible in the loft apartments.

Warehouse #6 was constructed in 1906 as a freestanding building west of the Old Bleachery and south of Mill #2. The red brick building (photograph 1, center) is similar in height to the surrounding buildings, but due to lower ceilings it contains nine floors as opposed to four or five, and it was always used as a warehouse. The building has a flat roof and overhanging eaves with brackets. Window openings on the north façade of the building feature segmental arches and three-light windows. The south façade of Warehouse #6 features steel-frame balconies with concrete decking. Original door openings leading to the balconies are present. New window openings were cut on this façade. The interior post-and-beam system was left intact, and the open floor plan is still visible. Other remaining historic features include wood ceilings, capped wood posts, exposed mechanical systems, fire doors, and brick walls.

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A five-story brick Bag Factory (photograph 1, left) was constructed in 1910. The building housed areas for bag printing and shipping. The Bag Factory is connected to the Office Building on the western end of its north façade and to Warehouse #6 on its east façade. The Bag Factory has a flat roof, wide eaves, decorative brackets, and four roof monitors. Window openings on the three exposed façades are rectangular with flat arches on floors one through four and rectangular with segmental arches on the fifth floor. Windows are multi-light with triple sashes and are separated vertically by brick pilasters. A loading platform remains on the south façade. The north façade features a five-story brick tower that originally housed locker rooms for mill employees. Another tower was added adjacent to the original tower at some time during the historic period, but it has since been removed. As with the other mill buildings, the open plan of the interior of the Bag Factory is still visible. Other historic interior features include post-and beam construction, brick walls, wood plank ceilings, and an elevator pulley. Also located in the lobby space of the building is an exhibit about Fulton Bag and Cotton Mills, including photographs and machinery from the mill buildings.

A warehouse (nonextant) was constructed northeast of Mill #1 by 1911. It was demolished sometime after 1955.

Another feature of the mill complex in place by 1911 were train trestles (photographs 2 and 6) extending the existing rail spur that ran between the Old Bleachery and Mill #1 around the south end of the Old Bleachery to the southwest corner of the Bag Factory. The tracks have been removed; however, many of the trestles remain in their original locations throughout the complex.

Only one building was added to the Fulton Bag and Cotton Mills complex between 1911 and 1932. A clubhouse (nonextant) was constructed south of the Bag Factory on the southeast corner of Boulevard and Tennille Street. The building was expanded between 1941 and 1955 and at some time before 1955 became a health clinic and personnel office. The building was demolished after 1955.

Warehouse #8 (photographs 2, foreground; and 3, right), a nine-story concrete and brick building, was constructed between the Warehouse #6 and the Old Bleachery in 1940. Like Warehouse #6, ceiling heights in Warehouse #8 are lower than in other buildings in the complex, therefore the building is similar in height to the four- and five-story buildings. Designed by G.F. Allen, an engineer for the mill, and built by A.K. Adams & Co., Warehouse #8 has a flat roof, reinforced concrete frame structural system, exterior concrete skeleton with brick infill, and steel balconies on the south façade. The building shares a wall with Warehouse #6 on the west. Evidence of the shared wall with the Old Bleachery is evident on the east façade. The exterior square columns of Warehouse #8 are clearly visible on the east façade, as is the ghost of the Old Bleachery wall. Window openings on the east façade are original on the upper floors. The window openings on floors one through three were added after the removal of the Old Bleachery wall. Windows are multi-light with pivot sections. Door openings leading to the balconies on the south façade are original, however new window openings have been cut on this façade. The north façade features original three-part metal windows along with new window openings in one bay. A stair tower is located on the north end of the west façade of the building. The interior of Warehouse #8 has two rows of concrete mushroom columns that decrease in circumference with each floor. Other historic features of the interior include concrete floors and ceilings, brick walls, open floor plan, exposed mechanical systems, and fire doors shared with Warehouse #6. As in the lobby of the Bag Factory, an exhibit on the mill is located in the lobby of

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Warehouse #8.

The New Bleachery, constructed in 1953, was designed by the architectural firm of Alexander & Rothschild and constructed by A.K. Adams & Co. Located southeast of Warehouses #6 and #8, the New Bleachery represents the last major building project of the Fulton Bag and Cotton Mills by the Elsas family who sold the mill in 1956. The two-story concrete building (photograph 1, right) has a flat roof and reinforced structural system with square columns on the exterior and round columns on the interior. The exterior features concrete panels that reflect the post-and-beam construction technique (photograph 2, left). Window openings are large and rectangular with multi-light metal (photograph 3). The north façade is angled creating an irregular footprint. The interior of the New Bleachery features historic concrete floors, ceilings, walls, and columns. The open floor plan of the building remains evident.

