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# NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

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 Property

**historic name** Mandeville Mills and Mill Village Historic District  
**other names/site number** N/A

## 2. Location

**street & number** Roughly centered on Aycock, Lovorn, and Burson Streets  
**city, town** Carrollton ( ) vicinity of  
**county** Carroll **code** GA 045  
**state** Georgia **code** GA **zip code** 30117

( ) not for publication

## 3. Classification

### Ownership of Property:

- private
- public-local
- public-state
- public-federal

### Category of Property:

- building(s)
- district
- site
- structure
- object

Number of Resources within Property:	<u>Contributing</u>	<u>Noncontributing</u>
buildings	242	106
sites	0	9
structures	8	0
objects	0	0
total	250	115

**Contributing resources previously listed in the National Register:** N/A  
**Name of previous listing:** 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.

*William Luce*

*2-23-06*

Signature of certifying official

Date

*W. Ray Luce*  
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

**5. National Park Service Certification**

I, hereby, certify that this property is:

entered in the National Register

*Edson H. Ball* *4.19.06*

determined eligible for the National Register

determined not eligible for the National Register

removed from the National Register

other, explain:

see continuation sheet

*Edson H. Ball*

Keeper of the National Register

Date

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## 6. Function or Use

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### Historic Functions:

DOMESTIC/SINGLE DWELLING  
DOMESTIC/MULTIPLE DWELLING  
COMMERCE/TRADE/DEPARTMENT STORE/GENERAL STORE  
RELIGION/RELIGIOUS FACILITY/CHURCH  
INDUSTRY/PROCESSING/EXTRACTION/MANUFACTURING FACILITY/MILL  
TRANSPORTATION/RAIL-RELATED/RAILROAD

### Current Functions:

DOMESTIC/SINGLE DWELLING  
DOMESTIC/MULTIPLE DWELLING  
COMMERCE/TRADE/DEPARTMENT STORE/GENERAL STORE  
RELIGION/RELIGIOUS FACILITY/CHURCH  
INDUSTRY/PROCESSING/EXTRACTION/MANUFACTURING FACILITY/MILL  
TRANSPORTATION/RAIL-RELATED/RAILROAD

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## 7. Description

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### Architectural Classification:

OTHER/FOLK VICTORIAN  
LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY AMERICAN MOVEMENTS/COMMERCIAL  
LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY AMERICAN MOVEMENTS/CRAFTSMAN  
OTHER/HALL-PARLOR  
OTHER/EXTENDED HALL-PARLOR  
OTHER/SALTBOX  
LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY AMERICAN MOVEMENTS/BUNGALOW  
OTHER/GEORGIAN HOUSE

### Materials:

**foundation** Brick; Concrete  
**walls** Wood/Weatherboard; Synthetics/Vinyl  
**roof** Asphalt  
**other** N/A

### Description of present and historic physical appearance:

Mandeville Mills and Mill Village Historic District is located west of downtown Carrollton in Carroll County in west central Georgia. The district consists of a mill complex surrounded by a mill village.

The mill complex, which began to develop in 1900, consists of several buildings and structures that were constructed over time to adapt to the evolving nature of the mill. Joseph Aycock, Henry Lovvorn, and Leroy Clifton Mandeville (L.C.) organized Carrollton Oil Mill in 1898 and Mandeville

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Section 7--Description

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Cotton Mill in 1899. The companies were combined in 1902 to form Mandeville Cotton Mills, Inc. The cotton mill produced cotton yarn for many different uses. During World War II, the mill was converted to the production of military goods. The cotton mill complex and the oil mill complex are located on the Central of Georgia (now Norfolk Southern) rail line approximately one-quarter mile apart. The main mill complex, located in the center of the district, is made up of several buildings constructed between 1900 and 1922.

