

**ARCHIVAL DOCUMENTATION OF
THE EARGLE HOUSE
1062 VILLA RICA ROAD
COBB COUNTY, GEORGIA**

September 15, 2004

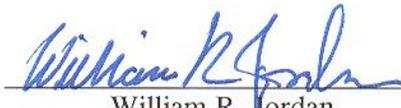


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**ARCHIVAL DOCUMENTATION OF
THE EARGLE HOUSE
1062 VILLA RICA ROAD
COBB COUNTY, GEORGIA**

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R.S. Webb Project No. 04-042-010

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1062 VILLA RICA ROAD
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Introduction

The Eargle House is located at 1062 Villa Rica Road, in the north corner of the intersection of Villa Rica Road and West Sandtown Road, in the north quarter of Land Lot 199, 19th District, 2nd Section, Cobb County, Georgia (Figures 1 and 2). The Eargle House is situated near the south boundary of a 20.97-acre tract of land currently owned by Thelma Eargle (CCDB 469:467). The property is bounded on the south by Villa Rica Road, on the west by West Sandtown Road, and on the north and the east by adjacent properties.

In 1997, the Eargle House was recorded as Resource CO-WC-68 during the Western Cobb County Historic Resources Survey (Appendix A), and was recommended potentially eligible for the National Register of Historic Places (NRHP) (Jordan 1998). In 2004, a plan was submitted to the Cobb County Community Development Agency to build a subdivision on the Eargle House property. Implementation of this plan would result in demolition of the Eargle House. As a result of the review of the permit application for the proposed subdivision, the Cobb County Planning Division determined that the Eargle House is a significant historic resource, and they required that it be documented prior to demolition. The resulting documentation of the Eargle House is presented in this document.

Property Description

Existing structures on the Eargle House property include the main house, which is a circa 1900 Georgian cottage, an open carport, and a utility shed (Figure 3). Surrounding the house complex are former agricultural fields and a small apple orchard. Gravel and dirt driveways and paths provide access to the house and the property. The setting of the house has historically been rural/agricultural, but the surrounding area is in transition to suburban residential use.

The Eargle House is balloon-framed with a hipped roof and asphalt tile shingles. The house likely had opposing interior brick chimneys, but only one, on the east side, is extant. This resource has vinyl siding exterior, a shed-roofed full front porch, a rear stoop, and 6/6 windows with aluminum storm windows. The house rests on a brick pier foundation with brick infill.

Alterations to the exterior include a replacement front porch on the south elevation. The Eargles began a program of alterations and additions in 1985 which included the addition of rooms on the north elevation (Thelma Eargle, Personal Communication, September 2004). A modern kitchen and den were added in the form of a wrap around addition extending around the northwest corner. The weatherboard siding was covered with vinyl, the brick pier foundation was infilled with brick, and storm windows were installed at that time.

Two outbuildings near the house, a carport and a utility shed, appear to be relatively recent (late 20th Century). When Mr. and Mrs. Eargle purchased the property there were chicken houses, another shed, a garage, and two other structures, the nature of which Mrs. Eargle was unable to recall (Thelma Eargle, Personal Communication, September 2004).