The last building constructed at Fulton Bag and Cotton Mills before it ceased operations was the Print Shop (nonextant). Constructed in 1965, the building was located adjacent to the east façade of the New Bleachery. Due to the fact that the building was constructed outside the updated period of significance, and not of exceptional significance, it was demolished as part of the rehabilitation project.

Several structural elements remain in the Fulton Bag and Cotton Mills complex. A historic water tower is located south of the Mill #2 (photograph 7); two smokestacks (previously mentioned) flank the boiler house; loading docks and platforms still exist on many of the buildings; portions of a series of catwalks that connected the buildings are still present; and railroad trestles (previously mentioned) that once served the shipping needs of the company are also extant.

There was no landscaping on the mill site during the historic period. Today there are foundation plantings and grassed areas around the perimeters of the buildings, and small trees have been planted throughout the complex. Areas between the buildings have been paved as parking lots, and sidewalks and walkways have also been installed.

The historic houses in Cabbagetown were constructed from the early 1880s through the mid-20th century. As stated in the 1976 Cabbagetown Historic District nomination form, the mill village is less consistent in appearance than some mill villages due to the diversity of house styles and types. Many of the houses have Victorian ornamentation that is mostly evident in their porches, doors, and windows. The first housing section, known as the "Factory Lot," was built around 1881 but is no longer extant. The oldest remaining houses were built between 1886 and 1892 along Reinhardt Street (photograph 13). More recently constructed houses are located in the eastern portion of the district. The neighborhood is characterized by typical mill housing found in Georgia in the late 19th and early 20th centuries. Houses in the Cabbagetown Historic District are primarily one- and two-story wood-framed buildings that sit on varying sized-lots and share common setbacks. Residences in the district are typical of mill-constructed 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 19th and early 20th centuries according to Georgia's Living Places: Historic Houses in the Landscaped Settings, a statewide context. One of Georgia's better-known house types is the shotgun (photographs 17, center; 18; and 23). 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

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hallway, and doors typically line up front to back. Shotguns are found throughout the district. Excellent examples include 169 and 167 Powell Street (photograph 35). The gabled ell cottage was popular in Georgia in the late 19th century. In plan it is T- or L-shaped and usually has a gabled roof. It consists of a gable-front at one end of a recessed wing. The L-shape plan of the house located at 167 Savannah Street (photograph 16, foreground) is clearly visible. The Queen Anne cottage derives its name from the architectural style that it is most associated with, but the house type also occurs with elements of other styles. It has a square mass with projecting front and side gables. The rooms are asymmetrical and there is no central hall. These houses were built during the 1880s and 1890s. One 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 20th century. The temple front cottage was constructed in Georgia during the 1920s and 1930s, and is fairly evenly distributed throughout the state. It is characterized by its long rectangular form and full-width front porch beneath a gabled or hipped roof. It is three or more rooms deep with either a central hall or a hall-parlor plan. A good example of a temple front cottage is located at 201 Tye Street (photograph 25, center). The bungalow (photograph 34) was the most popular early 20th century style in Georgia. While some of the houses of this style and type were considered contributing in the original nomination, those constructed after 1926 were noncontributing. Those houses meeting the National Register criteria are now classified as contributing. A good example of this house type is located at 107 Pearl Street (photograph 32, center). There are also several duplexes multi-family dwelling located in the district (photographs 12, 14, 19, 20, and 26). Multi-family housing was very typical in mill villages. Ornamentation can be found on some houses in the district that reflects popular late 19th to mid-20th century styles including Italianate (photograph 14), Folk Victorian (photograph 18, center), and Craftsman (photographs 26, 32, and 34).

Some new construction has occurred in the district. New houses were constructed on previously vacant lots, and some historic houses have been replaced by new houses. Much of the new construction within the historic district boundaries blends in well with the older housing stock in relation to setback, mass, and style (photographs 29 and 30). Except for some losses and some recent new construction and renovations, Cabbagetown has changed little since 1976. Very few structures were built in the village between 1926, the end of the historic period in the original nomination, and 1956, the end of the historic period for the updated district.

The mill maintained the entire neighborhood and its lawns. It also provided garbage, security, medical, dental, library, and nursery services for its employees. Only when the Elsas family sold the mill in 1957 did most of these services end. At the time the mill was sold, the residences were offered to their respective tenants.

The main commercial area of Cabbagetown is located on Carroll Street in the western portion of the district. The commercial buildings (photograph 15), located on the east side of the street, exhibit characteristics of the Commercial style. They are one- and two-story, brick buildings with some detailing in the cornices and display windows. There are also several stores located throughout the neighborhood (photographs 24, left; and 28, foreground). They are small, one-story brick or wood buildings that served different areas of the neighborhood. Due to the fact that some housing (nonextant) in the area predated Fulton Bag and Cotton Mills, some stores were already operating in

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1881 when the first mill building opened. The mill did not operate a store for this reason, and as the village expanded to the east, more stores were constructed and privately operated.