Mill #1 (photographs 1, center background; and 2, center), the main mill building, was constructed in 1900. It is a rectangular, two-story brick building with a basement. It housed the spinning and weaving operations of the mill. A four-story stair tower (photographs 1 and 2) is located on the south façade and a three-story bathroom tower on the north façade of the building. The structural system is wood post-and-beam construction with load bearing brick walls and the roof is flat. The south façade (photograph 1) of the main mill has five bays west of the tower and ten bays east of the tower. A loading dock, constructed after 1948, is located just west of the tower. Window openings feature segmental arches. The basement has small rectangular openings on the east side and larger arched window openings on the west side of the tower. The west façade (photograph 2) contains four bays. The two bays on the south end feature segmental-arched window openings on the first and second floors. The two remaining bays have window openings that appear to have been altered in the mid-20<sup>th</sup> century and contain metal casement windows. The stair tower is slightly offset to the west on the south façade of the building. The main entrance to the mill is on the south side of the tower. Round-arched windows are located on the east and west sides of the first floor of the tower. The second and third floors have two narrow arched wood double-hung-sash windows on each of the three facades. The fourth floor has three round wood windows on each façade. The roof of the tower is pyramidal. The third floor of the tower was originally used as the superintendent's office, and the fourth floor housed a water tank. A three-story bathroom tower is located on the north façade of Mill #1. The tower has no window openings on the north side, however there are rectangular openings with metal windows on the first and second floors of the east and west façades. The third floor has three round wood windows on all four sides. The north façade of the building has eleven bays to the west and seven bays to the east of the bathroom tower. Each bay is identical to the bays on the south façade featuring segmental-arched openings. A loading dock is located on the west end of this façade.

The engine house (photograph 2, left), constructed in 1900, is a rectangular two-story brick building with a walkout basement. It joins the main mill on the north side at the west end. The structural system is wood post-and-beam construction with load bearing brick walls and the roof is flat. The north façade has four bays. Three of these bays are identical with a small arched window opening in the basement and one large segmental-arched window opening on the first and second floors. The fourth bay has a large wooden loading door on the first floor. The railroad spur, located north of the complex, was located at this level during the historic period. The east façade of the building has four bays with small segmental-arched window openings at the basement level and larger segmental-arched window openings on the first and second floors.

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The Picker House (photographs 1, foreground; and 2, right), constructed in 1900, is a two-story brick building that joins Mill #1 on the east end of the south façade. A tower housing a flue is located on the west façade of the building. The south façade has four bays featuring segmental-arched window openings. The west façade has two bays on either side of the tower. A window opening on the first floor was changed to a loading door, and a smaller rectangular window was added on the second floor at a later time. A covered loading dock is located on this façade. The east façade is plain and has only one window on the second floor.

An addition (photograph 1, right) to Mill #1 was constructed east of the Picker House between 1911 and 1922. It is a rectangular two-story building with a wooden post-and-beam construction structural system with brick load bearing walls. The roof is flat with a roof top monitor running east-west across the center of the building. The south façade of the addition has thirteen bays. Each bay has two rectangular metal multi-light casement windows, one on each floor. The bay on the west end of this façade has a double metal door with a transom on the first floor. The east façade has fifteen bays identical to the bays on the south façade. The north façade of the building has a two-story bathroom tower on the west end. The tower has one window on the first floor and two windows on the second floor of the north elevation. The east and west elevations of this tower have one window on each floor. All window openings in the tower are rectangular. Twelve bays remain to the east of the bathroom tower on the north façade. On the first floor a covered loading dock runs the width of this building.

The four previously described buildings have been converted into residential loft apartments.

Between 1900 and 1905, four one-story brick cotton warehouses were constructed to the east of the main mill buildings. Between 1911 and 1922, a one-story brick opening room was constructed to the west of the warehouses. Due to recent alterations, these buildings are considered noncontributing resources in the district.

The Transformer House, constructed in 1900, is a small, rectangular, one-story brick, building located north of the Mill #1. It has one arched door opening with a single wooden door on the north elevation, four arched louvered windows each on the east and west facades and two bricked in window openings on the south façade and the roof is flat with a corbel soffit.

A large freestanding smokestack (photograph 2) is located west of Mill #1. During the historic period the smokestack served a boiler room (nonextant) located west of and adjacent to the engine house. An historic water tower (photograph 3) is located west of Mill #1.

The Mandeville Cotton Mills complex was expanded in 1908 with the construction of Mill #2 to the west of Mill #1. Mill #2 (photographs 3, background; 5, background; and 6, right) is a rectangular, three-story brick building with flat-arched window openings and metal casement windows. The building housed spinning, drawing, and carding operations. The building has a flat roof and features a monitor that runs the length of the building. Other buildings constructed in 1908 include a picker room, adjacent to the west end of Mill #2, and an engine house, located north of the mill. By 1922

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cotton warehouses, a laundry (photograph 4), and an office (photographs 5 and 6, left) were located on the complex. Other additions were constructed on the north side of Mill #2 as the business expanded and changed owners and products. A 1961 one-story addition (photograph 6, right) is located adjacent to the east end of the south façade of the mill. Also located in this portion of the complex are a historic water tower (photograph 4) and a historic smokestack. The buildings in this portion of the complex are currently not in use.