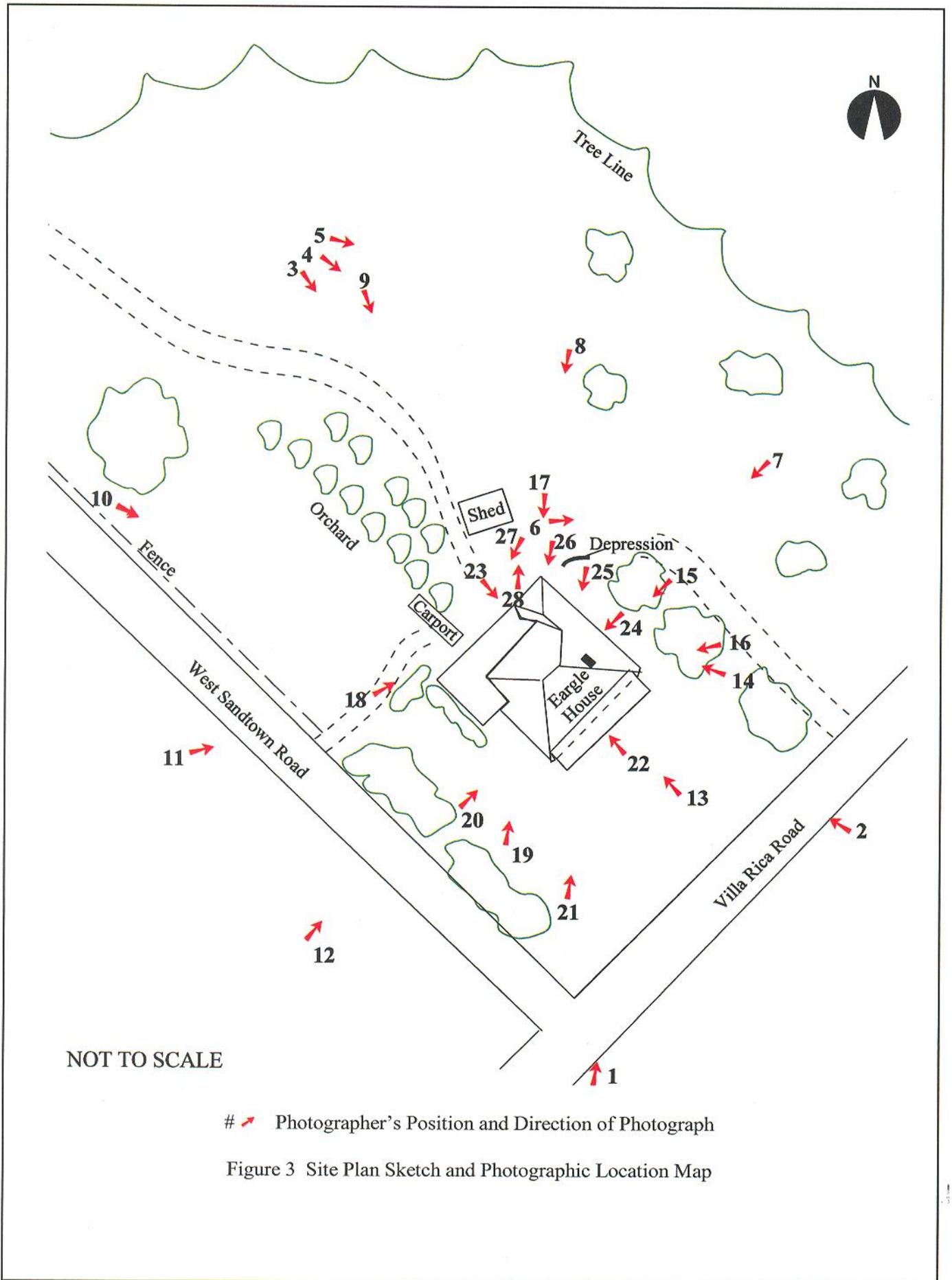
Entrance to the property can be gained from Villa Rica Road (southeast of the house) or from West Sandtown Road (northwest of the house). The access from Villa Rica Road is lined with approximately 50 year old



Figure 2 2002 Aerial Photograph Showing the Eargle House



Figure 2 2002 Aerial Photograph Showing the Eargle House



trees. This gravel driveway curves around the back of the house, but it ends abruptly before reaching the house. Between the point where the drive ends and the house a depression in the ground was observed. Mrs. Eargle (Personal Communication, September 2004) attributed this depression to a heating oil tank which has been removed. The original driveway appears to have once been connected to the access off of West Sandtown Road by a dirt driveway, and the latter access is now the main driveway. It has a gravel bed and leads to the carport, but grass has grown over the space connecting it and the former driveway. Another road leaves the space that once connected these paths and trends northward, parallel to West Sandtown Road and enters the adjoining property to the north. This road has not been used recently and it is only discernable as a strip of regularly mowed grass. On the west side of this path, between it and West Sandtown Road, is a small apple orchard consisting of two parallel rows of trees.

