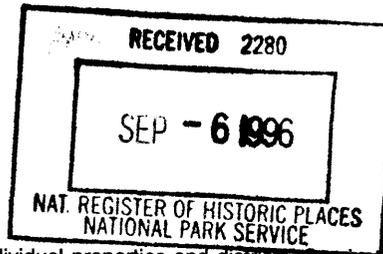


United States Department of the Interior
National Park Service



National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Monroe Residential Historic District

other names/site number Garden District

2. Location

street & number roughly bounded by McKinley Street, Seventh Street,
Hudson Lane, and Riverside Drive N/A not for publication

city or town Monroe N/A vicinity

state Louisiana code LA county Ouachita code 73 zip code 71201

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility 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 does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Jon Fricker 8/30/96
Signature of certifying official/Title Jonathan Fricker, Date
Deputy SHPO, Dept of Culture, Recreation and Tourism
State of Federal agency and bureau

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

Signature of commenting official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register. See continuation sheet.
- determined eligible for the National Register See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain.) _____

Edson B. Beal
Signature of the Keeper

Date of Action
10-3-96

Entered in the
National Register

Monroe Residential Historic District

Name of Property

Ouachita Parish, LA

County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

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

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
497	120	buildings
1 (park)		sites
		structures
		objects
498	120	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

2 (Neville High School, Masur House)

6. Function or Use

Historic Functions

(Enter categories from instructions)

- Domestic/Single Dwelling
- Domestic/Multiple Dwelling
- Education/School
- Religion/Religious Facility
- Recreation and Culture/Outdoor Recreation

Current Functions

(Enter categories from instructions)

- Domestic/Single Dwelling
- Domestic/Multiple Dwelling
- Education/School
- Religion/Religious Facility
- Recreation and Culture/Outdoor Recreation

7. Description

Architectural Classification

(Enter categories from instructions)

- Bungalow, Colonial Revival, Tudor Revival,
- Mission/Spanish Colonial Revival

Materials

(Enter categories from instructions)

- foundation concrete, brick
- walls weatherboard, brick, stucco, asbestos
- roof asphalt, tile
- other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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Continuation Sheet**

Monroe Residential Historic District, Ouachita Parish, LA

Section number 7 Page 1

The Monroe Residential Historic District is a large twentieth century urban neighborhood encompassing some 315 acres. Within the boundaries are 619 buildings, 81% of which are contributing elements. Contributing elements include one and two story residences, seventeen two story apartment buildings, two schools, two churches, and a large park. With but a few exceptions, these resources represent the years between 1908, when the first major subdivision was created, and 1946, the 50 year cutoff. Since that time the area has not suffered an unacceptable loss of integrity. Although not its official name, the neighborhood is called the Garden District by local residents and city officials.

METHODOLOGY

The Monroe Residential Historic District was first brought to the attention of the Division of Historic Preservation in the spring of 1995 when, at the invitation of a neighborhood resident, a staff member toured the area. During this visit the staff member both drove and walked within the neighborhood while taking reconnaissance photographs depicting the architectural character of the area. After a staff level evaluation of these photos concluded that pursuit of a historic district nomination was warranted, National Register staff members traveled to Monroe several times in order to complete the evidence gathering process. A total of four trips were made between December 1995 and May 1996. The first visit (three days in length) was spent surveying and photographing buildings within the district in order to become familiar with resources and possible boundaries. During the second three day visit, the staff continued necessary photography and surveyed and mapped the buildings by style and status as contributing and non-contributing elements. The results of this survey will be discussed below. The outcome of the third trip was the refinement of the historic district's boundaries and completion of additional photography. The final needed photos were made during the short fourth visit. The staff did not produce a written inventory of resources because the existence of over 600 buildings within the district would have made this a daunting task.

GEOGRAPHICAL SETTING

The Monroe Residential Historic District is situated in the northwestern portion of the city on level terrain approximately 65 feet above sea level. The Ouachita River embraces the

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Monroe Residential Historic District, Ouachita Parish, LA

Section number 7 Page 2

neighborhood on its northern and western sides. Despite this riverside location, it is impossible to actually see the river from within the district because of a high levee constructed in the 1930s to protect the city from flooding. Because the river's course remains fairly straight as it parallels the neighborhood's western side, the streets within the district are laid out in a typical, perpendicular grid pattern. This grid is broken in the northern sector of the neighborhood by a large high school campus and a large park. The grid street pattern resumes above the park but stretches only a very short distance before reaching the river, which curves to the east at this point. With the exception of Riverside, which is the district's grand rue, the north/south streets use numbers rather than names for identification. Riverside is one of three major north/south thoroughfares which crisscross the district. The other two routes (North 5th and North 6th streets) are restricted to one way traffic, and all three carry heavy loads of vehicles. One major east/west artery also serves the neighborhood. Known as Forsythe Avenue, it borders the park mentioned above and is divided by a neutral ground with mature trees. The rest of the neighborhood also features mature plantings of trees and other vegetation.

