

HISTORIC DISTRICT INFORMATION FORM

I. NAME OF DISTRICT:

East Church Street Historic District[✓]--traditional neighborhood name for the area.

II. LOCATION OF DISTRICT

A. General Location

1. Describe in general terms the location of the district:

The district is located southeast of the CBD along East Church Street, on the eastern edge of the city of Monroe.

2. Principal streets, highways, and geographic features: *E. Church St. and S. Madison Ave.*

East Church Street and South Madison Avenue are the principal streets in the district, intersecting at the western edge of the district.

3. City:

Monroe ✓

4. County:

Walton ✓

B. U.S. Congressman and Congressional District:

Doug Barnard--10th District

III. CLASSIFICATION:

Occupied

Little preservation work in progress in the district, other than normal maintenance of houses. In one or two instances, rehabilitation is currently underway.

Current use: residential

IV. DESCRIPTION OF DISTRICT

A. Narrative Description

1. General character, appearance, and historical development:

District is a residential area that developed along East Church Street in the last quarter of the 19th century and the first quarter of the 20th century. Houses in the district vary in style, size, and building material. Several fine Victorian homes are in the district, but the majority of buildings are either Neo-classical or bungalows. Large and more modest buildings can be found throughout the district. Wood is the favored building material, although some brick is used.

After the turn-of-the-century, the area gained an important educational component, with two schools built in the area. (One is now demolished.) Otherwise, it has maintained a residential character. Later developments were built both to the north and south of East Church Street, as the area prospered.

2. Natural terrain, landmarks:

Slightly rolling terrain, but relatively flat.

3. Various parts of the district:

District is generally uniform in nature. A small pocket of modest houses exists along South Madison Avenue, south of East Church Street; however, three large homes form the southern boundary at this part of the district.

4. Pattern of land subdivision:

East Church Street becomes a major highway leading out of the eastern part of Monroe. Because of its importance, houses developed along the length of the street prior to filling in the area north and south of the street. Church Street has a slight curve, breaking up Monroe's traditional gridiron street pattern. Developments grew both north and south of East Church Street, along streets that intersected the main highway.

5. Arrangement or placement of buildings:

Buildings face the streets at right angles. Although the setback is not uniform, it does not vary widely.

Lots are generally small and the houses are close, with small side yards. This gives the area an "urban" feel, in contrast to the McDaniel Street and North Broad Street areas.

6. Architectural characteristics:

A number of building styles, types, and sizes exist in the district. Several one and two-story frame Victorian structures are included in the district. The detailing on these buildings is generally executed in wood and is used extensively. This is especially true on porches. While most of these buildings are rather simple structures with Victorian embellishments, a few fully executed Victorian designs (especially the Queen Anne style) are also found in the district.

The second large collection of buildings are Neo-classical structures, found throughout the neighborhood. These buildings, usually built of wood, are generally two-stories in height; very formal in nature; symmetrical in plan; and feature a large, two-story portico with massive columns.

During the 1910s and 1920s, bungalows and other more modern styles were constructed in the district. These buildings are built of both brick and wood, have large porches, half columns, and wide eave overhangs. Lower income housing of this period was always built of frame with a simple floor plan and little or no decorative detailing.

Throughout the district, the workmanship appears to be of a very high quality. Design qualities vary from house to house, with this district probably displaying more of a range of good and bad designs than any other area in Monroe. Alterations through the years have been kept to a minimum.

7. Landscape characteristics:

The informal nature of the landscaping is a very important part of the character of the district. Large trees shade the houses, sidewalks, and streets throughout the neighborhood. Large bushes are especially common. Few walls exist in the area.

8. Archaeological potential:

Unknown

9. Exceptions to the general rule:

The varied nature of the district results in there being few, if any, exceptions to the general rule.

B. Condition:

Excellent

Good--general condition of much of the district

Fair--general condition of parts of the district

Poor/Deteriorated

C. Acreage of district (approximate):

44

D. Number of properties in district (approximate):

69

E. Intrusions and non-historic properties. Intrusions and non-historic properties are marked on the accompanying map.

Intrusions--General Description and Criteria for Inclusion:

The intrusions in the district are generally modern structures that have been built after the district's period of significance had passed. These structures, because of their design, materials, proportions, site, or other features, detract from the significance of the district. Criteria used included date of construction, design, and compatibility with district.

Non-historic structures--General Description and Criteria for Inclusion:

Most buildings in this category are structures that were built after the 1930s. While they generally blend into the district in terms of siting, proportion, massing, height, and design, they do not necessarily contribute to the significance of the district. Criteria for inclusion included date of construction, design features, and compatibility with district.