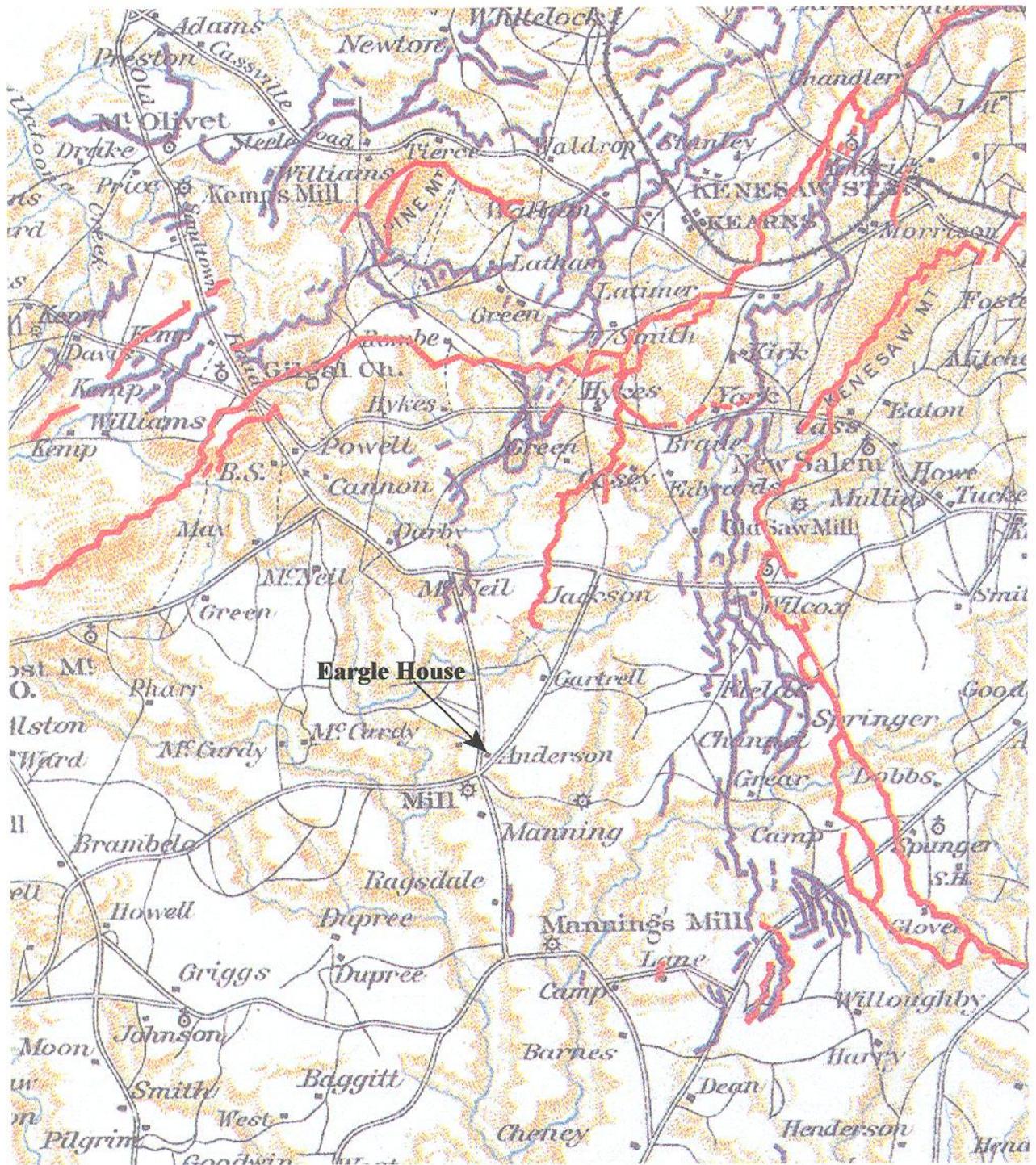
Property History

1832 Cherokee Land Lottery: The Eargle House is located in the northern quarter of Land Lot 199, 19th District, Second Section of original Cherokee (now Cobb) County. The Eargle property, consisting of 20.97 acres, extends north into Land Lot 172. Drawings were held in 1832 for the 40 acre "gold" lots. Unfortunately, the Second Section of District 19 does not appear in the published record of the Cherokee Land Lottery winners, suggesting that the identity of original owner of these land lots may no longer exist (Smith 1838).