HISTORICAL BACKGROUND

Because there is no published history of Monroe, the development of the city and the nominated district are somewhat difficult to ascertain. Monroe traces its origins to Fort Miro and its associated Spanish post, which was established in the late 1700s. The community experienced economic prosperity throughout most of its history, first as a processing and shipping center for cotton and cotton products, next as a lumber processing center, and finally as the result of the opening of the nearby Monroe Oil and Gas Field in 1916. It is especially within the context of the latter that the development of the historic district should be viewed.

During its earlier years, the city grew to the south of the central business district; growth to the north (where the district is located) was a twentieth century phenomenon. Research in city plat maps and Sanborn Fire Insurance Maps reveals the general pattern of growth experienced by the historic district. This evidence shows that the neighborhood developed in stages, with the areas at the extreme southern end of the district and north of Forsythe Park being the first to undergo subdivision and settlement. Only later, a few blocks at a time, did the remaining area fill with small residential subdivisions.

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Monroe Residential Historic District, Ouachita Parish, LA

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The process appears to have begun on June 18, 1891, when D. A. Bryard, Sr. subdivided a portion of his family's land in what is now the southwestern portion of the nominated district. In fact, some of this land is now vacant and stands outside the proposed district's boundaries. This first step toward urban development was followed in April 1908 by creation of the Riverside Heights Addition, which encompassed the small area above the park. The next addition was created in June 1912 when D. A. Bryard, Jr. subdivided more family land into 47 blocks. Interestingly, individual lots were not surveyed at this time. Known as the D. A. Bryard, Jr. Home Addition, this subdivision was bounded by Riverside (then called Front Street) on the west, 9th Street on the east, the north side of Rochelle Street on the north, and the south side of Roselawn (then known as Alexander) on the south. All of this addition's streets except for Alexander (Roselawn) were given letters for names, but the names had begun to change by 1920. Also by that year, Hudson's Riverside Addition had been organized directly south of the park, another Hudson's Addition existed along Hudson Street just above the Bryard addition, and the Stubbs Addition (one street north of Hudson) had been subdivided along the street of that name. By 1926 additional subdivisions known as Stubbs Place, the Cooper & James Subdivision, and Allendale had been created. The former was referred to as an "exclusive residence section" in a 1929 newspaper.

The construction of single family homes and small apartment buildings tended to develop in the western sector of the neighborhood (nearer the river) before it began on the eastern side. In fact, in 1932 (per a Sanborn map) there were still a number of empty and almost empty blocks scattered throughout the eastern portion of the neighborhood. The number of families living in the area, of course, created a demand for schools, churches, and recreational facilities. This demand was met by a Christian Science Church (now the Auburn Avenue Presbyterian Church) in 1929, Grace Episcopal Church in 1926, the Georgia Tucker Elementary School in 1920, and Neville High School in 1931. And, of course, all the citizens of the city were encouraged to use and enjoy the nearby City Park.

STYLES

The survey of the neighborhood mentioned above revealed the following breakdown of architectural styles and non-contributing elements:

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Monroe Residential Historic District, Ouachita Parish, LA

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<u>Style</u>	<u>Number</u>	<u>Percentage</u>
Colonial/Georgian Revival	70	12%
Bungalow and Bungalow-Like	178	29%
English Cottage	64	10%
Other Styles	17	3%
No Style	170	27%
Non-Contributing	120	19%

A brief discussion of each category follows.

Colonial Revival/Georgian Revival

Although the Colonial Revival and Georgian Revival are actually two different styles, buildings featuring their motifs were placed within a single category for the purposes of this nomination because both styles exhibit classical architectural features. The examples found within the Monroe Residential Historic District range from large, two-story, red brick mansions with Federal-like details to small frame dwellings displaying only one or two classical characteristics such as columns or a door surround. One two-story gambrel roof residence, suggestive of the Dutch Colonial style, is also found within the neighborhood. Also, there are various large frame Colonial Revival residences, including one with a curving front portico, and a 1920s neo-Greek Revival brick mansion (see landmarks section).

Bungalow and "Along Bungalow Lines"

The bungalow was probably the most popular style of house to be built during the early decades of the twentieth century. Although it started out as a specific style which included certain forms as well as design characteristics, the style became so popular that some of its decorative motifs (especially the gabled porch with tapered columns) were applied to houses which were not true bungalows. During the historic period, these buildings were known as houses "along bungalow lines." The Monroe Residential Historic District contains both well-developed examples of the bungalow style and a large number of one-story cottages and two-story houses to which bungalow stylistic features have been applied.

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Monroe Residential Historic District, Ouachita Parish, LA
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English Cottage

The early twentieth century English Cottage style was part of a larger architectural movement based upon a revived interest in the historic buildings of England. In the Monroe Residential Historic District, this interest is reflected in an important collection of houses featuring steep frontal gables (some with cat slide roofs), arched openings, prominent facade or side chimneys, and (in some cases) half-timbering in their gables. The examples range from moderately sized two-story brick dwellings to small cottages sheathed in brick, weatherboard or stucco. Many examples are well developed, while others exhibit only one or two characteristics of the style. Interestingly, some of the one-story examples are as highly decorated as the larger houses.

