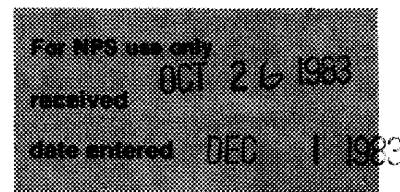


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**National Register of Historic Places
Inventory—Nomination Form**

Walton Street—Church Street
Historic District



Continuation sheet

Item number

Page 1

I. NAME OF DISTRICT

Walton Street—Church Street Historic District *(Baconton MCH)*

II. LOCATION OF DISTRICT

A. General Location

1. General Location:

The district is located east of the Baconton Commercial Historic District, in the east-central part of the city of Baconton.

2. Principal Streets:

Walton Street^{and}, Church Street^{SO}

3. City of vicinity: Baconton

4. County: Mitchell

B. U.S. Congressman and Congressional District:

Charles Hatcher, Second Congressional District

III. CLASSIFICATION

Occupied Unoccupied

Current Use(s): Residential, Church, School (vacant)

IV. DESCRIPTION OF DISTRICT

A. Narrative Description

1. General character and appearance of district:

Walton and Church Streets contain the largest concentration of significant residential architecture of a historical nature in Baconton. The houses range from one to two stories, with the largest houses located on Walton Street. Houses sit back from the streets with well shaded lawns edged by sidewalks. Styles in the district reflect mostly late Victorian and early twentieth century tastes.

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Continuation sheet Walton Street—Church Street Item number Page 2
Historic District

2. Natural terrain, natural landmarks, geographic features:

The Walton Street—Church Street Historic District slopes slightly to the southwest starting just north of Walton Street. The lots on the north side of Walton Street are level with a consistent elevation, while the rear of the lots on the south side of Walton Street begin a gradual slope down to the level of Church Street. The vegetation which grows naturally in the area is supplemented with natural plantings to give a very integrated feeling between the natural and built environment.

3. Various parts, areas, or sections of the district:

Walton Street - runs east and west, and contains larger houses than Church Street, as well as a historic school.

Church Street - runs north and south, and contains more modest dwellings, though by no means small houses.

Intersection of Walton and Church Streets - contains the turn-of-the-century Methodist Church, a landmark building in the district.

4. Pattern of land subdivision, including street layout, lot layout, alignment of major highways, field systems, etc.; and relationship of this pattern of land subdivision to the natural terrain:

The Walton Street—Church Street Historic District lies along two intersecting streets which within the district form an "L". Lots vary in size, some having small farming lots attached, or pecan orchards. Larger lots were subdivided individually but not in any organized manner.

5. Arrangement or placement of buildings and structures on lots within the district; relationship of buildings and structures to one another and to their surroundings; density of development:

The arrangement of buildings on lots in the Walton Street—Church Street Historic District takes on no particular pattern due to the gradual rather than planned development in the district. The houses are spaced far enough apart and have such an abundance of vegetation surrounding them that the entire district is very congruous in its physical layout. Generally, neighboring houses are set back an equal distance from the street, although some exceptions exist. The Methodist Church stands prominently at the corner of Walton and Church Streets. The school on E. Walton Street is set back considerably from the street.

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Continuation sheet Walton Street—Church Street
Historic District Item number Page 3

6. Architectural characteristics of the district:

The Walton Street—Church Street Historic District developed gradually between 1900 and the 1930's with only two houses being built in the mid twentieth century. Styles include late Victorian Eclectic with irregular floor plans and extensive use of carpentry detailing; Neo-classical with symmetrical floor plans and classical detailing; and various early twentieth century styles influenced by the Prairie School and the Craftsman movement. The early 1930's brought a revival of the Georgian style, which is also represented in this district. Most of the buildings are frame, though some are brick veneer. Weatherboard siding and both hip and gable roofs are in the majority. The district maintains a historical sense of "neighborhood" because of its primarily residential nature and the absence of commercial development. The wooden Methodist Church and brick school complement this neighborhood sense..

7. Landscape characteristics of the district:

The Walton Street—Church Street Historic District is extensively landscaped by the individual land owners with ornamental trees, shrubs, flowers, hedges, and fencing. There is no uniform pattern throughout the district, but each property is made harmonious to the neighborhood by its landscaping. Small pecan groves are also found in the district.