John and E. F. Anderson: Before 1864, Land Lots 199 and 172 were owned by the Anderson family. Davis *et al.* (2003:Plate 60, Number 1) indicate that a structure, likely a house, occupied by "Anderson" stood on the site of the present structure (Figure 4). The Anderson family came to Georgia from Louisa County, Virginia via South Carolina (Temple 1980). John Anderson married Martha White of South Carolina in 1805. Their son was William P. Anderson who became a prominent "farmer, dealer in real estate, banker, merchant". He was also the founder of Anderson Brothers, which became W. P. Anderson and Sons, a prominent early Cobb County business (Temple 1980). John's brother Thomas owned a steam powered mill (Temple 1980) in the vicinity of the Eargle House, possibly south across the intersection. He may also have resided at the site of the Eargle house during the Civil War (see Figure 4).

George W. Talley: On January 20, 1872, John and E. F. Anderson, W. P. Anderson's parents, sold Land Lot 199 and 172 (80 acres more or less) to George W. Talley for \$925 (CCDB B:688). W. P. Anderson's daughter Eunice married Alonzo Talley (Temple 1980), probably a relative of George W. Talley. According to Mrs. Eargle (Personal Communication 2004), the Talley's are the first family known to be associated with the present house. On January 12, 1900 Alonzo Talley used all or part of Land Lots 126, 127, 170, 171, 172 (2 acres on the west side of West Sandtown Road), 200, and 201 as collateral for a loan of \$1,400 from D. N. Anderson (this did not include those parts of Land Lots 172 and 199 containing the Eargle House and associated property). D. N. Anderson was likely a relative of W. P. Anderson. This loan may have been to obtain funds to build the Eargle House. Talley's debt was satisfied on June 22, 1904 and the family retained possession of the property (CCDB Z:26).

Mrs. Eargle's mother, who was born and lived near the Eargle House in 1908, sometimes walked by the house on her way to school in the early 1920s (Thelma Eargle, Personal Communication, September 2004). Mrs. Eargle's mother related to her daughter that she sometimes stopped at the house for a drink of water from the well on her way to and from school. At that time the well was on the back porch, within the area in the rear which was enclosed by the 1985 addition. Although not explained by the deed records, ownership of this property passed to W. M. Talley by 1930.



Approximate Scale



Figure 4 Civil War Map Showing the Location of the Eargle House (Davis *et al.* 1983)

R. E. Guffin: On November 24, 1930, R. E. Guffin purchased this property for \$25,000 with a \$12,500 down payment and a mortgage for the balance with the owner, W. M. Talley. R. E. Guffin's wife (Leila or Linda) was the daughter of Mr. and Mrs. Alonzo Talley (Temple 1980). Guffin's mortgage agreement was to pay Talley in increments of \$1,000 per year until a balance of \$500 dollars remained (CCDB 106:274).

Temple (1980) mentions the intersection of West Sandtown Road and Villa Rica Road in 1935 while describing the confusing path of Sandtown Road: "Continuing due south to the crossroads . . . , the [Sandtown] road, at the old site of Anderson's mill, later Talley's sawmill and gin, and now [1935] part of the Guffin dairy property, . . . crosses the road . . . sometimes called Sorrells Springs Road" (Temple 1980: 279). Mrs. Thelma Eargle (Personal Communication, September 2004) was born within a mile of this house in 1926 and by 1936 she was herself walking to school by a similar route. She recalled that the house was unique in that it was the only house in the area that was painted. At that time the place was owned by R. E. Guffin who operated a dairy and a country store from the early 1930s until about 1940 (the property reverted to W. M. Talley in 1937). Mrs. Eargle (Personal Communication, September 2004) recalled the Guffin property contained a barn behind the Eargle house, an iron fence which enclosed an intimidating bull, and that there were several tenant houses in which employees of the dairy resided.

Guffin's 1930 mortgage agreement, for unknown reasons, was not fulfilled and ownership of the property reverted to W. M. Talley on December 27, 1937 (CCDB 127:539). The property at this time included about 460 acres in Land Lots 125, 126, 127, half of 145 (20 acres), 170, 171, 172, 198, 199, 200, 201, and 244.