Mandeville Mills Oil Department, formerly Carrollton Oil Mill Co., is located east of the cotton mill complex, north of the railroad tracks. The company was purchased by Mandeville Mills in 1902, and merged with the mill to create Mandeville Cotton Mills, Inc. Six buildings associated with the oil mill are extant. Two gins (photographs 7 and 8), both dating to c.1900, have brick foundations and metal walls with metal frame windows. A c.1898 brick warehouse (photograph 10) located adjacent to the rail line features stepped parapets at the roofline. Two seed and meal houses (photographs 9 and 12) located in the complex were constructed c.1905. They feature brick foundation piers and metal walls and roofs. An additional building, used as a seed house (photograph 8, left), is extant, but has lost its historic integrity. An historic water tower (photograph 8) is located in the eastern portion of the complex.

The mill village was constructed during two periods that correspond to the construction dates of the two main mill buildings. The first houses were constructed on Burson Avenue, West Broad Street, and Pine Street, east and south of the mill. The second phase of the village was constructed on Aycock Street, Lovvorn Road, and Avenues A, B, and C, north and west of the mill. The historic layout of the streets and lots remains intact. The houses in the mill village, which housed white workers, are one-story, single and multi-family, wood-framed buildings with brick or concrete foundations, front porches, and asphalt roofs. The houses are situated on tree-lined streets and share common setbacks. The mill employed African-American workers in the oil department but did not construct separate housing for them. Some employees lived in non-mill housing located in the district on Aycock and Alabama Streets north of the mill.

The house types represented in the district have been identified as important in Georgia during the historic period in Georgia's Living Places: Historic Houses in Their Landscaped Settings, a statewide context. Typical of mill worker housing, the houses in the district have little to no ornamentation, although some do feature characteristics of the Craftsman style.

Many different house types spanning the historic period are represented in the Mandeville Mills and Mill Village Historic District. The central hallway type house (photographs 23, right; and 50) was very popular in Georgia throughout the 19<sup>th</sup> century. It consists of a central hallway between two rooms and distinguishes itself by being one-room deep. The house located at 223 Broad Street (photograph 33, right) is a good example of this house type. The shotgun (photographs 41, 42, 43, and 44) is one of Georgia's better-known house types. Built primarily between the 1870s and 1920s, shotgun houses are one room wide and two or more rooms deep. There is no hallway, and all doors typically line up front to back. The house located at 109 Avenue C is an excellent example of a shotgun house. The double shotgun is a two-family dwelling, with two shotgun houses side by side

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with no openings in the shared party wall. Usually a hipped or gabled roof covers both sections. Like the shotgun type, the double shotgun was built for mostly low-income workers in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. Excellent examples of this house type are located on High Street (photograph 58). The gabled ell cottage was popular in Georgia in the late 19<sup>th</sup> 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 on Alabama Street (photograph 55) is clearly visible. The pyramid cottage is one of the simplest house forms in Georgia. Built during the early 20<sup>th</sup> century, the type consists of a main square mass with four principal rooms and no hallway, and a steeply pitched pyramidal roof. The house on Pine Street (photograph 23, left) is a good example of the type. 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 on Burson Street (photograph 17), Pike Street (photograph 19, foreground), and Aycock Street (photograph 48). The extended hall-parlor has a long, rectangular shape with the façade in the narrow end but no recessed front porch. The plan is three or more rooms deep and the roof may be hipped or gabled. Most examples date from the 1920s and 1930s and are found across the state. A good example of the house type is located on Foster Street (photograph 25, foreground). The bungalow (photographs 31, center; 47; 53, left; and 55, left) was very popular in all regions of Georgia from 1900 to 1930. It is most often associated with the Craftsman style. The house form is long and low with an irregular floor plan of rectangular shape, and integral porches are common. The American Small House became a popular affordable solution to the housing shortage after World War II. This house type usually consisted of a living area, kitchen, two bedrooms, and a bathroom, arranged in various ways. This type of house began to emerge not only in Georgia, but nationwide during the housing boom of the mid-1940s (photograph 59, center). A Georgian house is the two-story version of the Georgian cottage. It was also popular throughout the 19<sup>th</sup> century and well into the 20<sup>th</sup> century although less numerous than the cottage. A good example of this house type can be found at 128 Lovvorn Road (photograph 36). The Mandeville Mills and Mill Village Historic District also contains some good examples of duplexes (photographs 21 and 22, right).