F. Boundaries of district

1. Brief boundary description and justification:

The district boundaries are shown on the accompanying map and generally include the historic residential area that developed east and south-east of the CBD along East Church Street. The boundary was chosen because of the concentration of significant historic resources in the area.

2. Difference of areas outside the district:

Modern housing developments and public housing lie directly north of the district, while commercial areas lie to the north and northwest. Industry, clustered along the railroad, lies west of the district. Lower income housing, some of it historic but mixed with non-historic buildings and intrusions, is found south of the district. This area separates East Church Street and the Monroe Mill village. East of the district is housing from the 1940s through the 1970s.

3. Tentative boundaries:

The easternmost edge of the district was difficult to delineate due to the mixture of historic and non-historic structures dating from the 1920s through the 1940s.

G. Photographs:

Attached (See photographs #27-39)

H. Maps:

Attached (See Maps M-32, 42, 43, 52)

I. U.T.M. References:

A Z17 E249930 N3742220
B Z17 E249960 N3742090
C Z17 E249130 N3741910
D Z17 E248940 N3742330
E Z17 E249400 N3742370

V. HISTORY

A. Summary of Historical Facts

1. Original owner/developer:

N/A

2. Subsequent developer:

N/A

3. Original use:
Residential
4. Subsequent use:
Residential, educational
5. Architects:
Unknown
6. Contractors:
Unknown
7. Other artist/craftsmen:
Unknown
8. Dates of development:
1870s to 1930s

B. Historical Narrative:

In the early days of Monroe's existence, development tended to cluster around the courthouse and the CBD. Residences sat next to commercial establishments, and all of the town's buildings were located in the space of a few blocks. Only an occasional home was built outside the town's center.

As was the case in many small Georgia communities, Monroe experienced a spurt of growth in the late 1800s that changed the town's development pattern. The railroad and new industry were responsible for Monroe's growth, which began in 1880. A direct result of this development is the East Church Street Historic District.

While a small town from the 1820s to the 1870s, a few residences were built southeast of the CBD in the East Church Street area of Monroe. These buildings were generally small frame structures that do not survive today. By 1880, however, a number of homes were constructed in the western part of the district. Thus, a small residential area was in place when growth increased at a rapid pace in the community.

The 1880s saw increasing development to the south and east of the CBD. Monroe's commercial area was expanding, pushing new uses into the residential areas. As an example, the Walton County Jail was constructed at the northern edge of the

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district in 1884 and 1885. Furthermore, the railroad came into Monroe on the western edge of the district, bringing depots, warehouses, and industry into the area.

It was this growth, however, that spurred development of the East Church Street district. During the 1880s and 1890s, frame houses were constructed throughout the district, with the largest concentration being at the western end. These houses ranged in size from very modest buildings to very large, grandiose structures. Victorian detailing and styles are more prevalent in this neighborhood than in any other in Monroe. Floor plans are generally asymmetrical and there is extensive use of turned balusters, decorative gable work, stained glass, and roof decoration. In one instance, the date "1897" is incorporated into the porch trim; and in almost all instances the large, decorative porches are a major design feature.

Residents of the district varied, as did the house styles. The neighborhood is generally middle class in nature, although some of the houses speak of very wealthy owners while others served lower-income housing needs. A row of modest houses exists along South Madison Avenue, typical of the more modest development south of the district. However, large Victorian and turn-of-the-century homes also remain along South Madison Avenue, pointing to the close proximity of various income groups in the district. Merchants, industrialists, mill supervisors, and professional men all resided along East Church Street.

In the early 1900s, three important public buildings were constructed along East Church Street. Monroe High School, a rotund brick structure built to replace the burned Johnson Academy, was constructed on the north side of East Church Street in 1900. The following year, in 1901, the First Christian Church* erected a frame building on the corner of Midland and East Church Street. Although altered and no longer used as a church, this building still stands. The third public structure was the Junior High School*, built in 1915 across from the Monroe High School. Both schools were part of the public school system, established in 1906.

Construction activity continued in the district for the first three decades of the twentieth century. In the early 1900s, several large frame houses were constructed or remodelled to reflect the current interest in classical styles. By the 1910s and 1920s, however, smaller houses with designs for the middle class were being constructed. Chief among these styles in the district are the bungalows. Industrial development along the railroad in the 1900s and 1910s stopped residential growth to the west.

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By 1916, much of Church Street, as it exists today, was developed. Housing was fairly dense throughout the district to Harris Street. Later development often replaced earlier buildings. During the 1920s, growth continued out the south side of Church Street to Ash Street.