Dessie Juanita Kirk. Apparently W. M. Talley died between 1937 and 1941. The intact 460 acre parcel of land was sold by Mary L. Talley, executor of the W. M. Talley estate, to Mrs. Dessie Juanita Kirk of Hamilton County, Tennessee for \$11,500 on August 29, 1941 (CCDB 148:531). With the purchase by Kirk, the fragmenting of the 460 acre parcel of land compiled by A. W. Talley in the late 19th Century began. Sometime around 1940 Mr. Jim Kirk and his wife, Lilly, rented the farm (Thelma Eargle, Personal Communication, September 2004). Mr. Kirk was likely related to the property owner, Mrs. D. J. Kirk, though the nature of their relationship is unclear. The dairy's operations probably ceased around 1937, and several chicken houses were subsequently built on the property. Mr. and Mrs. Kirk remained on the farm until Mr. Kirk's sudden demise. On August 18, 1943 Dessie Kirk sold the rights to "all of the merchantable saw timber of every kind" on the property to J. N. Mulkey for \$5,000 and allowed him 2 years to complete the task of clearing the surrounding property (CCDB 150:238). Mulkey was also given the right to "open roads" and build a saw mill on the property, but trees surrounding the pond were to be preserved.

Aerial photographs taken in 1942, 1960, and 1972 illustrate the evolution of this property throughout the last half of the 20th Century. When Dessie Kirk owned the property in 1942, the house was surrounded on all sides by cultivated fields (Figure 5). The yard around the house gives the appearance of a square island in a sea of dirt. A small area of vegetation, which may be the beginning of the present orchard, appears behind the house. What appear to be trees near the house can be seen in this photograph, one on each front corner of the house and two behind the house. Immediately behind the house appear two small structures. A large structure which may have been the barn is visible on West Sandtown Road, behind the house. Another, medium-sized, structure appears across West Sandtown Road, north of the barn.

Howard Sims: On October 26, 1944, Dessie Kirk sold a 20.97 acre parcel of land to Howard Sims for \$4,500 (CCDB 166:31). This transaction set aside the Eargle House and surrounding property, in its present land configuration, from Kirk's 460 acre parcel. This deed includes the first reference to a survey, conducted by Paul Hensley, which is also mentioned in each subsequent deed. Unfortunately, no reference is made to the location of this plat in the deed records reviewed. The only plat found that is associated with the Eargle property was produced on October 15, 1944 for Mrs. D. J. Kirk by J. P. Phillips (Cobb County Plat Book



Figure 5 1942 Aerial Photograph Showing the Eargle House and Surrounding Property

5:92). This plat is concerned with the portion of Kirk's 460 acre property lying southwest of the Eargle house, and it provides few details pertaining to the 20.97 acre property.

On March 20, 1945, another deed was produced to clear discrepancies in the former one (CCDB 167:411). This subsequent deed does not provide details about the points of contention, but it establishes the property's location as being at the intersection of Old Sandtown Road and Echols Road (present Villa Rica Road) and makes it clear that the transfer was subject to the timber operations of Mulkey.

Johnny Walker: The Eargle House property was deeded to Johnny Walker between March 20, 1945 and June 1, 1946. No deed records providing other details of this transaction were identified in the county courthouse.

L. Callaway Thornton: Johnny Walker deeded the 20.97 acre property to L. Callaway Thornton on June 1, 1946 for "10 dollars and other valuable consideration" (CCDB 178:128). No deed records providing other details of this transaction were identified in the county courthouse.

Gerald Robinson: Similar to the Walker-Thornton transaction, Thornton transferred the property to Gerald Robinson on October 11, 1949 (CCDB 211:544) for "10 dollars and other valuable consideration". No deed records providing other details of this transaction were identified in the county courthouse.

Joe and Thelma Eargle: Gerald Robinson sold the 20.97 acre property to Joe and Thelma Eargle on December 2, 1958 (CCDB 469:467). Mr. Eargle was an electrical engineer working for Lockheed in Marietta. They did no commercial farming, but maintained small gardens near the house. Mr. Eargle began the addition to the rear of the house in 1985, but was unable to complete it before his death in February 1987.