There are two historic churches located in the historic district. Westview Baptist Church (now Missionary Baptist Church) (photograph 63) is a gable-front building covered with weatherboard located in the southern portion of the district. The church was constructed by the mill for its employees, and was also used as a school for mill employees' children. Westside Baptist Church (photograph 64), constructed in 1920, is located on Aycock Street, north of the mill complex. The one-story gable-front brick building features a gable-front vestibule and stained glass windows

The Mandeville Mills and Mill Village Historic District contains three historic stores. The C.M. Tanner Grocery Company (photograph 60) is located on the eastern edge of the district along the rail line. Constructed in 1893, the brick building features a corner entrance, decorative corbelling at the cornice, and loading docks along the rail line façade. Two neighborhood stores are also located in the district. A one-story, gable-front store (photograph 61) is located on Alabama Street in the

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northern portion of the district. A one-story gable-front block store (photograph 62) with an ell is located in the southern portion of the district.

The Central of Georgia (now Norfolk Southern) railroad line (photographs 11 and 60) runs east and west through the center of the district. Structural remains of an historic railroad trestle (photographs 13 and 14) are located to the west of the oil mill complex.

Landscaping in the district includes mature trees (photographs 19 and 58), foundation plantings (photographs 24 and 40), and grass lawns. Sidewalks are present as are walkways leading to houses (photographs 15 and 50).

The State University of West Georgia, student housing, and some modern development surround the area outside of the district.



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**8. Statement of Significance**

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

nationally       statewide       locally

**Applicable National Register Criteria:**

A       B       C       D

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

A       B       C       D       E       F       G

**Areas of Significance (enter categories from instructions):**

Architecture  
Community Planning and Development  
Industry  
Social History

**Period of Significance:**

1898-1953

**Significant Dates:**

1898-Carrollton Oil Mill organized  
1899-Mandeville Cotton Mill organized  
1902-Mandeville Cotton Mills, Inc. organized  
1949-Mandeville Cotton Mills, Inc. began to sell mill village property  
1953-Mill sold to Comer Machinery

**Significant Person(s):**

N/A

**Cultural Affiliation:**

N/A

**Architect(s)/Builder(s):**

Joseph A. Aycock, Sr.

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Section 8--Statement of Significance

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**Statement of significance (areas of significance)**

The Mandeville Mills and Mill Village 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 social history and community planning and development for its development as a mill complex with mill village by Mandeville Cotton Mills, Inc., 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. The company constructed the mill and platted and developed the mill village in the first years of the 1900s. The company expanded the mill complex throughout the early 20<sup>th</sup> century, subdivided more property owned by the company, constructed more mill housing, and encouraged participation in mill-sponsored extracurricular activities such as baseball, bowling, and a brass band. The mill also owned a 50-acre farm (nonextant), located behind the mill, which operated from 1915 to 1942 and produced corn, oats, wheat, peanuts, and cotton.

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-story height and wood-framed construction. The house types represented in the district, including hall-parlor, extended hall-parlor, 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. 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 industry for the mill's function as manufacturing facilities. Mandeville Cotton Mills, Inc. produced cottonseed oil and cotton yarns for braids, upholstery fabrics, lace materials, bedspreads, rugs, wire insulation, specialty twines, powder puffs, casket decorations, dishcloths, laundry textiles, Venetian blind cord and tapes, chenille products, and knitted garments. In 1949 Mandeville Cotton Mills, Inc. began to sell the mill village housing, and in 1953 the mill was sold to Comer Machinery of Atlanta. By 1965, Printed Fabrics of Pennsylvania owned the mill complex where operations ceased in 2000.

**National Register Criteria**

Mandeville Mills and Mill Village 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 Leroy Clifton Mandeville, Joseph Amis Aycock, and Henry Oliver Lovvorn 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. Mandeville Mills and Mill Village 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 and for the houses associated with the mill superintendents.

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Section 8--Statement of Significance

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**Criteria Considerations (if applicable)**

N/A

**Period of significance (justification)**

The period of significance for Mandeville Mills and Mill Village Historic District begins in 1898, the year Mandeville Oil Mills was organized, and ends in 1953, the year the mill complex was sold to Comer Machinery. The period of significance includes the period in which Mandeville Mills was created and developed and the period in which the mill village was constructed.

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

The overall degree of historic integrity of the resources in the Mandeville Mills and Mill Village 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 17, foreground; 37, foreground; 42, left; and 45, foreground), partially enclosed porches (for example, photograph 20, foreground), and sensitive or historic additions (for example, photographs 13, left background; 22, right; and 24). 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 intact street plan, three water towers located at the mill sites and oil department site, the section of railroad tracks included in the district that served the oil department and mills, the railroad trestle located west of the oil department, and two smokestacks, one located at mill #1 and the other located at mill #2.