There is an historic gas station (photograph 21) located at the corner of Boulevard Avenue and Memorial Drive. This resource was considered noncontributing in the original nomination, but is reclassified as contributing in the nomination as amended. According to the Journal of American Culture it is an oblong box type, and is typical of mid-20th century gas stations. It includes the office portion of the building with service bays to one side. Although it no longer functions as a gas station, it retains its historic form.

The Cabbagetown Historic District contains several historic churches. Three church buildings were constructed in Cabbagetown between 1926 and 1953. Two were new churches moving into the area after World War II, and one was an addition to an established church. The two-story rectangular building located at 697 Wylie Street (photograph 31) was built in 1949 for the Church of God. A simple concrete block structure, the building features a stepped gable roof on the main façade. The building located at 650 Gaskill (photograph 23) was built in 1947 to house the Pentecostal Church of God. Today there is no evidence of a church presence in the building. A new two-story brick Sunday school building (photograph 22, right) was constructed in 1950 at 644 Memorial Drive as an addition to the Immanuel Baptist Church (photograph 22, left). The addition features a Spanish Revival-style parapet on the front façade and decorative diamond concrete panels above the windows.

Landscaping in the Cabbagetown Historic District is minimal. Residential lots are small and in many cases houses were constructed up to the front lot line, although some do have front yards. Landscaping that does exist includes large mature trees, foundation plantings, and shrubs. Other landscape features include sidewalks, walkways leading from sidewalks to houses, and granite curbing. A park known as "Noah's Ark" (photograph 27), due to a nearby large, one-story apartment building, provided recreational space for the community. There was also a baseball field in Cabbagetown, known as "Red Hill" because of the red clay field.

STATEMENT OF SIGNIFICANCE

The Cabbagetown Historic District represents the late 19th and early 20th century development of manufacturing mills with associated mill villages in Georgia. The district is significant in the area of social history and community planning and development for its development as a mill complex with mill village by Jacob Elsas and his partners, Isaac May, Morris Adler, and Julius Dreyfus, and later, Elsas' descendents. The mill began operations at its current site in 1881, and continued to expand through the 1960s. The mill closed in 1981. The mill company was responsible for almost every aspect of the development and continuation of the mill and the mill village. The company constructed the mill and developed the mill village beginning in the 1880s. The company expanded the mill complex throughout the early and mid-20th century and constructed more mill housing.

The district is significant in the area of architecture for its excellent examples of mill village housing. The character-defining features of the single- and multi-family mill village dwellings include one- and two-story height and wood-framed construction. The house types represented in the district including shotgun, gabled ell cottage, Queen Anne cottage, pyramid cottage, and bungalow, have been identified as important in Georgia architecture in *Georgia's Living Places: Historic Houses in Their*

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Landscaped Settings, a statewide context study. It is also significant for the mill buildings that represent standard methods of construction using load-bearing brick, heavy timber, and metal siding. These techniques were used in an attempt to contain a fire, should one occur.

The district is significant in the area of industry for the mill's function as manufacturing facilities. Fulton Bag and Cotton Mills produced standardized cotton bags and other products. Mills and mill villages like Fulton Bag and Cotton Mills and Cabbagetown 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. Fulton Bag and Cotton Mills closed in 1981.

The district is significant in the area of commerce for mill company's practice of taking a raw commodity, cotton, milling it, and producing a finished product, standardized cotton bags and other products, in one location. These products were then shipped throughout the country.

DEVELOPMENTAL HISTORY

****NOTE: The following history was compiled by Bamby Z. Ray and Lynn Speno, preservation consultants, January, 1997. On file at the Historic Preservation Division, Georgia Department of Natural Resources, Atlanta, Georgia.**

The history of Cabbagetown began with the 1861 arrival of a young German immigrant boy to Ellis Island. Jacob Elsas was born in 1842 in Wurttemberg, Germany to a weaving family. After arriving in New York, he made his way to Cincinnati, Ohio, having made previous arrangements to work for his uncle who operated a mercantile business there. Then, following a brief stint in the Union army, the young man ended up in Cartersville, Georgia, where he opened a general store in a log cabin. Elsas quickly prospered in the postbellum South, and soon began making bricks to build a new structure to replace his original store.

Realizing that nearby Atlanta held more promise for growth than Cartersville, young Elsas made his way to Atlanta in 1869. By 1870, he was involved in three Atlanta businesses -- Elsas & Bro., a paper, rag, and hide warehouse; The Star Store; and Elsas, May & Company, a dry goods operation. The success of these operations indicated a need for paper and cloth bags to sack the groceries and dry goods his customers were buying. To answer that need, the Elsas, May & Company partnership of Jacob Elsas, Isaac May, Morris Adler, and Julius Dreyfus founded the Southern Bag Manufactory. They leased The Old Market House on Pryor and Mitchell Streets to produce paper bags for grocers and cotton bags for flour. By 1870 the business had expanded to include most of the block on which it originally began. Elsas purchased May's interest in the company in the early 1870s. The other two principals elected to pursue the paper division of the company, which later became part of Mead Corporation.