The aerial photograph from 1960 (Figure 6) shows the yard enclosed on 3 sides by a hedge row. Evidence of this hedge may still be observed on its northern corner, near the depression in the ground. The tree on the eastern corner had grown considerably in the intervening 18 years, as had the cluster of trees behind the house. The four outbuildings that appear on the 1942 aerial still existed in 1960. Several new structures are shown across West Sandtown Road, west of the house. North of Villa Rica Road and west of West Sandtown Road intersection, a road cut across the corner. Within the island of land between the new road and the intersection appear two, and possible three, new structures. One more appears north of the new road on West Sandtown Road and another structure between the latter and the medium sized structure which shows on the 1942 aerial photograph (see Figure 5). Mrs. Thelma Eargle mentioned that she and her husband did not farm. This suggests that the open field east and north of the house, which appears darker in 1960 photograph, was probably covered in grass or hay. Additionally, by 1960 development of the land across Villa Rica Road, east of the house, had begun.

In 1972, the property appeared much the same as it did in 1960 (Figure 7). The vegetation appears darker or more dense behind the house, making the outbuildings immediately behind the house difficult to see. The area previously referred to as the barn is, likewise, difficult to see. The hedge row around the house has less definition than in the 1960 photograph. The new road cut across the corner southwest of the house is surrounded by more vegetation, but the structures appear to be intact. The greatest change seems to be around the structure across West Sandtown Road, north of the barn. The immediate area of this structure appears to be well worn in 1972 indicating that it is the most used outbuilding on the property at that time.



Figure 7 1972 Aerial Photograph Showing the Eargle House

REFERENCES CITED

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- Cobb County Deed Book (CCDB) 106, Cobb County Courthouse, Marietta, GA.
- Cobb County Deed Book (CCDB) 148, Cobb County Courthouse, Marietta, GA.
- Cobb County Deed Book (CCDB) 150, Cobb County Courthouse, Marietta, GA.
- Cobb County Deed Book (CCDB) 166, Cobb County Courthouse, Marietta, GA.
- Cobb County Deed Book (CCDB) 167, Cobb County Courthouse, Marietta, GA.
- Cobb County Deed Book (CCDB) 178, Cobb County Courthouse, Marietta, GA.
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APPENDIX A - GEORGIA HISTORIC RESOURCES SURVEY FORM

CO-WC-68, THE EARGLE HOUSE



GEORGIA HISTORIC RESOURCES

Historic Preservation Division
Georgia Department of Natural Resources

57 Forsyth Street, Suite 500
Atlanta, Georgia 30303
404/656-2840

Resource No. *CO-WC-68*
County *Cobb*

For instructions, see the Georgia Historic Resources Survey Manual

1 Name(s) of resource

3 Address/location

1062 Villa Rica Road

4 Owner's name and mailing address

5 Building

Site

Landscape feature

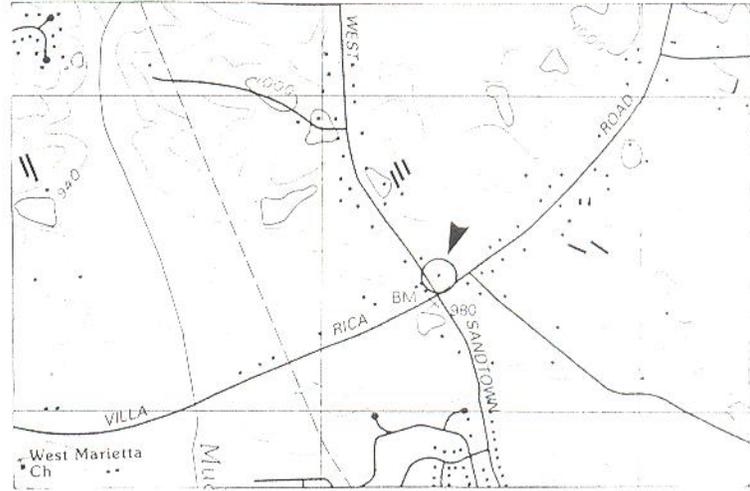
6 Representative example of building type

Number represented

7 Use, current *single dwelling*

original *single dwelling*

2 Location map with North at top



8 Date of construction (or estimate)

CA. 1890

9 Major changes & date (explain in No.25)

Altered

Moved

Addition

Destroyed

10 Architect/engineer/designer

Unknown

11 Contractor/builder/craftsman

Unknown

12 Style

No Academic Style

13 Building type

Georgian cottage

14 Original Floor Plan

4 rooms - two rooms deep

15 Plan shape

rectangular

16 Number of stories

One

17 Facade symmetry & front door(s)

one door

18 Roof type & material

hip - composition shingle/asphalt shingle

19 Chimney placement & material

lateral interior - brick

20 Type of construction

balloon frame/platform frame

21 Exterior material(s)

weatherboard/clapboard/beveled siding

22 Foundation material(s)

brick pier with infill

23 Porch(es)

verandah (front, 1 story, partial, wood, shed/pent)

24 Windows

double-hung sash (flat-headed, 1/1, rectangular)

25 Additional physical description

Addition at rear and side.