The majority of noncontributing resources in the Mandeville Mills and Mill Village 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 1953 (for example, photographs 34; 35, right; 40, left; and 65) and those that have lost historic integrity due to alterations. Significant alterations within the Mandeville Mills and Mill Village Historic District include substantial additions to historic resources (for example, photograph 62, background) and loss of integrity of materials through the removal and replacement of historic exterior materials. Vacant lots have been included as noncontributing sites.

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Section 8--Statement of Significance

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

**\*\*NOTE: The following history was compiled by Lyn Speno, preservation consultant, September, 2000, and October, 2003; and by Gavin Bailey, graduate intern, June, 2004. On file at the Historic Preservation Division, Georgia Department of Natural Resources, Atlanta, Georgia.**

**The Town of Carrollton**

The town of Carrollton, Georgia was laid out in 1829 on land ceded by the Creek Indians. It was the county seat of the newly created Carroll County. It was named for Charles Carroll, the last living signer of the Declaration of Independence. By 1872, because of the slow growth of the town, the population of Carrollton had reached only 500. Agriculture was the primary means of livelihood in the area, and in 1904, Carroll County produced more cotton than any Georgia county except Burke (approximately 180 miles to the east). With the 1874 arrival of the railroad and the introduction of guano as a fertilizer for cotton, the town of Carrollton began to grow.

In the 1880s there was a building boom in Carrollton, and by 1890 many of the businesses necessary to a growing town had been established, including a bank, brick company, blacksmith, wagon shop, grist and flour mills, a coal company, and a planing mill operated by Brooks and Aycock. There was still little industry in Carrollton at the end of the 19<sup>th</sup> century. Due to the amount of cotton produced in the county each year, it was natural that textile production would be the result, and it was Joseph Aycock whose engineering and technical skills transformed the sleepy town into an industrial area.

**The Mill Founders: L. Clifton Mandeville, Joseph Aycock, and Henry Lovvorn**

Leroy Clifton Mandeville was born in Carrollton in 1851, the seventh of ten children born to Appleton and Mary Ann Stewart Mandeville. Appleton Mandeville was born 1802 in New York. In 1823 he came to Georgia looking for a milder climate for his health, and moved to Carrollton at the urging of a friend in 1833. In 1835 he married Mary Ann Stewart, a native of Vermont. He was a man of great business acumen and became the largest landowner in Carroll County. Beginning in 1841, he bought over 600 acres of land, almost all of which was west of the courthouse square. He served one term as judge of the inferior court of Carroll County and also served several years as county treasurer. At the time of his death in 1896, the loss of Mandeville was spoken of as being the loss of Carrollton's first citizen.

Appleton's son, Leroy Clifton Mandeville, began his business career in Carrollton in 1872. After his general merchandise, cotton, and guano business began to prosper, he moved his business to a large brick building on the square. He sold his business in 1895 to H.O. and G.W. Roop. He then joined forces with Joseph Aycock and Henry Lovvorn in the establishment of the Mandeville Cotton Mill in 1899.

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L. C. Mandeville was president of Mandeville Mills, president of the First National Bank, vice-president of Gainesboro Telephone; treasurer of the Fourth District A & M School (now the State University of West Georgia); trustee of Agnes Scott College (in Decatur, DeKalb County) and a member of Board of Founders of Oglethorpe University (in Atlanta, DeKalb County). His business success enabled him to accumulate a large fortune, which he used to support a variety of worthy causes including those listed and others, including the Nacoochee Institute, Columbia Theological Seminary (in Decatur, DeKalb County) and Berry Schools (in Rome, Floyd County). He was instrumental in securing the Fourth A & M School for Carrollton, as well as in establishing the public school system in Carrollton. In addition, Mandeville was a principal contributor to the construction of the Carrollton Presbyterian Church. He also served as city councilman and mayor. He died in September 1926 while traveling back to Carrollton from Nova Scotia, Canada.

Joseph Amis Aycock, born in 1852 and reared in Coweta County, Georgia (approximately 20 miles to the southwest), was a talented engineer and one of the early industrial figures in Carroll County. His family had been in the textile business since before the Civil War. In 1880, after graduating from the University of Georgia, Aycock and a brother entered into the manufacturing of sash, doors, and blinds in Whitesburg, Georgia. In 1889 they established a branch of their business in Carrollton. In 1890 Aycock moved to Carrollton and built Carroll County's first modern cotton ginney.

Recognizing the benefits of manufacturing raw material into finished products at home, he organized the Carrollton Oil Mills in 1898 and the Mandeville Cotton Mill in 1899. His partners in these ventures were Leroy Clifton Mandeville and Henry Oliver Lovvorn. Aycock served as vice-president and manager of both the oil and cotton mills.