Other Styles

This classification consists of buildings which exhibit strong characteristics of specific styles, but do not exist in numbers large enough to justify being assigned their own categories. Examples include one late Greek Revival cottage, a large Gothic Revival church, a Modernistic high school, an elementary school featuring Mediterranean styling, and several homes in the Spanish Mission style. The latter range from moderately sized, well-developed examples to small cottages which, though restrained, still clearly reflect Spanish architectural traits. Most of the "other style" buildings are described in the landmarks section (see below).

No Style

This category refers to contributing elements which do not make a stylistic statement -- in short, unstyled buildings. This category includes, but is not restricted to, most of the historic apartment buildings, various foursquare residences that are not strongly styled, and smaller unstyled houses from the 1930s and early 1940s. (For sample "no style" historic buildings, see photos 40, 55, 62, 65, 67, 81, & 89.) Unstyled historic buildings are common in many residential neighborhoods and are certainly worthy contributing elements of the Monroe Residential Historic District. These buildings significantly enhance the district's identity as a historic twentieth century residential area and help it to exhibit the full range of archetypes typically found in this type of neighborhood. In short, they enhance the district's authenticity. In addition, they support the overall character of the district in areas such as massing, fenestration pattern, facades enlivened by front facing gables and dormers, and systems of porches and columns.

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Monroe Residential Historic District, Ouachita Parish, LA

Section number 7 Page 6**Non-Contributing Elements**

This category includes buildings within the neighborhood which are not yet 50 years old or historic buildings which have been altered to the extent that their historic character has been lost. Virtually all of the non-contributing buildings are simple 1950s residences, slab-on grade ranch houses, or altered historic buildings. There are also six non-historic apartment buildings (roughly the size of the historic apartment buildings -- two stories and usually with four to six apartments per building). Of particular interest are two residences which have a historic appearance, although they in fact appear to be of fairly recent construction. In terms of height, virtually all of the non-contributing elements are one story; the very few exceptions are two stories.

ASSESSMENT OF INTEGRITY

In addition to the comments made above about the nature of non-contributing elements, it should be noted that a non-contributing rate of 19% is low for a Register district in Louisiana outside New Orleans. In terms of alterations to historic buildings, each building was evaluated by the National Register staff and a judgment call was made on contributing/non-contributing based upon the severity of the alterations. For example, the bungalow shown in photo 42 was designated as contributing while the houses shown in photos 70 and 84 were designated non-contributing. In the case of the latter, the alterations overwhelmed the surviving historic character. The most prevalent alteration to contributing elements is substitute siding, although it occurs on only a small minority. A good example can be seen in photo 85. Despite asbestos siding, this English cottage's historic character is dominant.

LANDMARKS

The principal landmarks within the Monroe Residential Historic District are as follows:

- 1) 1116 Riverside, Weaks House, Photo 17. This frame, two-story Colonial Revival style house is notable for its elliptical portico with colossal Ionic columns, modillion cornice and a balustrade surmounting its roof. The house also features a small second story balcony behind the portico and a large front facing dormer.
- 2) 1206 Riverside, Causey House, Photo 16. This two-story, frame, transitional house displays motifs of both the Queen Anne Revival and Colonial Revival styles.

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The Colonial Revival features include Corinthian columns, denticulated cornices, and modillions above the second story columns. A wraparound gallery and a shingled skirt between the first and second level are the residence's Queen Anne features. The home's original roofline was changed after a 1963 fire.

- 3) 1300 Riverside, Photo 14. This handsome two-story, brick home is reminiscent of Federal period large urban residences of the type found, for example, in the Georgetown area of Washington, D. C. It features jack arch lintels with keystones, pedimented dormers decorated by small pilasters and arched windows, a modillion cornice, and a one story semi-circular portico with Tuscan columns. A small one-story wing stands on one side.
- 4) 1400 Riverside, Photo 12. Not quite as archaeologically precise as the above, this two-story brick house has dormers and jack arches with keystones. Its porch consists of a pedimented gable supported by posts with Doric capitals and necking. The arch shape of the pediment's lower edge mimics the arch of the fanlight and woodwork which surmount the main door.
- 5) 1706 Riverside Photo 11. The decorative focus of this two-story brick Colonial Revival house is its unusual entrance, which features a transom and sidelights, French doors, pilasters, and a swan neck pediment. Also of interest are the arched openings on the facade. Each contains a set of French doors surmounted by the filled tympanum of the arch. A keystone emphasizes the top of each arch.
- 6) 1810 Riverside, Photo 10. This Colonial Revival house is unusual within the historic district because of its temple front. It features colossal Ionic columns, an entrance door with transom and sidelights, a thick entablature, and an oculus. Low one story wings flanking the main block are surmounted by Chinese Chippendale style balustrades.
- 7) Neville High School, 600 Forsythe Avenue, National Register. Designed by Merl L. Padgett and built in 1931, this massive brick building is an important example of the Modernistic style. It has a dominant four-story central pavilion, three-story wings, and three-story end pavilions. Massive piers terminating above the parapet line provide additional vertical emphasis.