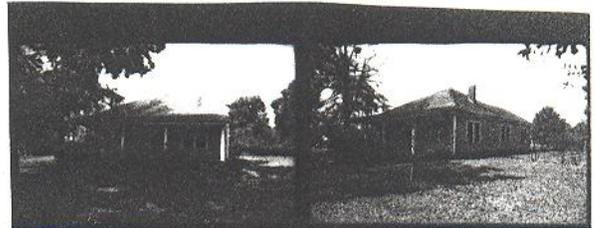
Storm windows.

Addition - Addition at rear and side.

Altered - Storm windows.

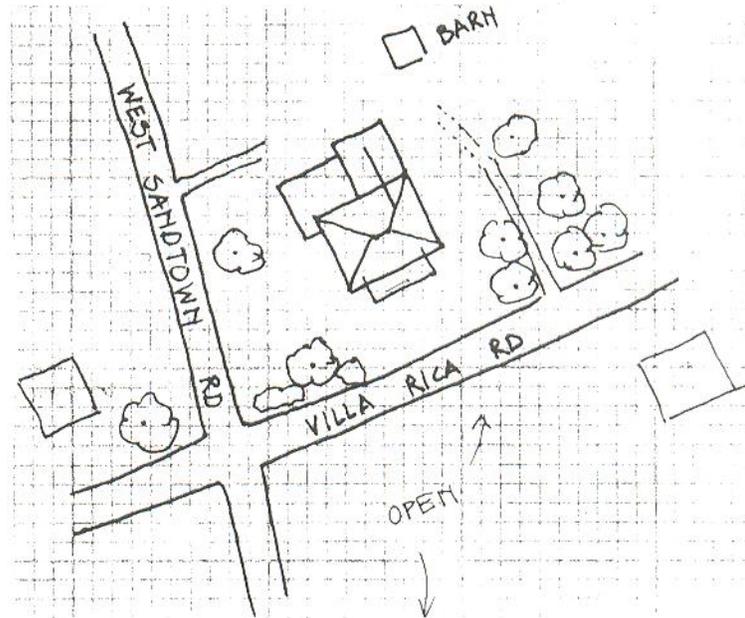
26 Negatives: roll # *9*

frames # *32-36*



27 Description of outbuildings (if any)
barn/shed

28 Site plan with North at top



29 Description of landscape features

30 Number of buildings *1* structures *0*
 outbuildings *1* sites *0*
 landscape features *0*

31 Description of the environment

32 Archaeological potential

33 History

34 Historical theme(s)

THEMES: architecture

35 Significance

36 Sources of information

37 Prepared by *(person, organization and address)*

*Bill Jordan, Brockington Assoc
 Cobb County Historic Preserv. Comm.
 100 Cherokee Street
 Marietta, GA*