Looking at the increased manufacturing costs associated with buying and shipping cloth from New England, Elsas saw the advantage of building his own cotton-spinning mill in Atlanta. In 1876 he purchased a charter to build a cotton mill from H.I. Kimball, and then acquired a sixteen-acre tract of land east of downtown Atlanta along the tracks of the Georgia Railroad. This location at the site of a Civil War iron foundry, The Rolling Mill, was notable as the city's largest manufacturing plant before it

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was destroyed during the war. Named the Fulton Cotton Spinning Company, this was one of the first two cotton mills in Atlanta. As evidenced by the 1878 G.M. Hopkins Atlas of Atlanta, the location of the new mill was in a manufacturing and residential area. In 1878 the Atlanta and Charlotte Railway located there; then later in 1887 the Atlanta Pianoforte Manufacturing Company located on Carroll Street.

The Southern textile industry was rebuilding and expanding following the Civil War. Between 1860 and 1880, cotton manufacturing tripled its previous level. With the South's availability of cheap labor and abundance of raw cotton, the 1880s were a time of growth for the Southern textile industry. Some of the new mills were large, integrated factories which produced cloth as well as spun yarn. The expansion of the railroads and the introduction of steam power enabled mills to be located at a distance from waterpower sites.

Following his Cartersville procedure, Elsas began making bricks on site for his first cotton mill. This mill, and the other buildings constructed through the turn of the century, was built of bricks made from clay found on the site. The first mill building was completed in 1881 (Old Bleachery) just as Atlanta's International Cotton Exposition was ending. This Exposition was the brainchild of Bostonian Edward Atkinson, as part of an effort at healing the economic wounds of the Civil War. The Exposition Mills on Marietta Street, which rivaled the Elsas mill in size and production, was created from the buildings constructed for that exposition. In 1889, Elsas rechartered his expanding business as the Fulton Bag and Cotton Mills, Inc. With the addition of a Bag Factory (now Warehouse #4), built c.1886, and Machine and Carpenter Shops (c.1886), he was on his way to a complete and integrated factory operation. As the company grew, Elsas poured his profits back into the mill and c.1895, opened a new mill (Mill #1), housing 40,000 spindles. Unable to rely on hydropower for energy, Elsas added a steam engine, one of the largest in the South, and located it in a Boiler House constructed c.1892-99 to meet his growing power and processing needs. A branch of the Yellow River provided an underground water source, and the facility's needs for power were met through the large steam engine.

With success came growth for the Fulton Bag and Cotton Mills, both in Atlanta and nationwide. Elsas' first national expansion came in 1897 with the purchase of the Delta Bag Company in New Orleans. Expansion continued until operations in St. Louis, Brooklyn, Dallas, Minneapolis, Kansas City, Los Angeles, and Denver had been added. At home in Atlanta, where the executive offices were located, Elsas opened a second mill in 1904; a new picker room and three warehouses in 1905; two additional warehouses, another picker room, and office complex c.1905. The Atlanta facility was now a fully integrated operation from the opening of bales of cotton, to the finished product. A series of operations located in the mill buildings included picking, slashing, carding, spinning, weaving, bleaching, dyeing, and printing as the cloth was manufactured into a variety of goods on site.

Early mill products ranged from cotton bags, tarps, tenting, sheeting, and linen, to jute, hemp, twines and cords. Post World War II changes included blended fabrics, specialized twines, upholstery fabrics, barrier materials, industrial fabrics, furniture pads, mesh vegetable bags, small packing containers, paper boxes, multi-wall paper bags, laminated fabrics, and papers. Adaptation to the ever-changing marketplace was one of the company's strong suits.

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Shortly after beginning operations, and following common textile mill practice, the owners of the mill decided to erect company housing for some of the mill's 700 employees. At the time Elsas constructed his first mill building in 1881, a working-class neighborhood already existed to the east of the factory. Because the area was only about a mile from downtown Atlanta, residents who had been forced from the center of town due to high prices could afford to live here. Streetcar lines connecting to downtown made the area appealing to the working-class. A study of building permits for the area indicates that many of the homes in what is today Cabbagetown were built by owners other than Fulton Bag and Cotton Mills. Some of these houses were later purchased by Fulton Bag and Cotton Mills for its employees. According to the 1878 GM Hopkins Atlas, there were homes in the area as early as 1878, predating the mill. Carroll Street was always the commercial center of the neighborhood. Since most of the commercial establishments along Carroll Street were independent of the mill, a company store was not necessary. By the 1920's there were six food markets, two butchers, a druggist, a furniture store, a barbershop, and other places of business. However, during the Depression, most of these establishments closed, never to re-open. Prior to 1932, Cabbagetown residents who were employed by the mill constituted a much smaller percentage of the population than after 1932, when the mill became the primary employer of area residents. It was not until after the Depression that Cabbagetown became a more typical Southern mill village.