The historic development of the district ended in 1930, and since that time new construction has taken its toll. Monroe High School was demolished and the northern edge of the district is pressured by public housing, 1950s residential areas, and businesses. Many of the older modest housing south of the district has been severely altered or demolished. Both historic and modern industrial development changes the character of the district to the west.

VI. SIGNIFICANCE

A. Areas of Significance:

Architecture
Community Planning
Education
Landscape Architecture
Local History

B. Statements of Significance

Architecture: The buildings in the East Church Street Historic District are a fine collection of late nineteenth and early twentieth century structures from several socio-economic classes. While only a few of these buildings have outstanding individual qualities, collectively they represent a broad cross section of the historic buildings in Monroe.

East Church Street contains Monroe's largest collection of Victorian structures. While certain styles (especially Queen Anne variations) can be found in the district, most of the houses from this era are rather indigenous in form with Victorian detailing attached. Decorative porches are especially important and demonstrate the craftsmanship of the builders.

Many of the larger homes utilized classical forms and details in their design. Floor plans were symmetrical and large columned porticos were employed. These quickly gave way to more modern designs, such as the bungalow, which feature free-flowing floor plans and less decorative detailing.

Modest housing for lower income groups is also found in parts of the district. These frame, one-story buildings are generally small, with two and four room floor plans. Some decorative features are used along the porches, especially on the older buildings.

All of these buildings are important in the history of Monroe. First, they demonstrate how several social classes met their housing needs. In addition, they exhibit a fine craftsmanship, both in detailing and in the use of building materials. Finally, they also stand as fine local representations of national architectural trends.

Community Planning: East Church Street developed in an incremental fashion along a major historic traffic artery. This pattern of development is typical of many towns in Georgia, in that the street served as the framework for shaping the neighborhood. East Church Street stands as a good local example of this type of community development.

Education: The Monroe Junior High School, built in 1915, is an important part of the educational history of the city. Although the earliest schools were small, private academies, the increasing population and the values of education for all led to the establishment of a public school system in the early 1900s. The Junior High School came from that system and served as an important link between the academies and today's modern school system.

Landscape Architecture: Like most of the residential areas in Monroe, the landscape plays an important role in defining the character of the East Church Street Historic District. Large trees line the streets, providing a natural setting. Lots are both large and small, but many feature informal landscaping. Shrubs, hedgerows, and flowers are all used to help define the character of the neighborhood.

Local History: The residents of the East Church Street Historic District came from all walks of life, and thus contributed to the economic, social, political, and religious life of the community. These contributions made Monroe the city it is today. Therefore, the collective accomplishments of the district's residents are important to the city's past.

* Denotes a building still standing

VII. SOURCES OF INFORMATION:

See Overview Statement

MAP 41

Historic Resources of Monroe, Walton Co., Ga.

DISTRICT SKETCH MAP M-42

Scale: 1" ----- 200'