A leader, as well as an engineer, Aycock was elected to the Georgia General Assembly in 1892. In 1906 he was elected president of the Cotton Seed Crushers Association of Georgia. Using his design and engineering skills to benefit the city of Carrollton, Aycock designed the Presbyterian Church, the First Baptist Church, the First National Bank, as well as the mills, gins and mill houses in the Mandeville Mills complex. His death in 1910 left a void in the growing city.

Henry Oliver Lovvorn was born in 1876 in Alabama, and reared in Bowdon, Georgia. He was educated at Bowdon College and the Commercial College of Kentucky. After his marriage, Lovvorn made Carrollton his home. He served Mandeville Mills as secretary and treasurer.

### **Mandeville Mills**

In 1902 Mandeville Cotton Mill and Carrollton Oil Mill were combined into a joint stock company to be called Mandeville Mills, Inc. The purpose of the company was to process agricultural products of the South in the South, to supplement agricultural income, to provide an inside place of employment for women and children and to generate a profit for the owners and stockholders. The mill was built on farmland one mile southwest of the Carroll County Courthouse. A local farmer, G.F. Cheney, owned the land on which the mill sits. Cheney sold Mandeville and Aycock land for the oil mill and gin, and

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then additional land for mill #1. After Mandeville Mills was formed in 1902, the company bought the rest of Cheney's farm for mill #2 and the village.

When the Mandeville Cotton Mill first opened in 1900, 150 employees manned 5,760 spindles, 200 looms, twenty-four spinning frames, eight twisters, two reels, and two beam warpers. There were eleven carders, several pickers, an opener and a finisher. Power was generated by steam from a coal-burning engine. Demand for the mill's products climbed, and a second cotton mill with 10,000 spindles was built in 1908. Mill #1 was increased to 9,000 spindles and the number of looms was reduced to 120.

When the mill first opened in 1900, weaving was done on the first floor and spinning on the second of the main building. The slasher room was located over the engine room. On the first floor of the picker house was the lapper room; the picker room was on the second floor. There were two warehouses for storage. By 1905 two more warehouses were added, and by 1922 an opener room was added adjacent to the west side of the warehouses. With the addition to the main mill sometime between 1911 and 1922, and the new opener room, there were some changes to the operations. Warping and speeding operations were on the first floor of the main mill and spinning on the second floor. In the addition, slubbing, drawing and carding were done on the first floor and twisting and winding on the second floor. Opening and picking operations were in the separate opener room. The engine house contained the carpenter shop in the basement, the machine shop on the first floor, and spinning on the second floor.

Mandeville Mills was held in high esteem by the textile and cottonseed oil industries. Most of the company stock was locally owned. Improvements to the buildings were gradual. Lights were added in 1920 and water pipes in 1921. The superintendent's office was located in the tower of mill #1 in the early years. Then the offices for the mill were located in a variety of places until a separate office building was constructed in 1908 across from mill #2. In 1907 the annual payroll for Mandeville Mills was the largest in the county at \$120,000. When the second mill was added on adjacent land in 1907-8 it had 10,000 spindles. The building was doubled in size again in 1912.

Additional company gins were located in Whitesburg, Clem, Mandeville, Hulett, Bremen, Tallapoosa, Bowdon and Bucktown. In 1904 the company built a new fertilizer plant and in 1906 a second oil mill was built in Bremen. At the time of L. Clifton Mandeville's death in 1926, the corporation had two cotton mills, a cottonseed oil mill, a fertilizer plant and eight cotton ginneries. After L.C. Mandeville's death, his son Appleton succeeded him as president of Mandeville Mills. The oil mills were sold to Joe A. Aycock, Jr. in 1945; and the gins in 1947.

The company produced carded weaving yarns and custom-dyed yarns. Products for approximately 125 corporate customers within the United States and Canada included yarns for braids, upholstery fabrics, lace materials, bedspreads, rugs, wire insulation, specialty twines, powder puffs, casket decorations, dish cloths, laundry textiles, Venetian blind cord and tapes, chenille products and knitted garments.

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Section 8--Statement of Significance

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During World War II, F.M. Kimble was president of the mills. During that time the mill converted to the production of military goods and was highly successful. J.R. Newell served as president of the mills from 1946 until 1953.

In 1947 a modernization program was completed. Major changes were made to the spinning room where twenty-five new Whitin spinning frames were installed, and the remaining frames were modernized with Whitin changeovers. In 1951 an air-cooling system was installed in the spinning room of mill #1.