Originally called Fulton Mill Village or Factory Town, the area today is called Cabbagetown. The prevailing legend has it that the name originated when a cabbage truck overturned on a neighborhood street, and the smell of cabbage boiling for dinner permeated the neighborhood. The first mill housing was built as early as 1881 in an area south and east of the mill called Factory Lot. Additional housing was built between 1886 and 1892, after the expansion in 1895, in 1899, and again in 1905 with the completion of Mill #2. During this last expansion the company built 14 one-story homes on the streetcar line near Pearl Street. The availability of housing was unable to keep up with the growing number of workers, and in 1900 Oscar Elsas (Jacob Elsas' son) reported that 40% of the mill workers lived in housing outside of the mill complex. By 1915 the number had increased to 50%; and by 1918 it was 65%. In 1943 that number had increased to 75%. According to a speech given by Clarence Elsas (Jacob Elsas' grandson) in 1952, about 750 employees lived in company-owned housing. In 1950 during the planning phase for the New Bleachery, the company moved houses from that building's site to Carroll Street. However in 1957, citing a need for a family's sense of unity and overall nationwide home ownership, the company sold 196 of its houses in the mill village. The occupants of the homes were given the first opportunity to buy, and more than 90% of the homes were sold to mill employees.

Lawn care, garbage collection, and security forces were included in the nominal rent that the company deducted from its employees' wages. Many of the mill workers complained of chinch bugs, poor sanitation, and a general lack of appeal of the company's housing and declined it. Some workers, fearing too much company control of their lives, shunned benefits such as the cafeteria, childcare and health benefits. A baseball team, a library, and even the country's first foot clinic were other company attempts at being a good corporate parent. A nursery was available as early as 1917. In 1943, a newer, more modern nursery-clinic, named after Jacob Elsas, was constructed providing a full range of services for the children of employees.

In the early years of the company, textile jobs were almost entirely limited to whites, many of whom came from the southern Appalachian Mountains. By 1910, most of the white workers came from

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either one of two other places: nearby farms or other mill villages throughout the South. The mill was, traditionally, a family affair rooted in the farming tradition and many employees stayed for years, with children and grandchildren often following in their parents' footsteps. On the other hand, some workers proved very transitory. Workers younger than 16 made up 12% of the work force as early as 1914. Black workers provided 20% of the work force, which may well have been the largest concentration of black workers in industry in Atlanta at the time. Blacks were common in the all-male Bleachery and in the all-female second-hand department of the bag mill in the early part of the century. After World War II, black men generally worked on the dock, in the boiler room, the picker room, and in the dye houses under the supervision of a white foreman. Women did the spinning, sewing, and weaving; black women were only allowed in the sewing department. Generally blacks and whites did not compete against each other for jobs.

By 1920, Georgia was the fourth largest producer of textiles nationwide, with 38,000 workers in 132 mills. In just another ten years, the textile industry would claim 60,000 workers in its cotton mills in Georgia, as the state's economy shifted from agrarian to manufacturing. Those workers represented 50% of all Georgia workers employed in manufacturing. In Atlanta, a variety of cotton manufacturing operations including the Fulton Bag and Cotton Mills contributed to those numbers.

When Jacob Elsas stepped down from running the mill operation in 1913 to become chairman of the board, he was succeeded by his son, Oscar. Jacob retained an active role in the mill until his death in 1932. Oscar, educated at Massachusetts Institute of Technology and the Georgia Institute of Technology, was president of the mill from 1914-1924. Later, another son, Benjamin presided from 1924-1941. All six of Jacob's sons and the husbands of his two daughters were involved in the business. The company stayed in the forefront of changing technology under the leadership of grandson, Norman Elsas. A native Atlantan, Norman was educated in Atlanta's schools and received a degree in Mechanical Engineering from Cornell in 1918. In 1950, another grandson, William became president. William was killed in an accident in his first year of office, and leadership passed to grandson Clarence Elsas, who was to be the last family member at the helm.

Two new buildings marked the end of the Elsas era, and also marked the use at Fulton Bag and Cotton Mills of a new construction technique, which had become common for factory and other utility buildings in the United States. Both Warehouse #8, constructed in 1940, and the New Bleachery, built in 1953, took advantage of reinforced concrete construction techniques. According to the building permit, Warehouse #8 was designed by G. F. Allen, an engineer for the Fulton Bag and Cotton Mills. Warehouse #8 was built by A. K. Adams & Company, a construction firm specializing in reinforced concrete construction. Adams came from Massachusetts and was a graduate of the Massachusetts Institute of Technology. He came to Atlanta as a field engineer for Southern Ferro Concrete Company, and then decided to set up his own company here. Adams was known for setting very high standards for his loyal employees. He was a friend of the Elsas family and worked for them on many projects at Fulton Bag and Cotton Mills. Warehouse #8 was built in the open space between Warehouse #6 and the Old Bleachery. The exterior walls have the concrete frame exposed with red brick infill. The contrast between the gray concrete frame and red brick infill gives the north facade a handsome geometric appearance, which is distinctly different from the other buildings.