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- 8) American Legion Hall, Photo 9. Built in 1928, this masonry Colonial Revival style building is considered a landmark within the historic district because of its size and prominent location. It stands at the southern edge of Forsythe Park at the head of North 4th Street. The building features colossal posts and arched first floor doors.
- 9) 409 Auburn (corner Auburn and North 5th Street, Photo 76). This one story, brick dwelling is in the English Cottage style and features half timbering in its three front gables. An unusual feature is the treatment of the brick surface which sheathes the largest gable behind the half-timbering. These bricks are laid in a herringbone pattern. The other gables are sheathed in stucco, which is the more usual treatment.
- 10) 1605 North 3rd Street, Photo 34. Also in the English Cottage style, this one-and-one-half story brick and stucco residence features a large front facing gable with half timbering and a cat-slide roof. A smaller half-timbered gable surmounts the entrance.
- 11) Corner Erin and North 3rd Street, Photo 37. This large, one-story Spanish Mission style house features stucco walls, a tile roof, several arched openings, a shaped parapet above the large rectangular window, and a small entrance courtyard flanked by the facade's two projecting pavilions.
- 12) 1401 North 3rd Street, Photo 38. This one-story stucco house is also in the Spanish Mission style. Its notable features include a prominent tile roof, three large arched doorways which open onto a terrace, and a smaller arched opening which leads to a small covered porch.
- 13) 1303 North 3rd Street, Photo 39. This large, rambling dwelling consists of several one story blocks which surround a two-story mass suggestive of a tower (albeit a squat one). Each block is sheathed in stucco and has a tile roof. Arched openings are seen in one of the one-story blocks as well as at the top of a large tapered chimney. A flat roofed garage at the rear of the property is attached to the home by a long wall with tile coping and an arched gateway. This configuration, of course, suggests a Spanish courtyard garden.
- 14) Masur House, 901 North 3rd Street, National Register, Photo 49. Built in 1914, this unusual one-story frame and stucco bungalow features exterior detailing which

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is essentially medieval in inspiration. This includes porches articulated with pairs of massive, two-story, octagonal Gothic columns; gables featuring rough stucco and half-timbering; and the presence of Tudor arches outlining the building's porches.

- 15) 1703 North 3rd Street, Photo 33. This one-story frame home is a late example of the Greek Revival style. It features Tuscan posts, an entrance with transom and sidelights, pediment shaped lintels, and an entablature with a molded cornice outlining its gallery.
- 16) 312 Speed, Photo 64. Another example of the English Cottage style, this one-story, brick house is distinguished by a chimney surmounted by chimney pots, two small gables with half-timbering applied to stucco surfaces, and two larger gables whose alternating brick and stucco stripes also provide a half-timbered appearance.
- 17) Christian Scientist Church, Photos 27 & 28. Now known as the Auburn Avenue Presbyterian Church, this massive brick Classical Revival style building features a temple front with colossal Doric columns, three doors flanked by pilasters and surmounted by pediments, a fully developed entablature with roundels in its frieze, an oculus piercing the pediment, and a large Palladian window on each side. The church's interior is completely original.
- 18) Georgia Tucker School, Photo 50. Designed by James W. Smith and built in 1920, this school has a Mediterranean look despite its red brick veneer. Its design borrows from the Italian Renaissance and Romanesque as well as slightly from the Spanish Baroque. The school is anchored at each corner by a tower with triple arch windows on the second story. Other noteworthy features include a tile roof and Persian columns accenting the central portion of the facade.
- 19) Grace Episcopal Church, corner Glenmar and North 4th Street, Photo 52. A twentieth century interpretation of the Gothic Revival style, this large brick and stone church was completed in 1926. It features a massive crenelated tower, buttresses, and pointed arched windows (some with tracery). Although also in the Gothic Revival style, an educational building and a parish house which form part of the church complex are non-historic.

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Monroe Residential Historic District, Ouachita Parish, LA

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- 20) 1513 North 5th Street, Photo 74. This one-and-one-half story brick residence is in the English Cottage style. It features a large front facing gable with a long cat slide roof and a jerkinhead gable on one side.
- 21) 117 Hudson. Trousdale House, Photo 21. Built in 1901 for James Trousdale, this home is a fine example of the Colonial Revival substrain, popular in the South, which tried to mimic the look of the Old South. Trousdale may have used Beauvoir, the Gulf Coast home of Jefferson Davis, as a model for the one-story, frame dwelling.
- 22) Corner Erin and North 5th Street, Photo 75. This large one-story brick English cottage with cat slide roof features a French styled hood above its main door.
- 23) Corner Stubbs and North 2nd Street, Photo 23. Built in 1928 for the George Hyle family, this two-story, brick English cottage style home features steeply pitched gables, a prominent front facing chimney, and two arched openings. A third arch once formed the entrance to a porte cochere; however, this area has been enclosed.