### **Mill Village**

The first houses in the village were constructed on Burson Avenue. Most of the homes were built during two periods, at the same time the mills were constructed. Because roads were poor and few people in the county owned automobiles, people lived close to where they worked. The portion of the village constructed at the same time as mill #1 was built in 1900 on Burson Avenue, West Broad Street and Pine Street. Joseph Aycock designed all of the houses. Westview Church was built in 1901 on Burson Avenue in the village by the mill company and also used as a school for the children of mill employees. The portion of the mill village constructed at the same time as mill #2 was built in 1908 and 1909 on Aycock Street, the west end of Lovvorn Road and Avenues A, B and C. These homes were also designed by Aycock. Electricity was added to the houses in 1918 and 1919, sidewalks were laid in 1947, and the village homes were connected to the city water mains in 1949. There were approximately 150 houses in the mill village. Lovvorn Road, in front of the mill, was not paved until 1948. Houses were offered for sale to residents in 1949. Located behind the mill village was a fifty-acre company farm. It operated from 1915 until 1942, producing corn, oats, wheat, peanuts and cotton to supply the mill. The farm operation was discontinued in 1942, when it was deemed no longer profitable.

Benefits for mill employees included a Georgia Tech associated textile school to train employees, which was called the Standing Cotton Textile Vocational School. The mill also encouraged worker's participation in activities outside the workplace. The mill sponsored a bowling team, baseball team, library, recreation center, and a clubhouse. In 1922 a brass band was first organized, then reorganized a few years later into a 36-piece boys and girls band. A company newsletter, *Mandeville Yarns*, was first published in March 1947. In 1950 Mandeville Mill became the first cotton mill in Georgia to put in a group life insurance plan with cash values, and in 1951 a company financed retirement plan was added.

### **Closing of the mill**

At the time of its golden anniversary in 1952, the mills employed 625 people with a payroll in excess of \$1 million dollars. However, in December 1953, a decision was made by the stockholders to sell the property to Comer Machinery of Atlanta. Aging stockholders, the growing obsolescence of the company's machinery and methods, as well as the increasing use of rayon cord cut deeply into company profits. These continuing losses made the sale necessary. In 1954 Printed Fabrics of

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

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Pennsylvania, a company that specialized in finishing work on printed cloth bought mill #2. That same year in a section of the mill, J.R. Newell, the last president of Mandeville Mills, started a manufacturing company, which twisted natural and synthetic yarns together for use in draperies and upholstery. In 1955 Testworth Laboratories, a company that manufactured rubber and resin backing for carpets and upholstery bought mill #1. Testworth sold mill #1 to Printed Fabrics in 1965, where storage and packaging operations continued until 2000.



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## 9. Major Bibliographic References

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Smith, Evie Lee. Center for Public History, State University of West Georgia, Carrollton, Georgia. July 25, 1999.

United State Census, 1970, 1990, and 2000.

Various photographs. West Georgia Regional Library.

National Register of Historic Places **Continuation Sheet**

Section 9—Major Bibliographic References

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Various postcards. Special Collections Department, Ingram Library, State University of West Georgia.

Williams, Arden. Mill Village, Carrollton. Unpublished, April 28, 1999.

**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:**

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

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

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## 10. Geographical Data

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**Acreage of Property**      180 acres

### UTM References

A)	Zone 16	Easting 678072	Northing 3717520
B)	Zone 16	Easting 678090	Northing 3716455
C)	Zone 16	Easting 676712	Northing 3716437
D)	Zone 16	Easting 676697	Northing 3717490

### Verbal Boundary Description

The boundary of the proposed historic district is indicated on the attached maps by a heavy black line.

### Boundary Justification

The boundary of the proposed historic district includes the Mandeville Mills complex, Mandeville Mills Oil Department, the associated mill village and other associated housing, and community landmark buildings associated with the development of the mills during the historic period.

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**11. Form Prepared By**

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**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, N.W., Suite 1600  
**city or town** Atlanta **state** Georgia **zip code** 30303  
**telephone** (404) 656-2840 **date** February 22, 2006  
**e-mail** holly\_anderson@dnr.state.ga.us

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

**name/title** Lyn Speno  
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**mailing address** 328 7<sup>th</sup> Street, NE  
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**telephone** (404)607-7703  
**e-mail** N/A

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

**name/title** Gavin Bailey  
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**telephone** (770)832-9272  
**e-mail** N/A

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

**Property Owner or Contact Information**

**name (property owner or contact person)** Carlianne Patrick  
**organization (if applicable)** Carroll Tomorrow  
**mailing address** 200 Northside Drive  
**city or town** Carrollton **state** Georgia **zip code** 30117  
**e-mail (optional)** N/A