Legend: As marked

EAST CHURCH STREET HISTORIC DISTRICT
Monroe, Georgia
Map M-42

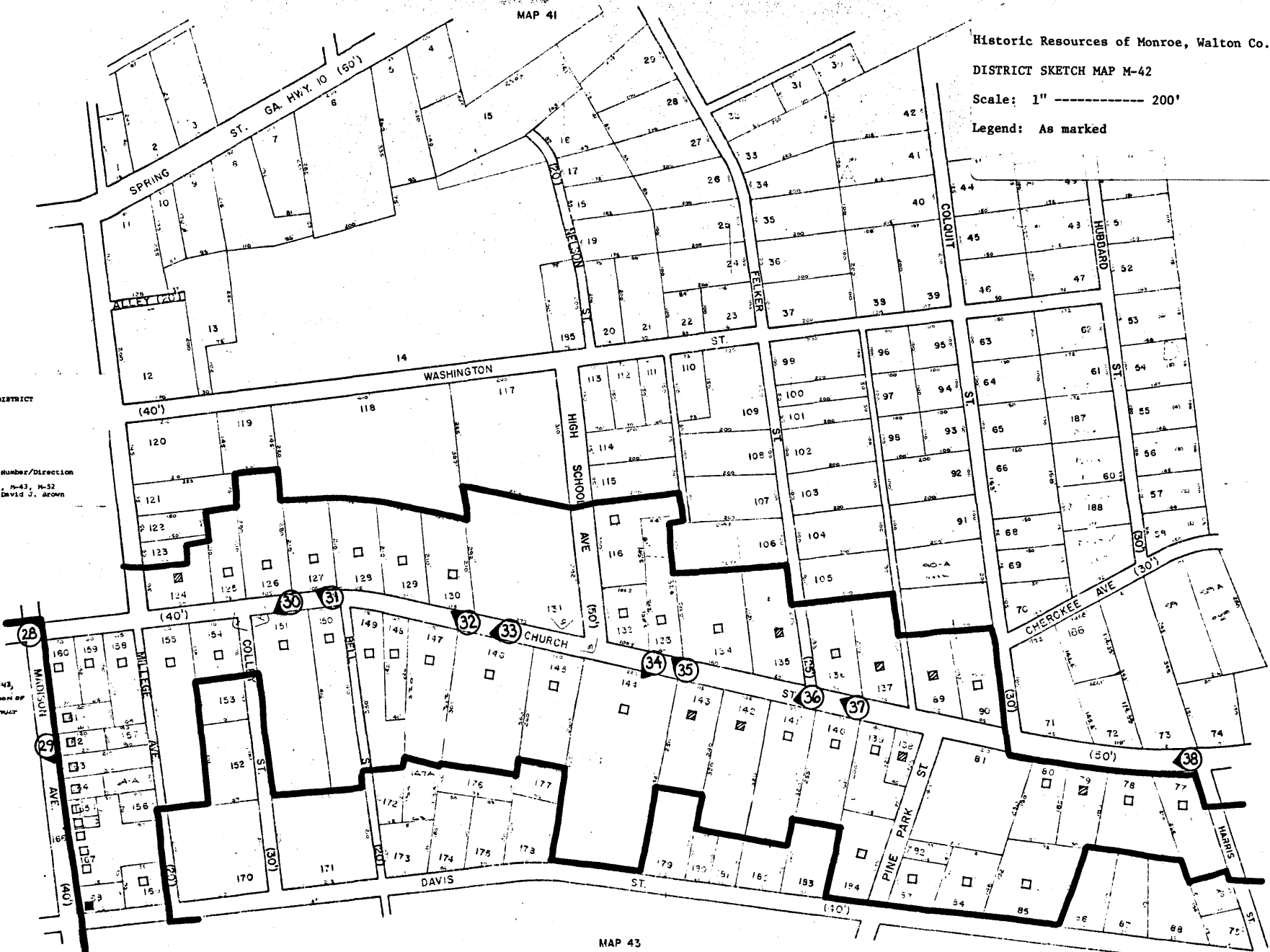
- Contributing Structures
- ▨ Non-historic Structures
- Intrusions
- Boundaries
- ⊙ Photo number/Direction

Other maps of district: M-32, M-43, M-52
Map prepared January 1983 by David J. Aron

MAP 42

NOTE: See MAPS M-32, M-43,
AND M-52 FOR CONTINUATION OF
EAST CHURCH STREET DISTRICT

WALTON COUNTY
GEORGIA



MAP 43

NOTE: See Maps M-32, M-42, and M-52 FOR CONTINUATION OF EAST CHURCH STREET DISTRICT

MAF-42

EAST CHURCH STREET HISTORIC DISTRICT
Monroe, Georgia
Map M-43

- Contributing Structures
- ▨ Non-historic Structures
- Intrusions
- Boundaries
- ⊙ Photo Number/Direction

Other maps of district: M-32, M-42, M-52
Map prepared January 1983 by David J. Brown

MONROE AND WILTON MILLS HISTORIC DISTRICT
Monroe, Georgia
Map M-43

- Contributing Structures
- ▨ Non-historic Structures
- Intrusions
- Boundaries
- ⊙ Photo Number/Direction

Other maps of district: M-33, M-34, M-35, M-44
Map prepared January 1983 by David J. Brown

NOTE: See Maps M-33, M-34, M-35, and M-44 FOR CONTINUATION OF MONROE AND WILTON MILLS DISTRICT

Historic Resources of Monroe, Walton Co., Ga.

DISTRICT SKETCH MAP M-43

Scale: 1" = 200'

Legend: As marked



SEE RURAL
MAP WA-83

NOTE: See Maps M-42, M-43, and
M-31 for continuation of East
Church Street outlet

EAST CHURCH STREET HISTORIC DISTRICT
Monroe, Georgia
Map M-52

- Contributing Structures
- Non-historic Structures
- Intrusions

Boundaries (Photo Number/Direction)

Other maps of district: M-32, M-42, M-43
Map prepared January 1983 by David J. Brown

Historic Resources of Monroe, Walton Co., Ga.
DISTRICT SKETCH MAP M-52
Scale: 1" ----- 200'
Legend: As marked