38 Date of survey *1997* resurvey

39 Government preservation activity

- Section 106 review
- Tax certification
- Grant
- Other

40 SHPO evaluation

41 USGS quadrangle name *Lost Mountain GA 1992*

UTM reference

16 718360 3756435
 zone easting northing

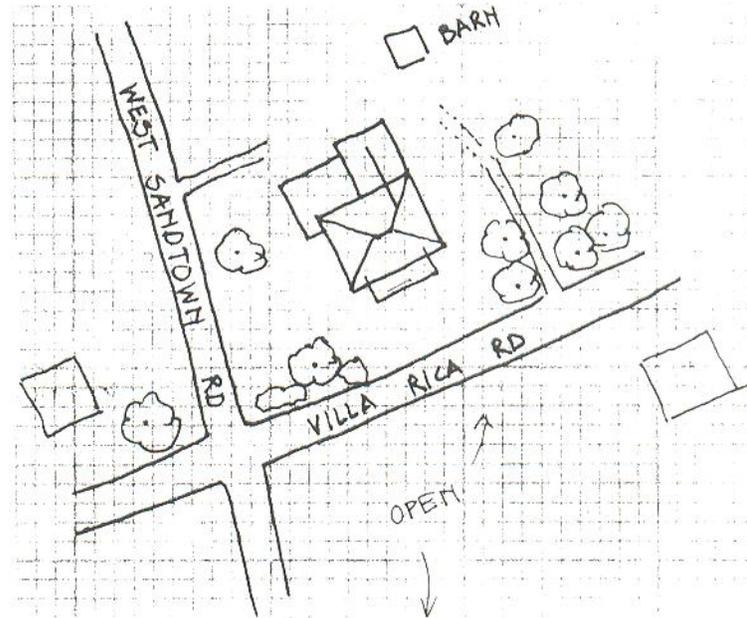
42 Tax map number

43 Recognition and date

- National Landmark
- National Register
- Georgia Register
- Local designation
- HABS/HAER
- Determination of eligibility
- Other

27 Description of outbuildings (if any)
barn/shed

28 Site plan with North at top



29 Description of landscape features

30 Number of buildings *1* structures *0*
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Resource CO-WC-68
1062 Villa Rica Road
Cobb County, Georgia

Bill Jordan, Photographer, R. S. Webb and Associates August 31, 2004

Photo Number	Direction
CO-WC-68-1	View of Setting, Looking North at Front (Southwest) Corner From South of Sandtown Road-Villa Rica Road Intersection.
CO-WC-68-2	View of Setting, Looking Northwest at Front (Southeast) Corner From South of Villa Rica Road.
CO-WC-68-3	View of Setting, Looking Southwest at House From Rear/Side (Northeast) of House.
CO-WC-68-4	View of Setting, Looking Southeast at Field From Rear/Side (Northeast) of House.
CO-WC-68-5	View of Setting, Looking East at Field From Rear/Side (Northeast) of House.
CO-WC-68-6	View of Setting, Looking South toward Old Villa Rica Road From Rear/Side (Northeast) of House.
CO-WC-68-7	View of Setting, Looking West Toward House From Field on the East Side of House.
CO-WC-68-8	View of Setting, Looking South at Rear (Northeast) of House from Field on the North Side of House.
CO-WC-68-9	View of Setting, Looking Southwest Toward Rear of House and Orchard From Field on the North Side of House.
CO-WC-68-10	View of Setting, Looking Southeast Toward Rear of House and Orchard From Field on the Northwest Side of House.
CO-WC-68-11	View of Setting, Looking Southeast Toward House (Northwest Corner) From West of Sandtown Road.
CO-WC-68-12	View of Setting, Looking East Toward House (West Side) From West of Sandtown Road.
CO-WC-68-13	View of the Eargle House, Front (South) Elevation.
CO-WC-68-14	View of the Eargle House, Front (Southeast) Oblique.
CO-WC-68-15	View of the Eargle House, Side (East) Elevation.
CO-WC-68-16	View of the Eargle House, Front (Southeast) Oblique.
CO-WC-68-17	View of the Eargle House, Rear (Northeast) Oblique.
CO-WC-68-18	View of the Eargle House, Rear (Northwest) Oblique.
CO-WC-68-19	View of the Eargle House, Rear (Northwest) Addition, West Side.
CO-WC-68-20	View of the Eargle House, Side (Southwest) Elevation, Original House.
CO-WC-68-21	View of the Eargle House, Front (Southwest) Oblique.
CO-WC-68-22	Detail of Front Door, South Elevation.

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Eargle House
Resource CO-WC-68
1062 Villa Rica Road
Cobb County, Georgia

Bill Jordan, Photographer, R. S. Webb and Associates August 31, 2004

Photo Number	Direction
CO-WC-68-23	Detail of Modern Window and Door on Addition, Rear (North) Elevation.
CO-WC-68-24	Detail of Original Windows and Replacement Siding, Side (East) Elevation.
CO-WC-68-25	Detail of Chimney, East Side.
CO-WC-68-26	Detail of Original Brick Foundation Piers and Brick Infill, Northeast Corner.
CO-WC-68-27	Detail of Modern Carport on Rear (North) side.
CO-WC-68-28	Detail of Modern Shed on Rear (North) side.

