National Register of Historic Places **Continuation Sheet**

Photographs

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**Name of Property:** Mandeville Mills and Mill Village Historic District  
**City or Vicinity:** Carrollton  
**County:** Carroll  
**State:** Georgia  
**Photographer:** James R. Lockhart  
**Negative Filed:** Georgia Department of Natural Resources  
**Date Photographed:** March, 2005

**Description of Photograph(s):**

Number of photographs: 66

1. Mandeville Mills, Mill #1, main mill (left), picker house (center), and addition (right); photographer facing northwest.
2. Mandeville Mills, Mill #1, main mill (foreground) and picker house (background); photographer facing northeast.
3. Mandeville Mills, Mill #2; photographer facing northwest.
4. Mandeville Mills, Mill #2, laundry building; photographer facing northwest.
5. Mandeville Mills, office; photographer facing northeast.
6. Mandeville Mills, office (left) and Mill #2 (right); photographer facing west.
7. Mandeville Mills Oil Department, ginnery; photographer facing northwest.
8. Mandeville Mills Oil Department, ginnery; photographer facing west.
9. Mandeville Mills Oil Department, hull and meal house; photographer facing west.
10. Mandeville Mills Oil Department; photographer facing northwest.
11. Mandeville Mills Oil Department, seed house; photographer facing northwest.
12. Mandeville Mills Oil Department, meal house; photographer facing southwest.
13. Railroad trestle; photographer facing northwest.
14. Railroad trestle; photographer facing west.

National Register of Historic Places **Continuation Sheet**

Photographs

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15. Broad Street; photographer facing southwest.
16. Intersection of Broad Street and Pike Street; photographer facing southwest.
17. Burson Street; photographer facing northeast.
18. Burson Street; photographer facing north.
19. Intersection of Pike Street and Broad Street; photographer facing north.
20. Pike Street; photographer facing south.
21. Broad Street; photographer facing northeast.
22. Pine Street; photographer facing southwest.
23. Pine Street; photographer facing northwest.
24. Foster Street; photographer facing north.
25. Foster Street; photographer facing northwest.
26. Foster Road; photographer facing southwest.
27. Intersection of South Street and Burson Street; photographer facing northeast.
28. South Street; photographer facing west.
29. South Street; photographer facing northwest.
30. Broad Street; photographer facing north.
31. Broad Street; photographer facing southwest.
32. Broad Street; photographer facing west.
33. Broad Street; photographer facing northwest.
34. Lovvorn Road; photographer facing northeast.
35. Lovvorn Road; photographer facing northwest.
36. Lovvorn Road; photographer facing southeast.

National Register of Historic Places **Continuation Sheet**

Photographs

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37. Burson Street; photographer facing northeast.
38. Lovvorn Road; photographer facing northeast.
39. Lovvorn Road; photographer facing east.
40. Lovvorn Road; photographer facing southeast.
41. Intersection of Avenue A and Lovvorn Road; photographer facing northeast.
42. Avenue A; photographer facing east.
43. Intersection of Avenue A and First Street; photographer facing east.
44. Intersection of Avenue B and Second Street; photographer facing northeast.
45. Avenue C; photographer facing northeast.
46. First Street; photographer facing southeast.
47. Intersection of Aycock Street and South Alma Street; photographer facing northwest.
48. Aycock Street; photographer facing west.
49. Aycock Street; photographer facing northwest.
50. Burson Street; photographer facing northeast.
51. Burson Street; photographer facing north.
52. Alabama Street; photographer facing southeast.
53. Alabama Street; photographer facing northeast.
54. Alabama Street; photographer facing southeast.
55. Alabama Street; photographer facing east.
56. Alma Street; photographer facing north.
57. Cherokee Street; photographer facing northeast.
58. High Street; photographer facing southeast.

National Register of Historic Places **Continuation Sheet**

Photographs

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59. High Street; photographer facing southeast.
60. C.M. Tanner Grocery Company, Maple Street; photographer facing northwest.
61. Intersection of Alabama Street and Hay Street; photographer facing southeast.
62. Burson Street; photographer facing northeast.
63. Westview Baptist Church, Burson Street; photographer facing northwest.
64. Westside Baptist Church, Aycock Street; photographer facing north.
65. Welcome Hill Baptist Church, Lovvorn Road; photographer facing southwest.
66. Intersection of Burson Street and Lovvorn Road; photographer facing southwest.

(HPD WORD form version 11-03-01)