8. Archaeological potential:

Unknown

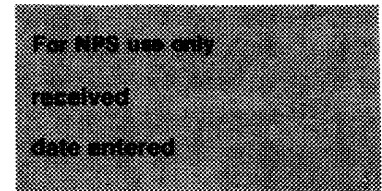
9. Exceptions:

See Section IV. E.

- B. Condition: Excellent (recently restored or rehabilitated; well maintained); Good (structurally and cosmetically sound; in need of only routine maintenance); Fair (structurally sound but in need of cosmetic repair as well as routine maintenance).
- C. Acreage of District: 66 acres (estimated).
- D. Number of Properties in District: 19 (approximate).
- E. Intrusions and Non-historic Properties: Non-contributing properties are limited to just two mid twentieth century houses on each street in the district.

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Continuation sheet Walton Street—Church Street
Historic District Item number Page 5

7. Other artists or craftsmen associated with the development of the district:

Unknown

8. Date(s) of development: 1900-1937

B. Historical Narrative

The Walton and Church Street residential area of Baconton developed shortly after the turn of the twentieth century, with most of the houses being built by the late 1930's. Church Street developed at a faster rate than Walton, with six of its nine houses being erected by 1915. These houses are mostly late Victorian in style and are more modest than those on Walton Street. Walton contains the Baconton United Methodist Church (1902) and the vacant Baconton School (1935). Its nine houses were mostly built between 1910 and 1930. The Walton Street—Church Street Historic District represents the residential area of Baconton occupied by many merchants and landowners associated with the town. Building designs reflect a sensitivity to the current trends in architecture from their respective periods, and show a degree of sophistication by their builders and occupants. This is still evident by the present appearance of the district.

VI. SIGNIFICANCE

- A. Areas of Significance: architecture
community planning
landscape architecture
local history

B. Statements of Significance

Architecture - The Walton Street—Church Street Historic District contains the most varied sampling of early Twentieth Century architecture in Baconton. This includes late Victorian Eclectic, Neoclassical, Bungalow, Spanish Mission, and Georgian Revival. The district contains the largest variety of styles in the Multiple Resource Area. Much of this architecture is representative of that found in small Georgia towns.

Community Planning - The street layout of the Walton Street—Church Street Historic District reflects a pattern which was not planned, but which developed as need for building lots arose. Although Walton Street sets at a 90 degree angle to the railroad tracks, running slightly to the southeast, Church Street runs directly north and south to reflect the historic property line between lands originally owned by R.J. Bacon and G.W. Jackson. Once these patterns were established, however, the town, and this district, continued in their use. They represent a typical way in which residential neighborhood developed in Georgia towns.

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Historic District

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Landscape Architecture - The Walton Street—Church Street Historic District contains a large variety of historically significant landscapings through the use of ornamental and flowering plants, trees, and lawn. A major factor which holds the district together visually is this sensitivity to the landscaping and the well maintained plant life. Also present in the district are small pecan groves which represent the prevailing landscaping in and around Baconton.

Religion - The Walton Street—Church Street Historic District contains the original Methodist Church Building which was erected when the congregation moved into the town from the county in 1902. Many of Baconton's Methodist families resided in this district, and built their homes near the church intentionally. The Baconton United Methodist Church is the only religious structure remaining in Baconton of a historic age.

Local History - The biggest historic residential area in Baconton, the Walton Street—Church Street Historic District contains the historic homes of many of Baconton's early twentieth century business, social, civic, religious, and educational figures. It is characteristic of Georgia towns that people like these lived in neighborhoods such as this.

VII. SOURCES OF INFORMATION

See cover form, Section 9.