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The company launched an expansion program for increased production capacity and efficiency with the addition of the New Bleachery. This last building constructed under the Elsas family operation clearly marks the end of the historic era. The New Bleachery was built to provide space for later product expansion, and was intended to reduce congestion in the existing Bleachery. The building was designed by the architectural firm of Alexander & Rothschild and was completed in 1953. It is a two-story structure with a basement. Although it appears an ordinary building today, when it was constructed in 1953, the New Bleachery was a modern structure. The building was designed in an innovative manner to make use of changes in reinforced concrete construction, partly because the construction company, A. K. Adams & Company specialized in that kind of construction.

The New Bleachery was one of the early buildings designed by the architectural firm of Alexander & Rothschild, whose partnership began in November 1948 and lasted until 1981. Bernard Rothschild, one of the partners, worked for A. K. Adams for a number of years before starting out on his own. In July 1948, he designed a warehouse, which is no longer standing, for Fulton Bag and Cotton Mills. Early in their career the partners worked for Atlanta builder Ben Massell to design the Peachtree Seventh Building for federal workers. Other early buildings of the firm include The Jewish Community Center, an addition to The Temple, and numerous residences. Alexander & Rothschild merged with another firm in 1958 to form FABRAP. Landmarks such as the 1968 Coca-Cola Building, Atlanta Fulton-County Stadium (nonextant), the Georgia Power Company building at 270 Peachtree, Fulton-County Government Center, and the First National Bank tower were designed by the firm.

In 1956, reeling under the effects of economic problems felt throughout the textile industry, the Elsas family sold their controlling interest in the company to a group of investors headed by a New York businessman. The company continued to expand and streamline various departments in a \$2 million expansion program as late as 1958. During the next four years the nine bag manufacturing operations were also sold off in an effort to increase profitability. In 1960 the name of the company was changed to Fulton Industries, Inc., and the Atlanta subsidiary was known as Fulton Cotton Mills. Fulton Industries was sold to Allied Products Corporation, a Chicago-based, multi-industry company in 1968, and Clarence Elsas retired. For the first time in its history, the presidency of Fulton Bag and Cotton Mills was assumed by a person outside of the Elsas family. The company underwent further restructuring in 1972 and the name changed to Fabrics America Corp. During the early 1970s, with increasing textile imports providing competition, high production costs in Atlanta, and a complicated and aging plant layout causing inefficiencies, operations were cut. By the late 1970s only offices, and a small sewing operation were left in the Atlanta facility. The mill closed in 1981 and was acquired by Seaboard Railroad in 1985.

Today both Cabbagetown and the mill are undergoing changes. While there are residents left in Cabbagetown who were connected to the mill, many of the newcomers to the district are professionals. Cabbagetown and the Fulton Bag and Cotton Mills were nominated to the National Register as a historic district in 1976, one of the first historic districts designated in Atlanta. Further recognizing the importance of the town-mill complex, Cabbagetown was declared a local Landmark District in 1982, and the resulting design guidelines have affected the appearance of the area. Habitat for Humanity and CRAFT (Cabbagetown Revitalization and Future Trust) homes have been built which are well-designed in scale and intent to blend with the original frame structures still standing. There are numerous churches, a park, and various commercial establishments, primarily

National Register of Historic Places **Continuation Sheet**

along Carroll Street. Other changes can be seen in the racial make-up of the district that now includes blacks. Some of Cabbagetown's early traditions such as vegetable peddlers can still be seen today. Efforts have also been made in recent years to preserve traditions such as the music, food and crafts which were brought to the village by its early residents, many of whom came from an Appalachian background. While there was some new construction, particularly churches, in the 1940s and early 1950s, the area remained steady until the closing of the mill. It is only in very recent years that much new construction has penetrated the area.

That there was so little new construction in Cabbagetown during the late 1940s, when the rest of the country was booming after the end of the Second World War, is an indication of the stability of the mill and mill community. There was little vacant property, and a stable, employed population. The changes in Cabbagetown began after the mill downsized, and then eventually closed. The numerous vacant lots found today can be attributed to fire or neglect.

CONTRIBUTING/NONCONTRIBUTING RESOURCES

Number of Resources and Contributing Resources Previously Listed

It is not possible to confirm the actual resource count for the original National Register district through documentation. The information used to update the resource count was taken from the National Register Information System (NRIS) database. According to the database the resource count included 320 contributing resources (all in the building type) and 29 noncontributing resources (all in the building type).