HISTORIC APARTMENTS

Seventeen historic apartment buildings are found within the Monroe Residential Historic District. Although Sanborn maps indicate that at least one apartment building existed on Forsythe Avenue during part of the historic period, all of the apartments classified as contributing elements are located in the middle and lower portions of the neighborhood on or below Downey Avenue. In some cases single apartment buildings are surrounded by single family homes, while in others cases the buildings are paired or sited in clusters. All of the buildings are of brick veneer construction and contain only a small number of apartments. Each is only two-stories tall, and this low scale allows each to easily blend into the surrounding streetscape. Although some exhibit a restrained decorative motif such as a gabled stoop or swan neck pediment above their main entrances, none of the apartments' exteriors displays a great deal of ornament. Apartments meeting the 50 year age requirement are being counted as contributing elements because they are a legitimate component of the historic neighborhood and help to illustrate the appearance of a twentieth century residential community.

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Continuation Sheet**

Monroe Residential Historic District, Ouachita Parish, LA

Section number 7 Page 11**FORSYTHE PARK**

Located near the northern end of the nominated district, Forsythe Park is a large, open, 100 acre green space featuring mature trees. A special feature of the park is its tree lined walks, which resemble oak allees. The park also contains a golf course and accompanying clubhouse, a large swimming pool and bathhouse known as the Municipal Natatorium, and a two-story American Legion Home. All of these features date to the 1920s and 1930s. In addition, modern tennis courts, a playground with slides and swings, and a fountain also serve the facility's visitors. The area has always been bisected by Sycamore Street, which is an extension of North 5th Street. The park's boundaries are formed by Forsythe Avenue on the south, Park Avenue on the north, Riverside Drive and the Ouachita River on the west, and 10th Street on the east. This eastern boundary has changed over the years, as have the amenities which the park offers to Monroe's citizens. Although it was meant for the use of all the city's residents when it opened some time before 1910 (when a newspaper article describing the facility was published), the park is now considered an integral part of the surrounding historic neighborhood.

Forsythe Park was named for Monroe doctor and mayor A. A. Forsythe, who played a significant role in its development in the 1920s. Before that time it was known as City Park. The first available description is provided by the above referenced 1910 newspaper article, which was reprinted by a Monroe newspaper in 1972. This article describes a facility very similar to that which appears on the 1920 Sanborn Fire Insurance Map for Monroe (the first to include details of the park in its coverage). During this early period, North 12th Street served as the park's eastern boundary. The approximately 200 acre space contained a large salt water natatorium (the predecessor of the one mentioned above; see explanation below) and a large fair grounds with race track, grandstand, and several exhibit buildings. A baseball diamond, theater, and skating rink were also found within the park. A large area of open park land separated the natatorium, originally located just west of Riverside Drive on the Ouachita's banks, from the fair grounds situated east of Sycamore Street.

In addition to receiving a new name, Forsythe Park experienced other changes during the 1920s. A nine hole golf course was added to the park's northern sector in 1925. By 1926 the fair grounds had been removed, to be replaced by a tourist camp, an athletic field, a street railway car barn, and an apparently relocated ballpark. The Sanborn Map suggests that one of the fair ground's old exhibit buildings may have been converted for use as the car barn. It also suggests that the race track's old grandstand was made a part of the sports facility. The 1926 Sanborn Map also indicates that by that date the city had built a municipal power plant and water works in the park's northeastern section between North 12th Street and what would later be an extension of

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Monroe Residential Historic District, Ouachita Parish, LA

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North 10th. As mentioned above under landmarks, a headquarters building for the American Legion was constructed in a prominent location at the south end of the park in 1928.

The 1930s brought a more significant change--the relocation of the park's original natatorium and the loss of the salt water supply which had made it one of the most unusual facilities of its type in the nation. The story of the natatorium began in 1909, when Mayor Forsythe decided that an exploratory well should be dug near the riverbank in the hope of finding natural gas or oil. Although some gas was found and was later used to heat a few nearby homes, the well's primary product turned out to be a voluminous supply of salt water. Forsythe decided to use this water to provide public bathing facilities for Monroe residents. As a result, a large concrete swimming pool was constructed between Riverside Drive and the Ouachita River. By 1920 a second pool and four large frame bath houses had been added. A theater was also located in the complex; it is uncertain whether this was the older theater mentioned in the 1910 newspaper article or a new facility. The popularity of the pools could be attributed to two factors: 1) the novelty of swimming in salt water in an inland community, and 2) the belief that the water contained healing qualities similar to those of a famous radium bath located in an Austrian city. As a result, Monroe became known as a resort, and at least four railroads ran excursion trains carrying weekend bathers to the city. In addition, for a few years a National League baseball team trained in Monroe so that its players could have access to the supposedly healing salt water baths.

Two factors eventually combined to bring about the relocation of the natatorium to its current site. By 1934 the supposedly inexhaustible supply of salt water was showing signs of depletion. More importantly, a new levee, ordered to prevent flooding such as that which occurred on the Ouachita in 1927 and 1932, was planned for the land on which the old pools were located. The Roosevelt administration approved money for a new natatorium, which was located within the park approximately three blocks east of the old pool site and just east of Sycamore Street. The Works Project Administration began construction of the large new pool and its accompanying classically styled one-story brick bathhouse in 1935.