VIII. FORM PREPARED BY:

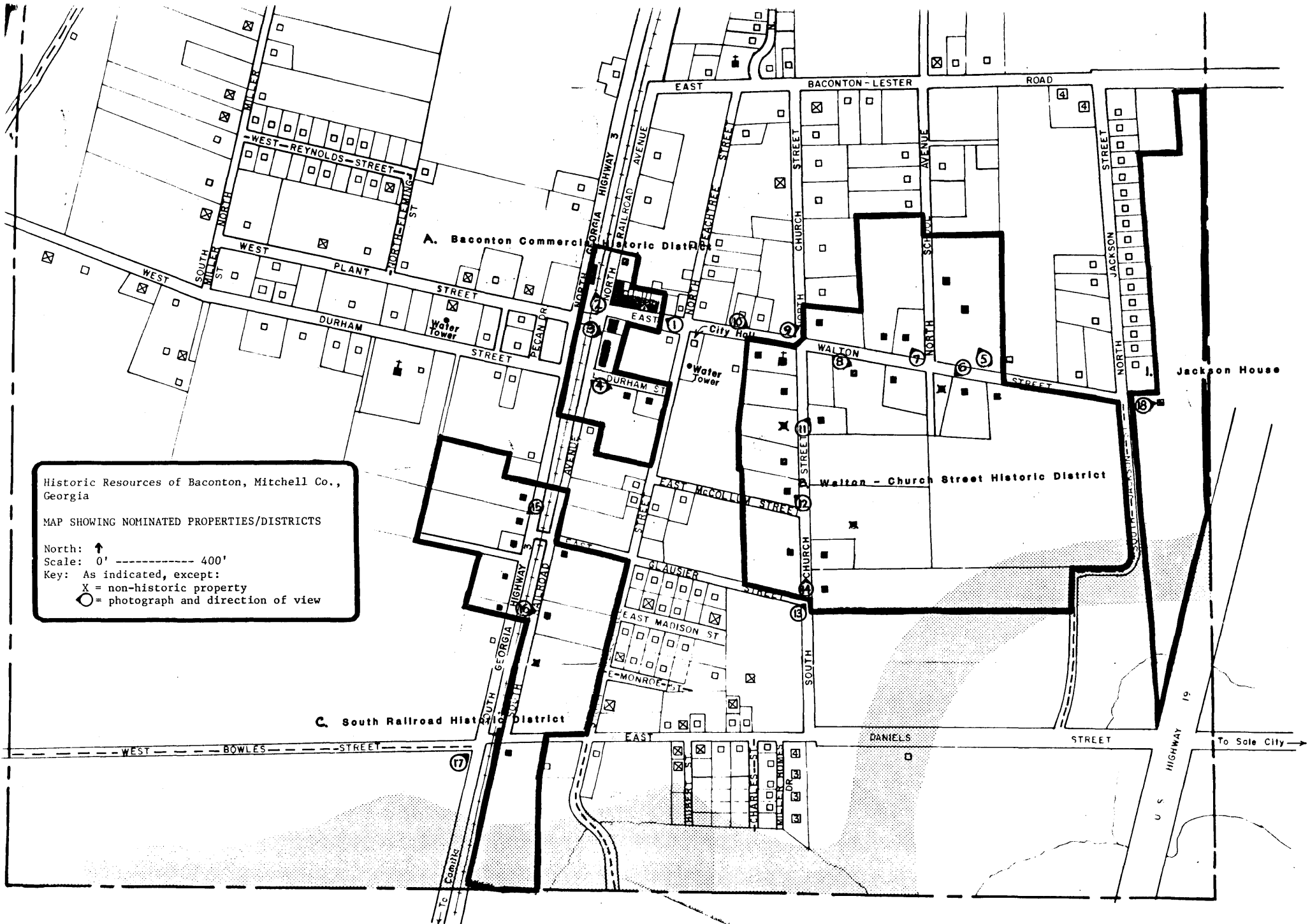
- A. Erick Montgomery
- B. Richard Cloues
- A. Southwest Georgia Area Planning and Development Commission
Post Office Box 346, Camilla, Georgia
- B. Historic Preservation Section
270 Washington Street, S.W., Atlanta, Georgia
- A. 912/336-5616
- B. 404/656-2840

Historic Resources of Baconton, Mitchell Co., Georgia

MAP SHOWING NOMINATED PROPERTIES/DISTRICTS

North: ↑
Scale: 0' ----- 400'

Key: As indicated, except:
X = non-historic property
○ = photograph and direction of view



A. Baconton Commercial Historic District

B. Walton - Church Street Historic District

C. South Railroad Historic District

Jackson House

To Sale City →

U.S. HIGHWAY 19