The number of contributing resources in the Cabbagetown Historic District as amended has increased by 42, due to the reclassification of resources from contributing to noncontributing and the inclusion of resources previously not included in the resource count in the original nomination, such as the brick and stone gates at the entrances to Grant Park.

The number of noncontributing resources in the Cabbagetown Historic District as amended is increased by 70, due to the reclassification of buildings from contributing to noncontributing through additional documentation and the inclusion of all vacant lots not counted in the original nomination.

Previously Listed Resources within Original District Boundary:

	<u>Contributing</u>	<u>Noncontributing</u>
buildings	320	29
sites	0	0
structures	0	0
objects	0	0
total	320	29

National Register of Historic Places **Continuation Sheet**

Previously listed resources are included in the following National Register nominations:

Cabbagetown Historic District (listed on January 1, 1976)

Total Number of Resources within District (includes previously listed and reclassified):

	<u>Contributing</u>	<u>Noncontributing</u>
buildings	357	43
sites	0	56
structures	5	0
objects	0	0
total	362	99

The contributing structures in the resource count are located on the mill complex: two smoke stacks; a water tower; railroad trestle; remaining tower from the Old Bleachery. The noncontributing sites included in the resources count are two city parks and all vacant lots that have been added to the resource count.

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National Register of Historic Places **Continuation Sheet**

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 34 Peachtree Street, NW, Suite 1600
city or town Atlanta **state** Georgia **zip code** 30303
telephone (404) 656-2840 **date** April 3, 2006
e-mail holly_anderson@dnr.state.ga.us

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

name/title Bamby Ray and Lyn Speno
organization Ray & Associates
mailing address 328 7th Street
city or town Atlanta **state** Georgia **zip code** 30312
telephone (404)607-7703
e-mail

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

Property Owner or Contact Information

name/title Tom Aderhold, President
organization Aderhold Properties
mailing address 170 Boulevard, SE
city or town Atlanta **state** Georgia **zip code**
telephone (404)526-9800

National Register of Historic Places **Continuation Sheet**

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.

W. Ray Luce
Signature of certifying official

4-4-06
Date

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

Date

State or Federal agency or bureau

National Register of Historic Places **Continuation Sheet**

Photographs

Name of Property: Cabbagetown Historic District (Additional Documentation)
City or Vicinity: Atlanta
County: Fulton
State: Georgia
Photographer: James R. Lockhart
Negative Filed: Georgia Department of Natural Resources
Date Photographed: March, 2006

Description of Photograph(s):

Number of photographs: 35

1. Fulton Bag and Cotton Mills, Bag Factory (left), Warehouse #6 (center), and New Bleachery (right); photographer facing northwest.
2. Fulton Bag and Cotton Mills, Warehouse #8 (foreground), Warehouse #6, and Bag Factory (background); photographer facing west.
3. Fulton Bag and Cotton Mills, New Bleachery (left) and Warehouse #8 (right); photographer facing west.
4. Fulton Bag and Cotton Mills, New Bleachery (left), Boiler House (center), and Mill #1 (right); photographer facing north.
5. Fulton Bag and Cotton Mills, New Bleachery (left) and Mill #1 (right); photographer facing northwest.
6. Fulton Bag and Cotton Mills, Old Bleachery ruins (left), railroad trestle, Boiler House (center), and Mill #1 (right); photographer facing north.
7. Fulton Bag and Cotton Mills, Office (left background), Mill #2 (center), and Old Bleachery ruin (right); photographer facing west.
8. Fulton Bag and Cotton Mills, Old Bleachery stair tower and Boiler House (background); photographer facing east.
9. Fulton Bag and Cotton Mills, Old Bleachery ruins; photographer facing north.
10. Fulton Bag and Cotton Mills, Machine Shop (foreground) and Mill #1 (background); photographer facing northeast.
11. Fulton Bag and Cotton Mills (taken from Oakland Cemetery); photographer facing northeast.

National Register of Historic Places **Continuation Sheet**

Photographs

12. Berean Street; photographer facing northwest.
13. Reinhardt Street; photographer facing northeast.
14. Carroll Street; photographer facing north.
15. Carroll Street; photographer facing northeast.
16. Savannah Street; photographer facing northwest.
17. Savannah Street; photographer facing southwest.
18. Oliver Baptist Church, Berean Street; photographer facing northwest.
19. Corner of Gaskill Street and Berean Street; photographer facing southwest.
20. Iswald Street; photographer facing northwest.
21. Corner of Memorial Drive and Carroll Street; photographer facing northwest.
22. Immanuel Baptist Church, Memorial Drive; photographer facing northwest.
23. Eastside Christian Community Pentecostal Church, Gaskill Street; photographer facing northeast.
24. Friendship Baptist Church, Gaskill Street; photographer facing southwest.
25. Tye Street; photographer facing northwest.
26. Powell Street; photographer facing southwest.
27. Greater Mt. Hermon Baptist Church; photographer facing north.
28. Kirkwood Street; photographer facing southwest.
29. Tye Street; photographer facing north.
30. Short Street; photographer facing northwest.
31. Emanuel Holy Temple, Wylie Street; photographer facing southwest.
32. Pearl Street; photographer facing southwest.
33. Pearl Street Assembly Church; photographer facing northwest.