BUILDING MATERIALS

The vast majority of the buildings in the district are either wood framed houses with some type of wood skin or brick veneer residences. Some of the brick houses in the English Cottage style also use stucco behind half-timbering in their gables. Six Spanish Mission style houses (three described under the landmarks section and three smaller examples) are also covered in stucco. All of the institutional buildings (i.e., the two schools and two churches) are of brick construction.

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Continuation Sheet**

Monroe Residential Historic District, Ouachita Parish, LA

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CONTRIBUTING ELEMENTS

The Monroe Residential Historic District represents an important collection of single family residences, small apartment buildings, and institutional buildings such as churches and schools. Taken together, these structures provide an important illustration of how historic twentieth century suburbs looked, as well as of the popular styles and types which contributed to the ambiance of these neighborhoods. Any 50+ year old structure which has not been altered beyond recognition is considered a contributing element for purposes of this application. Contributing buildings range in date from c. 1880, the date of a later Greek Revival cottage, to 1946, the fifty year cutoff. The park is also a contributing element because its appearance has changed little since the end of the 1930s and it is an integral part of the neighborhood.

PHOTO INFORMATION

There are 92 photos included with this submission. The following information is common to all:

Photographer: Donna Fricker
Location of Negative: LA SHPO
Date Taken: March 1996

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes. (2 churches)
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

- Architecture
- Community planning & development

Period of Significance

c. 1880 - 1946

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

None

Cultural Affiliation

None

Architect/Builder

N/A

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS): N/A

- preliminary determination of individual listing (36 CFR 67) has been requested
- 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

Name of repository:

10. Geographical Data

Acreeage of Property @ 315 acres

UTM References

(Place additional UTM references on a continuation sheet.)

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

3 | 1 5 | 5 8 2 9 0 0 | 3 5 9 7 2 3 0
Zone Easting Northing
4 | 1 5 | 5 8 2 2 0 0 | 3 5 9 6 6 0 0

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title National Register Staff ASSISTED BY ANN DAIGLE, DIRECTOR OF PLANNING, CITY OF MONROE

organization Louisiana Division of Historic Preservation date May 1996

street & number P. O. Box 44247 telephone (504) 342-8160

city or town Baton Rouge state LA zip code 70804

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Multiple Ownership

street & number telephone

city or town state zip code

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

**United States Department of the Interior
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Continuation Sheet**

Monroe Residential Historic District, Ouachita Parish, LA

Section number 8 Page 1

The Monroe Residential Historic District is locally significant in the areas of architecture and community planning and development because it is a representative historic twentieth century neighborhood such as is found nowhere else in Northeast Louisiana. It is, in effect, a window into the past to show someone the look of a period neighborhood, both typologically and stylistically. The district is also significant within northeastern Louisiana for its sheer size and integrity and the quality of its landmarks. The period of significance spans from c.1880, the date of the earliest building (a late Greek Revival cottage), to 1946, the fifty year cutoff.

Monroe (population of about 60,000) is the only city or even large town in the several parish region known as Northeast Louisiana. The next largest town is the parish seat of Bastrop, with a population of about 15,000. Taken within this context of mainly rural and small town development, Monroe's Garden District is without question the historic twentieth century suburb of Northeast Louisiana, in various respects. Although the overwhelming majority of the buildings are single family residences, interspersed among them are small apartment buildings, two churches, two schools and a large park, indicating the mixed use nature of period suburbs. Stylistically, the Garden District illustrates very well the eclecticism of the early twentieth century, with Colonial and Georgian Revival, Bungalow and English Cottage in the greatest numbers and a sprinkling of landmarks in the Spanish Colonial/Mission style, a Roman looking Classical Revival church, a Gothic Revival church, and a Mediterranean looking school.

Of particular interest are the residences in the English cottage style. The picturesque English look was quite popular for residences in early twentieth century America, whether they be baronial halls or cozy cottages of the type found in the Monroe district. At the up market end were the so-called "Stockbroker Tudor" houses (as in landmark #10). For middle class America, the style was popularized through mail order house catalogs and magazines, with specific models being advertised with evocative names such as "The Devonshire," "The Sussex," and "The Dover." The style as a whole was referred to at the time as "old English" and "Quaint English Cottage Style." A 1929 Monroe newspaper pictured one of the district's houses (landmark #23) with the description "in the English style." As explained in Part 7, the Monroe examples range from large, fully developed houses to more modest "watered down" interpretations. Although only 10% of the buildings are in this category, they make a greater visual impression than a percentage figure might indicate. This is due to their distinctive, picturesque massing, detailing, and the fact that they often occur in clusters. There are a few places in the district where they appear in rows, yielding a very distinctive view, with one

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**United States Department of the Interior
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**National Register of Historic Places
Continuation Sheet**

Monroe Residential Historic District, Ouachita Parish, LA

Section number 8 Page 2

prominent front chimney after another. Taken together, these “English cottages” are Northeast Louisiana’s largest and finest collection of a popular middle class tract house model. In fact, there are most likely more examples in the Monroe Garden District than in the entire region. Hence the district would make an excellent local laboratory for the study of the style.