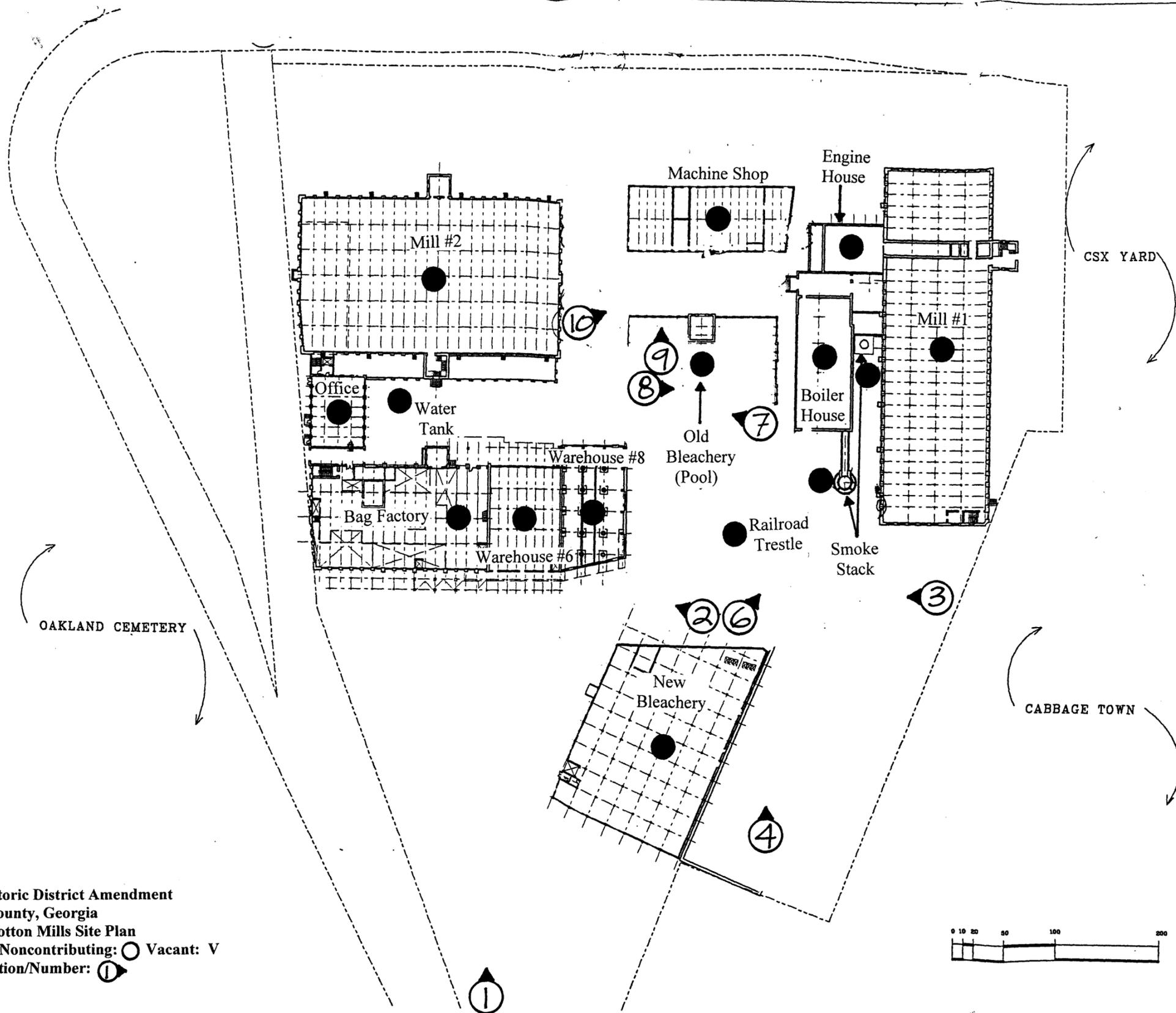
National Register of Historic Places **Continuation Sheet**

Photographs

34. Pearl Street; photographer facing southwest.

35. Powell Street; photographer facing northwest.

(HPD WORD form version 11-03-01)



Cabbagetown Historic District Amendment
Atlanta, Fulton County, Georgia
Fulton Bag and Cotton Mills Site Plan
 Contributing: ● Noncontributing: ○ Vacant: V
 Photograph Direction/Number: ①
 Scale: On map
 North: On map