In addition to its credentials as an important representative historic twentieth century suburb, the Monroe district is significant for its sheer size and integrity -- 619 buildings, only 19% of which are non-contributing. Because of the development patterns of the region, as noted above, there is nothing to match it. The only possibility would have been in Monroe itself to the south of downtown, the section of the city which developed in the nineteenth century. Unfortunately, however, Monroe has suffered significant losses in its pre-twentieth century residential architecture, including even the Queen Anne Revival, of which there are only a few remaining examples. And, while there are some very important landmarks in the area south of downtown, there is no historic residential neighborhood that even begins to approach the nominated district in terms of size and overall quality.

Finally, the Monroe Residential District is architecturally significant within Northeast Louisiana due to the quality of its landmarks. Although not large in number when compared to an overall building stock of 619, they have a strong visual presence, particularly along Riverside Drive, where many are located. Generally speaking, the landmarks described in Part 7 are among the region’s most significant examples of their style, and in some cases, the most significant. This is particularly true of the various Colonial Revival/Georgian Revival “mansions,” which are completely without equal.

**United States Department of the Interior
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**National Register of Historic Places
Continuation Sheet**

Monroe Residential Historic District, Ouachita Parish, LA

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BIBLIOGRAPHY

Franks, Kenny A. and Lambert, Paul F. *Early Louisiana and Arkansas Oil, A Photographic History, 1901-1946*. College Station, Texas A & M University Press, 1982.

Industrial Survey of Monroe-West Monroe, Louisiana, 1941. Research Division, Chamber of Commerce, Monroe, Louisiana.

Monroe City Directories, 1944-1945, 1945-1946.

"Nostalgic History Reflected In Monroe's Forsythe Park," *Monroe Morning World*, October 8, 1972.

"Parks of Monroe," typescript, prepared by WPA, 1936. Copy in National Register file.

Plat map research performed by Ann Daigle, Director of the City Planning Department, City of Monroe.

Sanborn Fire Insurance Maps for 1926 and 1932.

Site visits by National Register staff.

"Utilizing Natural Gas at Forsythe Park for Illumination," *Monroe News-Star*, July 9, 1910.

**United States Department of the Interior
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**National Register of Historic Places
Continuation Sheet**

Monroe Residential Historic District, Ouachita Parish, LA

Section number 10 Page 1

Boundary Description: Please refer to enclosed map.

Justification:

The boundaries were chosen to correspond to the concentration of 50+ year old residences in the neighborhood known locally as the Garden District. Also included were historic apartment buildings and four institutional buildings (two churches and two schools) within the neighborhood. Forsythe Park, at the northern edge, was included because it is an important component of the neighborhood, both historically and visually.

The boundaries for the most part were quite obvious. The Ouachita River embraces the district on the north and west, as shown on the attached map. On the western side, the boundaries cut in from Riverside Drive in a couple of instances to exclude peripheral non-contributing elements. The northern boundary cuts in at the corner of Forsythe Park to exclude a large municipal water treatment plant. (One of the buildings is historic and may well be eligible for an individual listing. It did not seem appropriate to include it in the district, and very importantly, doing so would have meant taking in numerous large non-contributing elements.)

The long eastern boundary was decided street by street based upon the concentration of historic residences retaining sufficient integrity. As noted in Part 7 development proceeded in an easterly direction away from the river. By the end of the present 50 year cutoff (essentially the end of World War II) development had proceeded on some streets further than others. This along with the integrity issue resulted in a "ragged" eastern boundary.

The southern boundary was based upon non-historic commercial intrusion into the neighborhood, and it too has a "ragged" appearance. Louisville Avenue is a major strip development thoroughfare, and the closer one gets to Louisville, the more one encounters non-historic commercial use. Hudson Lane, two blocks north of Louisville, was a natural place to begin cutting the boundaries because it has experienced much intrusive commercial development. A notable exception is the area between Walnut and Third (see map) where the boundaries extend beyond Hudson. In other places they cut in from Hudson to exclude non-contributing elements. One might wonder why a goodly portion of the block bounded by Hudson, Third, Stubbs and Fourth was included given the number of non-contributing elements. Here numbers can be deceiving. The contributing elements "hold their own" as can be seen in photo 45 taken along Third Street. The two non-contributing elements in the

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**United States Department of the Interior
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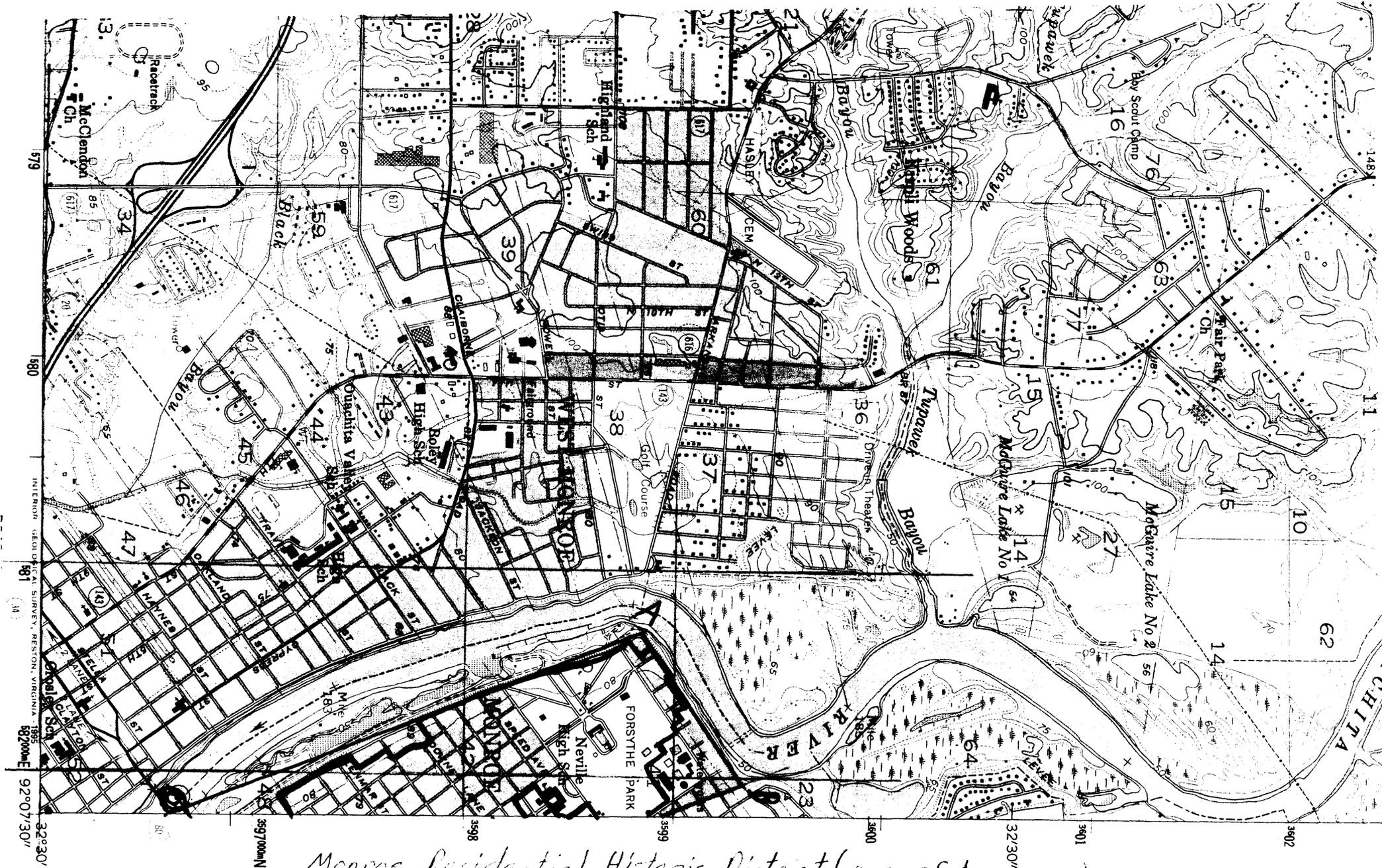
**National Register of Historic Places
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Monroe Residential Historic District, Ouachita Parish, LA

Section number 10 Page 2

background of the photo are altered historic buildings, and hence the scale and rhythm of the streetscape is not interrupted. Also, one of the non-contributing elements on this block is a handsome historic looking house. (In fact, most would think it was historic.) Finally, for the record, there are several historic residences beyond the southern boundaries (between Hudson and Louisville), but they are visually divorced from the district by the redevelopment of much of Hudson Lane.

Note: Areas immediately beyond the district were surveyed for purposes of determining the boundaries. In a few instances they appear on the attached map (coded by contributing and non-contributing).



Monroe Residential Historic District (one of two maps)

Monroe, Ouachita Parish LA

A) 15 / 581300 / 3598850

B) 15 / 582030 / 3597330

C) 15 / 582900 / 3597230

D) 15 / 582200 / 3596600

Monroe Residential Historic District Core of

Monroe Telephone Directory

- A) 15/581300/3598850
- B) 15/582030/3599330
- C) 15/582900/359723
- D) 15/582200/3596600



32°30'
92°07'30"

583

20

R. 3 E. | R. 4 E.

585

20

*(WEST MONROE SOUTH)
7348 1 NW*

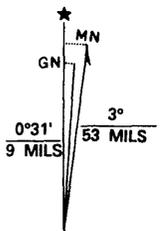
Produced by the United States Geological Survey

Planimetry by photogrammetric methods from imagery dated 1956
Topography by planetable surveys 1957. Revised from imagery dated 1969 and 1975

North American Datum of 1927 (NAD 27). Projection and 10 000-foot ticks: Louisiana coordinate system, north zone (Lambert conformal conic)

Blue 1000-meter Universal Transverse Mercator ticks, zone 15

North American Datum of 1983 (NAD 83) is shown by dashed corner ticks. The values of the shift between NAD 27 and NAD 83 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software



UTM GRID AND 1995 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET