



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 National Register Bulletin, How to Complete the National Register of Historic Places Registration Form. If any 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.

1. Name of Property

Historic Name: West Monroe Historic District
Other Names/Site Number: N/A
Name of related multiple property listing: N/A

2. Location

Street & Number: 111-200 Commerce St.; 101-117 Cotton St.; 103-210 Cypress St.; 307-501 Natchitoches St.; 204 Pine St.; 107-117 N. Riverfront St.; 100-411 Trenton St.; 101, 310, 313-321, 412-414 Wood St.
City or town: West Monroe and Monroe State: LA County: Ouachita
Not for Publication: Vicinity:

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 at the following level(s) of significance:
 national state local

Applicable National Register Criteria: A B C D

Kristin Sanders

2/15/19

Signature of certifying official/Title: Kristin Sanders, State Historic Preservation Officer Date

Louisiana Department of Culture, Recreation, and Tourism

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official: Date

Title: State or Federal agency/bureau or Tribal Government

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4. National Park Certification

I hereby certify that the property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other, explain: _____

John Kelly
Signature of the Keeper

5.20.2019
Date of Action

5. Classification

Ownership of Property (Check as many boxes as apply.)

<input checked="" type="checkbox"/>	Private
<input checked="" type="checkbox"/>	Public – Local
<input type="checkbox"/>	Public – State
<input type="checkbox"/>	Public – Federal

Category of Property (Check only one box.)

<input type="checkbox"/>	Building(s)
<input checked="" type="checkbox"/>	District
<input type="checkbox"/>	Site
<input type="checkbox"/>	Structure
<input type="checkbox"/>	object

Number of Resources within Property (Do not include previously listed resources in the count)

Contributing	Non-contributing	
62	16	Buildings
0	0	Sites
3	2	Structures
3	2	Objects
68	20	Total

Number of contributing resources previously listed in the National Register: 0

6. Function or Use

Historic Functions (Enter categories from instructions.): Commerce/Trade: specialty store, department store, financial institution, warehouse; Recreation and Culture: theater; Transportation: rail-related

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Current Functions (Enter categories from instructions.): Commerce/Trade: specialty store, financial institution, business, warehouse; Vacant/Not in Use

7. Description

Architectural Classification (Enter categories from instructions.): Late Victorian: Italianate, Romanesque; Late 19th and Early 20th Century Revivals: Colonial Revival; Modern Movement: Mid-Century Modern; Other: Moorish Revival

Materials: (enter categories from instructions.)

foundation: Brick

walls: Brick, Stucco, Concrete

roof: Asphalt, Metal

other: N/A

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

Located on the banks of the Ouachita River in northeastern Louisiana and on the north side of the 1882 railroad bridge that sparked its development, the West Monroe Historic District comprises 88 resources set along gridded streets in an approximately 27-acre area in the southeastern part of the city. Most of the resources are one- or two-story commercial buildings built between 1900 and 1960. The pre-1950 buildings are concentrated in the downtown core, where they are closely spaced or adjoining. The northern and western edges of the historic district contain mid-20th-century commercial buildings that are more widely spaced to accommodate onsite parking. The district also contains resources associated with the cottonseed oil mill and railroad freight operations that fueled the economic development of downtown West Monroe. Of the sixteen non-contributing buildings, eleven are historic buildings that have been altered and five were constructed after 1968, which marks the end of the period of significance.

Narrative Description

Location and Setting

The West Monroe Historic District is primarily located in the southeastern part of West Monroe, an incorporated city in central Ouachita Parish in northeastern Louisiana. The historic district lies almost entirely on the west side of the Ouachita River, which separates West Monroe from the larger, neighboring city of Monroe. The river marks the eastern boundary of the historic district, except at the railroad bridge (#31), which extends into the City of Monroe and terminates at the eastern bank of the river. A concrete seawall (#32) constructed in 1935 extends along the river's western shore.

Railroad tracks define the southern edge of the historic district and connect to an 1882 railroad bridge (#31) across the Ouachita River. To the south of the railroad tracks is a residential neighborhood that is a locally designated historic district (Don Juan Filhiol Local Historic District). The areas to the north and west of the

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historic district consist of a mix of residential, commercial, religious, and government buildings, most of which are one or two stories tall.

Nearly all of the National Register Historic District lies within the locally designated Old Cottonport Historic District.

General Description

The streets within the West Monroe Historic District are laid out in a grid pattern. Trenton Street, the main north-south thoroughfare, is located one block from the Ouachita River and runs parallels to it. Natchitoches Street is the main east-west road through downtown.

Concrete sidewalks are present throughout most of the historic district, with wider sidewalks along Trenton and Natchitoches Streets and narrower sidewalks along the other streets. On the periphery of the historic district, the concrete sidewalks are narrow and typically separated from the street by a grassy strip. Overhead power lines are located throughout the downtown area, and non-historic street lights, trash cans, and cigarette receptacles are located on the sidewalks of major streets. In general, there is no vegetation along the streets.

The densest commercial development in the historic district is in an area that includes the 200 and 300 blocks of Trenton Street, the west side of Commerce Street, the 100 block of Cotton Street, and the 300 block of Wood Street. To the north and west of this downtown core, the commercial buildings are more widely spaced. Industrial and rail-related resources are concentrated at the eastern and southern edges of the district.

Buildings and Structures

Commercial Buildings, 1885-1950

The commercial buildings constructed between 1900 and 1950 are concentrated in West Monroe's downtown core, where they have uniform setbacks and are closely spaced or adjoining. The buildings are typically of brick construction and stand one or two stories tall. Most have flat or low-pitched roofs with brick parapets. Metal awnings are common, especially along Trenton Street. Many storefronts retain their historic fenestration, and some retain historic windows and doors as well. On many of the buildings, the storefront windows, transoms, or doors have been replaced or infilled with wood panels, but the original openings remain intact. Many of the replacement storefronts were added in the 1950s and 1960s in order to impart a more modern appearance to the buildings.

The commercial buildings erected between 1885 and 1920 typically borrow and mix elements of the Italianate and Colonial Revival styles. Parapet ornamentation generally consists of sign bands, corbelled cornices, or patterned bricks. The most well-preserved early 20th-century storefronts feature wood doors and windows, cast-iron pilasters, and pressed tin ceilings; examples include 205 and 207 Trenton Street (#42-43). Built circa 1905, the former Webb Hotel at 318 Trenton Street (#69) is an unusual example of the Romanesque Revival style in downtown West Monroe, displaying the rusticated stone blocks and arched openings characteristic of this style.

Most of the commercial buildings constructed between 1920 and 1950 have restrained ornamentation, with flat parapets and metal storefront windows. Examples include the former post office at 321 Wood Street (#85), the commercial block at 401-407 Natchitoches Street (#21-23), and the buildings at 113-117 Cotton Street (#12-14). A notable exception to this stylistic trend is the building at 111 Cotton Street (#11), a movie theater that incorporates Moorish Revival elements such as the lancet windows, the patterned brickwork, and the large finials above the parapet.

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Commercial Buildings, 1950-1968

The commercial buildings constructed between 1950 and 1968 are generally one or two stories tall and constructed of brick or concrete. Two (311 Natchitoches Street (#19) and 313 Trenton Street (#67)) are located within the downtown core, but most are located on the periphery of the downtown core in the 400 or 500 blocks of Natchitoches Street, Wood Street, and Trenton Street, or on Cypress Street. These mid-20th-century commercial buildings are generally more widely spaced than those in the downtown core of downtown West Monroe and have paved parking spaces or parking lots on the property.

The storefronts on these buildings, as well as the replacement storefronts from the same period, typically feature large plate glass windows and doors set within aluminum frames. On some storefronts, the windows are set atop low brick sills, and many storefronts have angled or recessed entries.

Stylistically, the commercial buildings from this era fall into two categories. The first category is utilitarian, concrete buildings with little ornamentation. Examples include the circa 1960 building at 313 Trenton Street (#67), the former restaurant at 101 Wood Street (#81), and the hot dog restaurant at 410 Natchitoches Street (#22). The second category is mid-century Modern architecture. The 1953 bank building at 311 Natchitoches Street (#19) is an example of mid-century Modern within the downtown core. The building maintains the scale and setback of commercial buildings from the early 20th century but its asymmetrical façade and contrasting exterior materials reflect the influence of mid-century Modern architecture. The streamlined exterior design of the 1957 bank building at 400 Natchitoches (#20) building is typical of mid-century Modern, while its sprawling floor plan, low profile, and wide overhanging eaves are reminiscent of mid-20th-century ranch houses. Other examples include the former bank building at 500 Natchitoches Street (#28) and the office building at 210 Cypress Street (#17).

Other mid-20th-century resources include two Coca-Cola murals (#57 and #75) that were painted in the early 1950s and refurbished in 2016.

Transportation and Industrial Resources

Resources associated with the railroad are concentrated in the southeastern part of the historic district, just north of the railroad tracks and the 1882 railroad bridge (#31) that spans the Ouachita River. During the period of significance (1882-1968), railroad spurs extended north from the main rail line into the area between Commerce Street and the Ouachita River. Portions of railroad spurs (#38) are present in the block that is bounded by the railroad, North Riverfront Street, Wood Street, and the 100 block of Trenton Street, but the tracks are no longer connected to the main rail line.

Four buildings associated with loading and distributing goods shipped by rail remain standing in the areas formerly served by the railroad spurs. Two warehouses and an office building for a local seed and feed merchant are located in the block adjacent to the main rail line, and a warehouse (#6) constructed in the late 1920s for a wholesale grocery company stands in the area between Commerce Street and the river.

In the northeastern corner of the historic district are the remaining buildings from the Union Oil Mill, a cottonseed oil mill established in 1884. In the late 19th and early 20th centuries, the mill marked the northern edge of the downtown commercial area and the beginning of an industrial area that lay along the east side Trenton Street north of Pine Street. One of the two surviving buildings – the linter building at 400 Trenton Street (#77) – is sufficiently intact to convey its historic use as an industrial building.

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Non-Contributing Resources

Twelve of the twenty non-contributing resources within the historic district are buildings that were constructed during the period of significance but were later altered, resulting in a lack of integrity of materials, design, workmanship, and feeling. Among these are the buildings at 201 Trenton Street (#40), 300-302 Trenton Street (#58), and 101 Cotton Street (#7), which are non-contributing because significant portions of their exteriors are covered with non-historic materials such as synthetic stucco or metal siding. Removal of the non-historic exterior materials would likely result in these buildings contributing to the historic district, as all three retain elements of their historic appearance.

Eight of the non-contributing resources in the historic district were erected after the end of the period of significance. Five of these are buildings, but their design and scale are consistent with the character of the historic district. The non-contributing resources also include a free-standing bell tower (#76) to mark the location of the first City Hall, a sculpture (#39), and a sign (#44).

Evaluation of Integrity

The commercial areas within the historic district possesses all seven aspects of integrity. The uniform setback, building heights, parapets, and awnings contribute to the feeling of an early and mid-20th-century downtown streetscape. Storefront alterations are common, but many storefronts retain their historic fenestration despite the replacement of windows, transoms, or doors and thus the buildings contribute to the historic district. Many of the buildings constructed before 1950 have replacement storefronts that were inserted between 1950 and 1968; as a result, the replacement storefronts have themselves acquired historical significance. Some individual buildings have a high degree of integrity, retaining most of the historic design and materials of both their storefronts and parapets.

Fewer than five buildings along Trenton Street have been lost since the end of the period of significance. The non-historic buildings in the commercial areas of the historic district are compatible in siting, scale, and design with the surrounding historic buildings and thus do not intrude on the historic character of the district.

The portions of the historic district associated with the railroad have seen more losses since the end of the period of significance than have the commercial areas. Since 1968, two warehouses, two repair shops, and the railroad depot have been demolished in the block at the southeast corner of the district, and two small buildings and the rail spurs have been removed from the riverfront block north of Wood Street. Despite these losses, the remaining buildings and the railroad bridge illustrate the historical importance of these economic activities to the development of downtown West Monroe. Moreover, the comparatively open spaces in these areas convey that their historical use and development were distinct from the downtown commercial area. Likewise, many of the buildings associated with the Union Oil Mill have been demolished, but the remaining contributing building conveys the mill's importance to economic development in the city.

Inventory of Contributing and Non-Contributing Resources¹

Commerce Street

- | | | | |
|----|---|-------------|---------------------|
| 1. | <u>111-113 Commerce St.</u> | <u>1909</u> | <u>Building - C</u> |
| | Facing east towards the Ouachita River, this 2-story, brick commercial building is one of the most elaborately adorned buildings in the historic district. The southern half of the façade includes a symmetrical | | |

¹ Dates for resources are generally based on one or more of the following sources: city directories, Sanborn Fire Insurance maps, historic photographs, aerial photographs, and primary source newspaper articles.

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storefront with a centered wood, full-light door with transom. A half-light, wood door near the center of the building historically led to the second floor. The northern half of the façade consists of a symmetrical storefront with double, metal, plate-glass doors. The first-story windows have been replaced, but the storefront's historic fenestration, cast-iron pilasters, decorative metalwork above the windows, and two of the doors remain intact. The transom openings have been filled with solid panels.

On the second story, double wood doors with a fanlight are flanked by paired, 1-over-1, wood windows. The doors open onto a full-width balcony with a metal railing and decorative metal brackets underneath. Above the windows is a band of concrete that includes raised concrete numerals recording the date of construction; an Italianate bracket is centered in the top of the arch as the keystone. Dentiled bricks are present at the cornice, but the Italianate brackets that historically adorned the roof line are no longer present.

Godwin C. "Doc" Moore opened a barber shop and the Exchange Saloon in this building in 1909. Metal letters set in the concrete in front of the building mark the location of the Exchange Saloon. In the 1930s, the second floor of the building was incorporated into the Carolina Hotel (210 Trenton St.).

2. 115 Commerce St. early 1900s Building - C

The symmetrical storefront of this 1-story, brick commercial building is sheltered by a corrugated metal pent roof. At the center of the storefront is a single, full-light, wood door with a transom; the door transom and the three transom windows above the storefront have been filled with solid panels. Historic wood trim remains above the two storefront windows, while the lower portions of the two storefront windows are filled with glass blocks. The upper portion of the parapet has been removed.

3. 117 Commerce St. c. 1925 Structure - NC

The concrete façade is what remains of a 1-story building that was constructed as a steam laundry and later used as a store. The parapet incorporates a molded cornice and recessed panels. The storefront has three pilasters (one in the center and one at each edge). There is a wide opening in the northern half of the façade and two smaller openings in the southern half. Metal brackets to support an awning are attached to the wall between the openings and the parapet.

4. 125 Commerce St. 1920-1921 Building - NC

Constructed in 1920-1921 as a refrigerated warehouse, this 1-story building was later the home of a bottling plant for the Nehi Bottling Company. The front elevation has three storefronts separated by brick pilasters that extend beyond the top of the building's parapet. The outer two storefronts are angled in towards the center one. A flat, metal awning shelters the two southern storefronts, which contain metal doors and windows that likely date to the period of significance. The northern storefront contains non-historic infill. The historic integrity of the building has been adversely affected by the application of small tiles and stucco to the front elevation and the replacement of the north storefront.

5. 129 Commerce St. c. 1935 Building - C

Located at the southwest corner of Commerce and Natchitoches Streets, this 1-story, brick commercial building has a corner entrance. Three large window openings face Commerce St. and four face Natchitoches St. The configuration of the window openings is historic, but the openings hold non-historic, metal windows. An additional door opening is located on the west elevation, facing a short alley; a series of high, small, closely spaced window openings are present on this elevation as well. Bricks laid in a basket weave pattern adorn the roofline.

6. 200 Commerce St. late 1920s Building - C

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Originally the southernmost of a group of three attached warehouses, this 1-story, brick building was constructed by Frank Varino Company, Inc. in the late 1920s for its wholesale grocery business. A spur line passed directly in front of the loading platform on the building's west elevation. Loading dock openings are present on both the west and south elevations. A corrugated metal awning shelters the west elevation; an earlier awning on the south elevation of the building has been removed, but marks in the brick, chains to support the awning, and fragments of wood framing indicate its former location. Three-light, metal windows are located above the awning locations. A gable-roofed structure for elevator machinery sits atop the roof near the rear of the building, which abuts the seawall.

Cotton Street

7. 101 Cotton St. 1920-1926 Building - NC

The façade of this 2-story, brick commercial building at the corner of Cotton St. and Wood St. is covered in non-historic siding on the first story; a large, overhanging shed roof conceals the second story and parapet. The original window openings on the south (Wood St.) and west (rear) elevations have been filled in and stuccoed.

8. 105 Cotton St. c. 1925 Building - C

This 1-story, brick commercial building has an angled, asymmetrical storefront dating to the 1950s. Basket weave brick patterns are present on the parapet and above the storefront.

9. 106 Cotton St. early 1930s Building - NC

The asymmetrical storefront in this 1-story, brick commercial building consists of non-historic vertical board infill, two single-light windows, and a recessed, metal-and-glass door. The flat parapet is covered with stucco.

10. 108 Cotton St. early 1930s Building - C

This very plainly detailed 1-story, brick commercial building has a flat, brick parapet and features a mid- to late-20th-century metal storefront.

11. 111 Cotton St. 1929 Building - C

This 2-story, brick movie theater was constructed in 1929 as the Happy Hour Theater, and was re-named The Strand in 1932. Square pilasters with finials divide the façade into three sections. On the second story, each of the two side sections has a central, arched, recessed, brick panel with a single window on each side. The windows are replacements within the original opening. The center section has a triangular parapet, a central window, and two arched, recessed, brick panels. The center section has. The recessed entrance holds two sets of double doors with sidelights; the transom windows above the doors have solid infill. Each of the side sections has two door openings, two single-light display windows, and multi-light transom windows. A flat-roofed marquee extends the full width of the façade.

12. 113 Cotton St. c. 1935 Building - C

13. 115 Cotton St. Building - C

14. 117 Cotton St. Building - C

This 1-story commercial block contains three buildings, each with a brick sign band in the parapet. The asymmetrical, angled storefront of 113 Cotton St. features metal display windows and a recessed, plate-glass door at its south end; the storefront likely dates to the 1950s. A fabric awning extends across the façade, covering the frieze windows. 115 Cotton St. has an angled, asymmetrical, metal storefront with a plate-glass door at its north end. A metal shed roof shelters the storefront and the transom windows.

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The symmetrical brick storefront of 117 Commerce St. has a recessed entrance flanked by historic, metal windows that rest atop textured brick bulkheads. The double, wood, single-light doors retain their historic trim. A flat-roofed, metal awning is attached to the parapet; metal panels cover the transom windows.

Cypress Street

15. 103 Cypress St. 1930 Building - C
Originally constructed as a gas station in 1930, this 1-story brick building became a dry cleaning plant in the mid-1930s. The stuccoed front elevation has a stepped parapet and a centered, covered drive-through that was present during the period of significance. The covered drive-through has a mansard roof and shelters a centered door flanked by two windows. On either side of the covered drive-through are former garage openings with non-historic, louvered, wood awnings. The former garage door openings and the four window openings contain non-historic, 6-over-6 windows surrounded by brick infill. The side elevations are not stuccoed and incorporate paired, multi-light metal windows.

16. 200 Cypress St. 1962-1963 Building - C
The 1-story, concrete block, commercial building at the corner of Cypress St. and Natchitoches St. has a corner entrance and a metal, pyramidal roof. Full-height, metal window openings with solid panels in the lower sections and glass in the larger upper sections extend the length of the Cypress St. elevation, then wrap around the corner entrance and part of the Natchitoches St. elevation. The remainder of the Natchitoches St. elevation is clad in textured brick. A metal awning is situated beneath the overhanging eaves and projects over the windows and door. A paved parking lot lies to the north of the building.

17. 210 Cypress St. 1956 Building - C
Facing west towards Cypress Street, this one-story, flat-roofed, brick, mid-century Modern office building has a flat parapet that wraps around its southwest corner. Half-height, fixed, ganged windows wrap around its northwest corner and sit just below the cornice. A non-historic, flat-topped, fabric awning shelters the northwest windows as well as the front door, which is located between the windows and the parapet. The side elevations feature one- and two-light, half-height windows located just beneath the cornice; a secondary entrance with arched awning is located at the eastern end of the south elevation.

Natchitoches Street

18. 300 block, Natchitoches St. c. 1950 Object - C
This metal sign for Hatchell's Department Store (229-233 Trenton St.) is attached to a metal pole placed about 2' from the curb of Natchitoches St. The sign is vertically oriented with Art Deco detailing at the top and bottom and the word "HATCHELL'S" in white letters on a red background. This or a similar sign was attached to the corner of the building in 1945.²

19. 311 Natchitoches St. 1953 Building - C
Built as the First National Bank of West Monroe, this 2-story, brick, mid-century Modern commercial building stands at the corner of Natchitoches St. and Cotton St., facing north towards Natchitoches St. The building has full-height stone veneer at the corner and stone veneer on the first story along the street-facing elevations. The second story on the street-facing elevations is currently exposed brick but was originally covered with flat panels that were removed before 1973. The storefront features a flat-roofed overhang and recessed, metal-and-plate-glass display windows and doors. Hour marks and clock hands are attached to the stone veneer on the second story of the Natchitoches St. elevation.

² *A Pictorial History of Ouachita Parish* (Marceline, Missouri: D-Books Publishing, Inc., 1997), p. 52.

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20. 400 Natchitoches St. 1957 Building - C

Constructed as the West Monroe branch of Ouachita National Bank, the 1-story, brick building at the corner of Natchitoches and Cotton Streets faces south towards Natchitoches St. The mid-century Modern bank is similar in form to a ranch house, with a sprawling footprint and wide, over-hanging eaves. Wide brick pilasters and a brick parapet frame the recessed, metal and glass storefront; brick planters flank the centered door. The metal windows are placed just below the eaves and their sills are approximately 5' above the ground. The corner of the building features a butt glazed window that wraps the southeast corner, a very distinctive mid-century detail. Drive-through lanes are attached to the building's west elevation, and a parking lot is located behind the building.

21. 401 Natchitoches St. late 1920s Building - C

22. 403-405 Natchitoches St. Building - C

23. 407 Natchitoches St. Building - C

This 1-story, brick, commercial block at the corner of Natchitoches and Cotton Streets contains three buildings. Common design elements include textured bricks, a flat brick parapet, and transom windows, all of which are filled with solid panels. A flat, metal awning is anchored to the parapet; the ceiling under the awning is wood at the western end and pressed metal at the eastern end.

The entrance to the corner storefront (401 Natchitoches) is a single-light, wood door at the eastern end of the building's north elevation. Display windows set above a low brick wall extend the length of the Natchitoches St. elevation and wrap around one bay of the Cotton St. elevation.

The middle building comprises two infilled garage door openings at 403 Natchitoches St. and a symmetrical storefront at 405 Natchitoches St. The garage door openings reflect the space's historic use as an auto garage. The symmetrical wood storefront on 405 retains many historic elements, including double doors, door trim, a narrow 6-light transom, and display windows set above low brick walls. Between 1959 and 1963, the storefront at 403 Natchitoches St. was combined with the corner storefront to form a paint store.

The symmetrical storefront at 407 Natchitoches St. features a centered entrance with double, wood doors and an infilled transom. Display windows set above low brick bulkheads flank the entrance; the west window is infilled with vertical boards. The door and window openings retain their historic wood trim.

24. 410 Natchitoches St. 1962 Building - C

The front (south) elevation of the 1-story, 3-bay, concrete block restaurant at 410 Natchitoches St. features a fixed, single-light, metal window on each side of a centered glass-and-metal door with sidelight. On the west elevation, there is a secondary door and an infilled window opening. Fabric awnings shelter the south elevation and the west door. A freestanding sign and picnic tables are located in the grassy area between the sidewalk and the curb, and a driveway along the west elevation leads to a paved parking lot behind the building.

25. 411 Natchitoches St. c. 1920, 1953 Building - C

In 1953, a 1-story, brick commercial addition was constructed in front of the c. 1920 frame bungalow at 411 Natchitoches St. Both parts of the building have asphalt-shingled, pyramidal roofs. The dwelling has 3-over-1 wood windows, wood drop siding, and exposed rafter ends. The commercial addition features textured brick walls, two doors, two large display windows, and one smaller display window set between the two doors. There are no openings on its side elevations. The one-story commercial addition has acquired significance as it has now been in place for over 60 years and relates directly to the growth and expansion of West Monroe during this time period (see Section 8).

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26. 413 Natchitoches St. 1949, c. 2005 Building - NC

Constructed in 1949 as West Monroe's City Hall, the brick building at 413 Natchitoches St. was renovated circa 2005 and converted into apartments. One-story wings flank a 3-story main block that has a symmetrical façade with centered doors on all three stories; the doors on the upper stories replaced earlier windows. Contrasting brick patterns on the façade and entry were covered with stucco after 1968. During the 2005 renovation, balconies were added in the center bay on the second and third stories were added and the windows were replaced.

27. Apartment Building, 413 Natchitoches St. 2014 Building - NC

The 2-story, flat-roofed apartment building at 413 Cypress St. faces north towards the parking lot between it and the main building at 413 Natchitoches St. The building has a symmetrical façade, a projecting portico, and keystones on the window lintels.

28. 500 Natchitoches St. 1958 Building - C

Originally known as the First National Bank Building, this 2-story, flat-roofed, brick, mid-century Modern building housed the First National Bank of West Monroe as well as offices for insurance companies, an architect, and the West Monroe Chamber of Commerce in the 1960s. The main entrance to the lobby was located on the Natchitoches St. (south) elevation, which comprises a solid brick wall in its western half and six tripartite, floor-to-ceiling, metal window openings in its eastern half. A similar window opening occupies the southernmost bay on the Cypress Street (east) elevation. The remaining 12 full-height windows on the east elevation have vertical siding in the center section, creating a horizontal band separating the first-floor and second-floor windows. All of the window openings on the south and east elevations are filled with solid panels and the doors have been removed, but the window supports remain unchanged and convey its architectural style. At the northern end of the east elevation, a flat-roofed metal awning is attached to the brick wall. A historic brick planter extends nearly the full length of the east elevation.

The building's north elevation faces a parking lot and features an entrance set within a bank of large window openings that have been infilled with solid panels and extend from the ground to the cornice; a non-historic canopy shelters the sidewalk and driveway in front of the entrance. The entrance is located off-center between two large, textured panels. A drive-through was added to the west (rear) elevation after 1963.

29. 501 Natchitoches St. 1996 Building - NC

This one-story, brick municipal building is located within a grassy lawn on the south side of Natchitoches St., but its main entrance faces a paved parking lot in the interior of the block. The building has a hipped roof with wide, overhanging eaves. Cross-hipped porch roofs are centered in the north and south elevations, and a covered walkway extends from the east elevation. The porches and walkways are supported by Tuscan columns. The building's multi-light, fixed windows are surrounded by rusticated blocks.

Pine Street

30. 204 Pine St. 1963-1964 Building - C

This 1-story, flat-roofed, concrete block building has a brick façade with a full-width, flat-roofed awning that is anchored to the low parapet. The symmetrical, 3-bay façade has a centered, single door and two widely spaced, 2-light windows. The window lintels are just beneath the awning, and the sills are approximately 5' from the ground. A concrete sidewalk runs parallel to the front of the building, separating it from a concrete parking area. The building housed O'Banion's Recreation Hall from its construction in the early 1960s until 2017.

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N. Riverfront Street

31. Railroad Bridge 1882 Structure - C
Constructed in 1882, the railroad bridge across the Ouachita River is a swing span, truss bridge on stone piers. The western half of the bridge is located in West Monroe, while the eastern half is located in Monroe. The center swing pier was replaced in 2007.³
32. Seawall 1933 Structure - C
The portion of the concrete seawall that lies within the historic district runs parallel to N. Riverfront St. between the railroad bridge and the eastern terminus of Wood St., then continues north beyond the building at 200 Commerce St. The wall is approximately seven feet tall but becomes progressively shorter approaching the raised railroad bed. Most of the wall is unpainted, and there are two metal gates along N. Riverfront St.
33. 107 N. Riverfront St. c. 1960 Building - C
This 1-story, metal-clad building stands on the west side of N. Riverfront St., adjacent to the railroad tracks. Constructed as a feed warehouse for the Tyner-Petrus Company's seed and feed business, it rests on a poured concrete foundation and is clad in corrugated metal siding. Six vents rise from the ridge of the gable roof. The west and south elevations each have garage-style openings with roll-up doors, and the east elevation has a large opening with sliding metal doors. There are no openings on the north elevation.
34. 108 N. Riverfront St. c. 1945 Building - NC
Located on the river side of the seawall, the 1-story, rectangular, metal-covered building was the rear section of J.W. Mitchell's welding and radiator shop; the concrete slab and metal frame in front of the extant building define the footprint of the original building. Although constructed during the period of significance, the loss of the other parts of the building renders it unable to convey its historic function and use.
35. 117 N. Riverfront St. c. 1945 Building - NC
In the mid-20th century, the 1-story commercial building at the corner of N. Riverfront St. and Wood St. was the home of Harper's Army Navy Store. The frame building has a front-gable roof and a rectangular, frame parapet. The symmetrical, 3-bay storefront is clad in non-historic board-and-batten siding, and has two metal windows and double, metal-and-glass doors. A shed-roofed porch supported by two square wood posts extends the width of the façade. The side elevations have no openings and are clad in vinyl siding.
36. 117 N. Riverfront St. c. 1940 Building - C
Labeled a "Motor Freight Station" on the 1963 Sanborn map, this shed-roofed building was adjacent to a railroad spur, a portion of which remains. Corrugated metal panels cover the walls of the frame building, which rests on a concrete foundation. The east elevation abuts the west wall of the adjacent store. On the west elevation, there is a loading dock door opening above grade; two similar openings are present on the south elevation. All of the openings are covered with metal siding.

Trenton Street

37. 100 Trenton St. 1961-1962 Building - C
The 1-story, flat-roofed, concrete block building at the intersection of Trenton Street and the railroad housed the offices for the Tyner-Petrus Company's seed and feed company, which owned several warehouses in

³"In 1882, Railroad Bridge Was Pride of Monroe," *The News-Star* (Monroe, La.), January 9, 2016, <https://www.thenewsstar.com/story/news/local/2016/01/09/railroad-bridge-pride-monroe/78576082/> (accessed April 23, 2018).

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this area during the period of significance. The north elevation features a garage door opening, a steel and glass door, and six metal, 3-light windows. There are no openings on the north elevation, which was adjacent to a warehouse during the period of significance.

38. Railroad Spur c. 1885 Structure – C

Portions of a railroad spur are located in the block bounded by Trenton St., Wood St., the railroad tracks, and N. Riverfront St. The spur begins as a single track on the east side of Trenton St. The track splits into two spurs; the switching mechanism remains in place. Most of the rails associated with the track that curves north towards Commerce Street are missing, but railroad ties mark the route. The rails for the track that ran along the south elevation of 117 N. Riverfront St. remain on the ground, but the railroad ties are missing.

39. Sculpture, Trenton St. c. 1995 Object – NC

The metal sculpture by Edmund Williamson depicts flowers and leaves. The sculpture is surrounded by a low brick wall and metal fence.

40. 201 Trenton St. 1909-1913 Building – NC

The upper story of the 2-story, brick commercial building at the corner of Trenton and Wood Streets retains a brick and wood Italianate cornice that incorporates modillions and corbelled brick. Square brick pilasters adorn the building's corners, divide the front (Trenton St.) elevation into three bays, and define a single bay on the Wood St. elevation. The second-story windows are non-historic, and synthetic stucco covers the first story on the front elevation. The side elevation features historic window openings, but has replacement windows on the second floor and brick infill on the first floor. This building could potentially be contributing if the façade alterations were removed and more original 1909-1913 features remain.

41. 204 Trenton St. & 109 Commerce St. 1925; c. 1940 Building – C

The Trenton St. elevation of this 1-story, brick commercial building has a flat parapet and a symmetrical storefront with angled display windows and recessed, single-light, double, wood doors. A flat metal awning is suspended from the parapet above the transom window openings, which have been filled with solid panels.

In the mid-20th century, construction of a rear addition extended the building to Commerce St.; the building was divided into two separate businesses after 1968. The Commerce St. elevation features a flat brick parapet and a symmetrical storefront that includes recessed, double, wood doors. A non-historic, asphalt-shingled, shed roof supported by four posts shelters the rear storefront. The exposed party wall along the building's south elevation displays ghost marks associated with an earlier building that was removed after 1968.

42. 205 Trenton St. 1909-1913 Building – C

Built at the same time as 207 Trenton St. and of a similar design, this 1-story commercial building has a well-preserved, historic, wood storefront that includes wood trim, double wood doors and a single-light transom, cast-iron pilasters, and a pressed tin ceiling above the recessed entrance. In 1923, Henry Jarrell and George Sanford purchased the City Drug Company that was located in this building, and their names remain in the tile flooring in front of the entrance. The parapet has a brick sign band and a corbelled brick cornice.

43. 207 Trenton St. 1909-1913 Building – C

Built at the same time as 205 Trenton St. and of a similar design, this 1-story commercial building retains its historic wood storefront and transom windows. The walls beneath the wood display windows have wood panels and molded baseboards. Cast-iron pilasters and angled display windows frame a centered, recessed entrance that contains double wood doors and a wood transom. The ceiling above the entrance is pressed tin.

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A metal, shed-roofed canopy supported by decorative metal brackets extends across the width of the front elevation. The parapet is identical to the one on 205 Trenton St. (#42).

44. Sign, 207 Trenton St. c. 2000 Object – NC
The vertically oriented metal sign in front of 207 Trenton St. is mounted on a round metal pipe. Although the sign itself may be historic, it was placed in this location after the end of the period of significance. The sign has a semicircular cap with the words “The Original.” Signs for the current business are affixed to its front and back, covering or replacing earlier text or images.
45. 206-210 Trenton St. 1935 Building – C
This 2-story, brick commercial building contains three storefronts, each with a recessed entrance. Two of the storefronts have historic wood doors; all retain wood trim around the doors, transom windows, and display windows. A non-historic fabric awning extends the width of the building. The upper story features five sets of paired wood windows and a pent roof with curved terra cotta roofing tiles at the parapet. The Carolina Hotel was located on the second floor of the building from the 1930s until the 1960s.
46. 209-211 Trenton St. 1922 Building – C
This 1-story, brick commercial building has a parapet with crenellations above each of the two narrow storefronts. Each storefront contains some wood elements, a single door, and single-light, fixed display windows.
47. 214-216 Trenton St. c. 1905 Building – C
This 2-story, brick commercial building has two storefronts. 216 Trenton Street has wood display windows and transom windows, while 214 Trenton has textured brick walls and metal display windows that were likely installed in the 1950s. The stuccoed second story contains three 2-over-2, wood windows. The building was a hotel in 1909; later owners converted the first floor to a store but continued to rent rooms on the 2nd floor.
48. 215 Trenton St. 1912 Building – C
Originally constructed as a livery stable or garage, 215 Trenton Street housed Morgan & Lindsey Variety Store, part of a regional chain in the mid-20th century. A flat metal awning extends across the full width of the 1-story, brick commercial building with a stuccoed, stepped parapet. Inserted in the 1950s, the wood and metal storefront contains two sets of double, metal-and-glass doors placed at the center of the building and separated by a narrow window. After 1926, the building was expanded until its rear elevation faced Cotton Street.
49. 218 Trenton St. c. 1915 Building – C
The first story of this 2-story, brick commercial building includes a symmetrical storefront with a centered door opening. A single door at the north end of the façade leads to the second story, which has three windows and was used as a rooming house in by the mid-1920s. The fenestration on both the first and second stories is historic; most of the windows and doors are non-historic replacements.
50. 219 Trenton St. c. 1910; 1950s Building – C
This 1-story, brick commercial building has an asymmetrical, recessed, metal storefront with full-height display windows. A flat-roofed metal awning is attached to the parapet, which is covered by flat panels. The building illustrates mid-20th-century updates to an earlier building, since the storefront and the panel over the parapet likely date to the 1950s.
51. 221 Trenton St. c. 1910 Building – C

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The 1-story, brick commercial building at 221 Trenton Street has a flat brick parapet and an asymmetrical, metal storefront with full-height display windows and a recessed entrance with a multi-light transom. A flat-roofed, metal awning is located between the storefront and a row of three wood, 14-light, fixed transom windows.

52. 223 Trenton St. c. 1910 Building – C

A row of header bricks adorns the brick parapet of the 1-story commercial building at 223 Trenton Street; a row of soldier bricks is located above three transom window openings that are covered with plywood. The symmetrical, metal storefront has a recessed entrance with transom; metal sheeting covers the brick elements surrounding the display windows.

53. 222-230 Trenton St. 1920-1926 Building – C

This 1-story commercial block contains five storefronts with metal and plate-glass doors and windows. The brick parapet above 222, 228, and 230 Trenton features a sign band, corbelled brick cornice, and diamond-shaped medallions above each storefront. Brick pilasters mark the edges of each storefront, and the parapet on 228 Trenton St. is stuccoed. Mid-20th century panels cover the parapet above 224 and 226 Trenton Street, but the original brick likely remains intact behind the panels; similar panels were removed from 222 Trenton Street between 2016 and 2018. The building at 222 Trenton St. was the location of Lee's Jewelry in the 1940s and features secure jewelry display cases at the entrance.

54. 225 Trenton St. c. 1910 Building – C

The 1-story brick commercial building at 225 Trenton Street has an asymmetrical, angled, metal and plate-glass, 1950s storefront that is sheltered by a flat-roofed, metal awning and has a terrazzo floor. The flat brick parapet features a molded concrete cornice, and the large transom windows are filled with glass blocks. The Cotton St. façade was constructed as a separate store circa 1930-1935 and retains much of its original storefront; the two buildings were combined after 1963.

55. 229-233 Trenton St. & 307 Natchitoches 1904; 1937 Building – C

The building at the corner of Natchitoches and Trenton Streets was constructed in 1904 as the general store of Green B. Haynes. In the 1910s, it was divided to house several businesses, including the West Monroe State Bank. In 1937, the Hatchell brothers remodeled the building for use as a department store and incorporated a narrow, one-story, brick commercial building to the south (229 Trenton St.) into the larger building.

The 2-story, brick building has stepped parapets facing Trenton St. and Natchitoches St. and an irregular fenestration pattern on the second story on the Trenton St. façade. The second story has replacement windows within the original window openings. A flat-roofed, metal awning extends around both street-facing elevations; the transom windows above the awning are filled with metal panels and HVAC equipment. With the exception of 229 Trenton, the storefronts are generally metal and glass, with recessed entrances. Some of the exterior wall surfaces are covered by small tiles. Renovation of this building began in the summer of 2018.

56. 232 Trenton St. c. 1945 Building – NC

In the 1950s and 1960s, this 1-story commercial building contained 2-3 stores, including one facing Natchitoches St. A historic, flat-roofed, metal awning extends along the Natchitoches St. elevation, while a non-historic, shed-roofed awning is present on the Trenton St. elevation. The parapet is clad in non-historic metal sheeting. The Trenton St. storefront features non-historic display windows, and brick veneer covers the first story of the Natchitoches St. elevation, which includes a plate glass and metal storefront. The building is non-contributing due to extensive storefront alterations and the covering on the parapet.

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57. Mural, 300 Trenton St. c. 1950 Object – C

On the Natchitoches St. side of the building at 300-302 Trenton St. is a mural advertising Coca Cola. The mural depicts Sprite Boy wearing a bottle cap had and holding a bottle of Coca Cola. The accompanying text, which is set against a red background, reads “Delicious / Refreshing / Coca-Cola.” The mural was refurbished in 2016.

58. 300-302 Trenton St. c. 1905 Building – NC

Located on the north side of Natchitoches St., this building has storefronts on both Commerce St. and Trenton St. The 1-story storefront that faces Commerce St. was erected in the mid-1880s to house Millsaps Brothers General Store and was reportedly the first brick building in West Monroe; the adjacent 2-story section was added in the late 1880s for use as a warehouse. Currently, the exterior is covered in stucco. The first story features arched openings on both the Natchitoches St. and Commerce St. elevations. Most of the openings are filled with plywood or covered with stucco; a historic door in the south bay of the 1-story section was exposed in 2018. Three arched window openings with 4-over-4 windows occupy the second story on the front elevation.

Around 1905, Millsaps expanded the store and added a storefront facing Trenton St. The Trenton St. storefront wraps around the corner to Natchitoches St. and features cast iron columns and display windows. The Millsaps Company remained in this location until the late 1920s; for the remainder of the period of significance, it was the home of Joe Durrett’s hardware and furniture store.

In the late 20th century, a metal, half-hipped roof with a steeply pitched pent roof was added over the 1-story section of the building; brick infill was added between the parapets and the new roof. The pent roof, which covers the area from the top of the storefront to the top of the parapet, is the visually dominant feature on the Trenton St. elevation and obscures its historic character.

59. 304 Trenton St. late 1880s Building – NC

The Commerce St. façade of this 1-story, brick commercial building was originally the front elevation. The brick parapet features a corbelled brick cornice. The openings have been altered, but segmental arches remain from the original openings and the current openings likely pre-date 1968.

The building was re-oriented to face Trenton St. between 1905 and 1909. Currently, the Trenton St. elevation has a symmetrical, metal and plate-glass storefront with full-height display windows that angle in towards a centered, recessed entrance. The non-historic pent roof associated with 300-302 Trenton continues over the parapet of 304 Trenton and dominates the façade. In 1929, it was the location of the Jitney Jungle grocery store.

60. 301 Trenton St. c. 1900 Building – C

Originally connected to 303 Trenton Street, the 1-story, brick commercial building at the northwest corner of Trenton and Natchitoches Streets was remodeled circa 1940 to be a separate building; in 1954, it was converted for use as Josey’s Drug Store. The exterior is clad in stucco. The Natchitoches St. elevation features four historic, 15-over-20, metal windows with a 6-light operable sash in the upper section and 6-light and 3-light operable sashes in the lower section. The tall corner entrance has historic molded trim; a standard-height, non-historic door; and a fabric awning. Single-light windows are present on each side of the door, one facing Trenton St. and one facing Natchitoches St.

61. 303 Trenton St. c. 1900 Building – C

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When this 1-story, brick commercial building was constructed circa 1900 as William R. Mitchell's general store, it extended to the corner, encompassing 301 Trenton St. as well. The historic storefront features wood display and transom windows and cast-iron pilasters. The centered, recessed doorway holds double, single-light, wood doors. The stucco-clad parapet has two full sign bands; a portion of a third sign band was cut off when 301 Trenton St. was remodeled. The rear section of the building was added circa 1905 as warehouse space.

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| 62. | 306 Trenton St. | c. 1905 | Building – C |
| 63. | 308 Trenton St. | | Building – C |

These adjoining, 1-story, brick commercial buildings have identical parapets, each with a sign band that incorporates geometric designs at its outer edges. The façades are clad in textured brick, and both buildings have symmetrical, metal and plate glass storefronts dating to the 1950s. The storefront for 306 Trenton St. is flush with the façade, and the display windows sit atop textured brick sills. At 308 Trenton St., the full-height display windows angle in toward a recessed, centered door. The building at 306 Trenton St. was the first West Monroe location of Hatchell's Department Store (see #55).

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| 64. | 310 Trenton St. | c. 1905 | Building – C |
| 65. | 312 Trenton St. | | Building – C |

The parapet of this 1-story, brick commercial block is adorned with a row of raised brick squares set beneath a corbelled brick cornice. From their construction c. 1905 until the early 1960s, one or both buildings were associated with a general store operated by the Tidwell and Larche families.

On 310 Trenton St., the transom windows have been filled with brick, but the original outline of the transom frame is visible. The symmetrical, metal and plate glass storefront is flush with the building's façade. A flat-roofed awning is anchored to the parapet.

Two cast-iron pilasters manufactured by the J.G. Sanders Foundry and Machine Shop of Monroe, La. divide the storefront of 312 Trenton St. into three bays. The doors, display windows, and transom windows are non-historic replacements within the original opening.

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| 66. | 311 Trenton St. | c. 1910 | Building – C |
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Originally the home of Mitchell & Cason Hardware & Furniture Company, this 1-story, brick commercial building was converted to an automobile garage by 1920. The brick parapet features a corbelled brick cornice. The storefront has wood windows and cast-iron pilasters; transom window openings are intact but filled with wood panels. The Cotton St. façade has two garage openings and a pedestrian door.

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| 67. | 313 Trenton St. | 1960-1961 | Building – C |
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This 1-story, concrete commercial building was constructed as an automobile repair shop. Metal panels cover the façade, which has plate glass windows and doors. The north elevation faces a paved open space that originally functioned as a parking lot. A 2-light, metal window and a single door are situated at the east end of the north elevation, and two large garage door openings are located at the west end of the elevation, near Cotton St. The metal frame for a former sign advertising the business rises from the northeast corner of the building.

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| 68. | 314 Trenton St. | c. 1990 | Building – NC |
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This 1-story, brick commercial building has a stepped parapet and a 2-bay facade with double, plate-glass doors and one plate-glass display window. The façade is set back several feet from the adjacent buildings.

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| 69. | 318 Trenton St. | c. 1905 | Building – C |
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Built between 1903 and 1909 as a restaurant and hotel, this building is the only example of the Romanesque Revival style in the historic district. Originally, it stood three stories tall; the third story was removed before 1953 as a result of a fire.

The first story is faced with rusticated stone blocks and has three wide, arched openings with fanlights and keystones. The upper portion of the pilasters that divide the first story into three bays feature carved bricks. The center bay opens into a short, arched hallway leading to a double wood door that has a wood surround and fanlight. Originally, the second story featured a 3-bay porch with paired, round columns set atop stone piers that were connected by a solid, stone railing. Likely following the removal of the third story in the mid-20th century, the railings were removed and the porch enclosed with arched openings, each with a 2-light, wood fanlight. The center bay of the enclosed second-story porch holds double doors, and the windows in the outer bays are similar to those on the first story. The pilasters that separate the three bays incorporate the paired, round columns from the earlier porch. A full-width, wood porch with square columns and a second-story balcony extends across the front elevation. On the north elevation, flat brick pilasters divide the second story into six bays. Each bay has a single window with replacement glass topped by an arched header.

70. 320 Trenton St. 1984 Building – NC

This 1-story commercial building has a stepped parapet that is clad in horizontal wood boards. A full-width, flat-roofed porch supported by Tuscan columns shelters the asymmetrical brick facade, which incorporates a centered display window; a door and window occupy a separate opening to its north.

71. 317 Trenton St. 1949 Building – C

Built in 1949 for Lodge No. 419 of the Free and Accepted Masons, this 2-story, brick building has entrances from both Trenton St. and Cotton St. The two façades have nearly identical second stories and parapets. The brick parapets have scalloped edges at the corners, concrete coping, and a marble block with the name of the Masonic lodge and the date of construction. Metal, 8-light windows flank a wide, central window opening with glass blocks; these windows are framed by horizontal concrete bands. On the Trenton St. side, there is a wood, paneled door in the north bay of the second story.

Full-width marquees shelter the first-floor openings on the Cotton and Trenton St. facades. The Trenton St. elevation features a historic, symmetrical, metal storefront with a centered, recessed door set between angled display windows. The entrance to the second-floor lodge is located at the south end of the Cotton St. elevation; built-in sign boards for displaying the lodge's activities hang from the side walls of the recessed entrance.

72. 319 Trenton St. 1930 Building – C

Constructed in 1930, this 2-story, 3-bay, stuccoed, brick movie theater was known as the Rialto from 1934 through the late 1960s. The parapet features a raised center portion and a diamond-shaped medallion. On the first story, the two windows in the south bay replaced an earlier single window, and the centered doors were added to enclose an earlier recessed entrance that included the ticket booth, which remains intact. The door in the north bay and the 2-sided ticket booth just inside the front door illustrate the history of racial segregation; the door leads directly to one side of the ticket booth and to stairs to the second-floor balcony where African Americans were required to sit. The building retains character-defining elements that convey its historic use and the architecture of racial segregation.

On the second story, 18-light windows flank a set of centered, double doors with a 6-light transom. The doors replaced an earlier window after a balcony was added on top of a non-historic marquee that extends

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across most of the front elevation. The second-story doors and windows are non-historic replacements set within the original openings, which feature raised trim with rectangular projections from the sides.

73. 321 Trenton St. 1930-1933 Building – C
This 1-story, stuccoed brick commercial building has a stepped brick parapet, boarded-up transom windows, and a non-historic storefront. A shed-roofed awning is anchored to the parapet. At the center of the parapet is a circular sign with four keystones and a rectangular banner sign below it; the sign bears the name of the business that currently occupies the building but may be historic.
74. 323 Trenton St. 1903 Building – C
Built in 1903, this 1-story, brick commercial building was the home of the Crystal Theater, the first movie theater in West Monroe, in the 1920s. After a fire gutted the theater in December 1928, it was remodeled for use as a grocery store. The building has a stuccoed façade and shaped parapet with terra cotta roof tiles along the top. The storefront features wood transom windows, cast-iron pilasters, and a recessed entrance.
75. Mural, 323 Trenton St. c. 1955 Object – C
The Coca-Cola mural on the north side of building was painted c. 1955 and was refurbished in 2016. Set against a light green background, the mural includes a large red arrow pointing towards Sprite Boy, who has a bottle-cap hat and is holding a bottle of Coca-Cola. The words “Coca-Cola” are painted in white on the arrow, and above the arrow are the words “Pause Refresh.”
76. Bell Tower, Trenton St. c. 1993 Structure – NC
Located on the site of the building that served as West Monroe’s City Hall from 1907 until 1949, this brick structure shelters the original bell from the building, which burned in 1964. The lower part of the tower has rectangular openings and brick benches underneath, while the upper section has arched openings with keystones, four round columns, and a domed roof. The tower is connected to a brick wall and planter that runs along Trenton St., and a paved parking lot lies to its east.
77. 400 Trenton St. c. 1885; 1926 Building – C
The first story of this brick building was erected c. 1885 and the second story added in 1926. One of the first buildings constructed for the Union Oil Mill, it was the place where workers processed the linters surrounding the cotton seed.

The building is comprised of three sections: the original 12-bay, side-gabled building; a 2-story, 1920s, gable-roofed addition on the south elevation; and a 2-story, flat-roofed addition that was attached to the south end of the west elevation after 1926. A loading dock extends from the southeast corner of the building. The bays on the main building are defined by brick pilasters. Most of the historic window openings are infilled with brick and non-historic windows.
78. 410 Trenton St. 1951; altered c. 2010 Building – NC
Built in 1951 as the press room for the Union Oil Mill, this 2-story, 10-bay, brick, gable-roofed building was converted into apartments c. 2010. The front (west) elevation has four doors, each with a Neocolonial wood surround and an awning. The windows are 1- or 2-light sash windows with inoperable shutters.
79. 401 Trenton St. 1931-1933 Building – C
A former gas station, this 1-story, brick, hipped-roofed building incorporates a covered drive-through; the outline of the concrete island for the gas pumps remains within the drive-through. The exterior walls are textured brick. Garage-door openings are present on the west wall beneath the drive-through, while the

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south-facing wall has two large windows and a single door with transom. The wall facing Pine St. has three arched windows. A non-historic, shed-roofed, frame addition is attached to the west elevation.

80. 411 Trenton St. c. 1950 Building – C

Tyner-Petrus Feed & Seed Company's retail store occupied this 1-story, brick commercial building from the early 1950s until the late 1960s. The name of the business was painted on the parapet and is still faintly visible. The entire storefront is set back several feet from the front of the parapet, which is supported by round metal posts. The metal storefront has eight plate-glass windows, each resting on a low brick sill and surmounted by a 4-light transom. Double, wood, single-light doors occupy the center bay and are framed by wood posts.

Wood Street

81. 101 Wood St. 1952-1953 Building – C

This 1-story, front-gabled, concrete block building was constructed in the early 1950s to replace an earlier building that was the home of an African-American-owned restaurant established in the 1920s. Located on the river side of the seawall, the building has two door openings on the north (front) elevation, each sheltered by a corrugated metal shed roof supported by metal posts. The low-pitched, asphalt-shingled roof has boxed eaves, and a large wooden vent occupies each gable. A non-historic, frame porch is attached to the riverside (east) elevation.

82. 310 Wood St. 1926 Building – C

A concrete medallion with the building's date of construction is set in the center of the stepped parapet of this 2-story, brick commercial building at the corner of Wood St. and Cotton St. The building faces Wood St. and features four storefronts, as well as a door leading to offices on the second floor. Three of the four storefronts have centered, double doors flanked by single-light, fixed, wood display windows with panels below. The date medallion, the symmetrical façade, and the wood paneling beneath the windows reflect the influence of the Colonial Revival style. The second story has six sets of paired, double-hung windows. The windows themselves are replacements, but the openings are original and have not been altered in size.

83. 313 Wood St. c. 1935 Building – C

84. 315 Wood St. Building – C

Historically two separate stores, this 1-story, brick commercial building has a flat parapet with concrete coping. A flat-roofed awning covered with fabric is anchored to the parapet. The doors are located at the outer edges of the façade, which is clad in textured brick. The door to 315 Wood St. is recessed from the main wall, adjacent to three ganged display windows set on a brick sill. The door to 313 Wood St. is flush with the main wall, and a single-light, fixed window with a concrete sill is located to its north.

85. 317-321 Wood St. 1948 Building – C

The 1-story, brick commercial building features textured brick and horizontal, concrete bands at the top of the storefronts, in the middle of the parapet, and along the top of the parapet.

The asymmetrical, metal storefront of 317 Wood St. is the only one that contains historic windows; the other storefronts have new windows and doors set in historic openings. This portion of the building also has its original unpainted tan brick.

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The post office occupied 321 Wood St. from the building's construction in 1948 until 1972. In 1958, the post office expanded into 319 Wood St. and added a loading dock to the rear of the building.⁴ The storefront and window openings on 319 and 321 Wood St. are historic, but have replacement windows and doors. 319 Wood St. has a wide storefront with a centered, recessed door flanked by 9-light, fixed vinyl windows. The east storefront for 321 Wood St. was a window in 1958; the recessed, plate glass and metal door is a later addition. The west storefront of 321 Wood St. has centered doors flanked by full-height, plate-glass display windows; a single-light display window occupies the historic window opening that faces N. 2nd St.

86. 412 Wood St. 1957 Building – C
Constructed of concrete with brick veneer, this 1-story commercial building contains three storefronts that are sheltered by a flat-roofed overhang. There is no front parapet. Each storefront contain a single, flat-panel door and a single-light, fixed window. The windows on the two westernmost storefronts are nearly full-height, while the sill of the east window is set approximately five feet from the ground.

87. Garage, 412 Wood St. c. 1980 Building – NC
A concrete block, shed-roofed garage stands east of 412 Wood St., and directly behind 111 Cotton St. The building has two garage doors on the west elevation and a pedestrian door on the south elevation.

88. 414 Wood St. 1957 Building – C
This 1-story brick commercial building has three storefronts located beneath a projecting, metal-clad, shed-roofed overhang that is attached to the parapet. All three storefronts are composed of metal, plate-glass windows; the center and east windows extend from floor to ceiling, while the windows on the west storefront are set on brick sills. The center storefront is flush with the front wall; the two flanking storefronts angle in towards recessed doors at the east end of each storefront. All three storefronts are good examples of Mid-Century Modern commercial architecture.

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.)

x	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:

	A	Owned by a religious institution or used for religious purposes
	B	Removed from its original location
	C	A birthplace or grave

⁴ "New W. Monroe Postal Building Among the Best," *Monroe News-Star* (Monroe, La.), November 10, 1957, pp. 1, 5 (Newspapers.com). Photos of the building in 1958 are held by the West Monroe Post Office.

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D	A cemetery
E	A reconstructed building, object, or structure
F	A commemorative property
G	Less than 50 years old or achieving significance within the past 50 years

Areas of Significance (Enter categories from instructions.): Commerce

Period of Significance: 1882-1968

Significant Dates: 1882, 1968

Significant Person (Complete only if Criterion B is marked above): N/A

Cultural Affiliation (only if criterion D is marked above): N/A

Architect/Builder (last name, first name): Various, including Davis, L.D. "Dooley" and Heard, Jesse F.

Period of Significance (justification): The period of significance begins with 1882, the date of the oldest extant resource, through 1968, when Interstate 20 was completed.

Criteria Considerations (explanation, if necessary): N/A

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The West Monroe Historic District is locally significant in the area of commerce for its role in the economic development of West Monroe from 1882 to 1968. The period of significance begins in 1882, when the completion of a railroad bridge across the Ouachita River placed the town along a rail line leading east to the Mississippi River. Within twenty years of the arrival of the railroad, the town had a small commercial district that centered on Commerce Street, Trenton Street, and Natchitoches Street and existed alongside a cotton yard, a cottonseed oil mill, and sawmills. Between 1900 and 1940, downtown West Monroe was the commercial center of the growing town, and the business district expanded to fill much of the two-block area along Trenton Street, as well as portions of Cotton Street and Wood Street. After 1920, movie theaters, automobile-related businesses, and regional chain stores joined downtown West Monroe's locally owned stores and restaurants. After a brief spate of construction in the 1950s and early 1960s along Natchitoches Street near the 1949 City Hall, commercial development in downtown stalled in the face of competition from stores in new commercial areas that developed at the intersections of major roadways in the city. The period of significance ends in 1968, when the completion of Interstate 20 made it easier for motorists to bypass downtown West Monroe, marking the beginning of a period of economic stagnation in the downtown area that would last for nearly twenty years.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

From Cottonport to West Monroe, 1882-1915

Situated on the west side of the Ouachita River, West Monroe began in the mid-1800s as Cottonport, a small settlement with a cotton yard and a few houses. In 1882, the Vicksburg, Shreveport, and Pacific (VS&P) Railroad completed a steel truss bridge (#31) to carry the line across the river, sparking additional commercial

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and industrial development in Cottonport, which lay just north of the bridge. Although the VS&P was open between the Mississippi River and the east side of the Ouachita by 1861, the Civil War (1861-1865) left the line in unusable condition. The existing line was repaired by 1870, but litigation and lack of funds delayed further progress for more than a decade. The completion of the bridge over the Ouachita represented a significant step forward for the struggling railroad, which was completed to Shreveport in 1884.⁵

Thanks to the construction of the bridge and railroad, within a few years, Cottonport eclipsed the nearby town of Trenton. In 1883, one year after the completion of the railroad bridge, Cottonport changed its name to West Monroe, and a post office was established in the town in 1885. West Monroe received a charter in 1889 and incorporated in 1891. Its development as a result of the arrival of the railroad reflected a broader trend in Louisiana and in the South as a whole. In the decades after the war, the South saw a boom in railroad construction, and towns sprouted up along rail lines throughout the region.⁶

As one of the leading agricultural products of Ouachita Parish, cotton helped fuel the commercial and industrial development of West Monroe in the late 1800s and early 1900s.⁷ Because of its proximity to the railroad, the town became a local hub for selling, shipping, and processing cotton. Farmers from the surrounding area brought their cotton to John E. Morris's cotton yard on the east side of Commerce Street to be weighed and loaded onto rail cars that traveled on a spur line that ran along the street.⁸ The railroad spur (#38) continued north to Lemuel D. McLain's cottonseed oil mill, which was operating at full capacity by 1884. During the cotton harvest, the mill operated around the clock, processing cotton seeds into oil, feed, fertilizer, stuffing, and other products. Originally only one story tall, the brick building at the corner of Trenton and Pine Streets (#77) was where workers operated machinery that removed the linters from the cotton seeds and separated the seed hulls from the meats. In 1889, McLain sold the mill to the Union Oil Company of Rhode Island, but remained as manager.⁹

Sawmills also contributed to the economic development of West Monroe, taking advantage of Ouachita Parish's timber stands and the ease of shipping sawn lumber and finished products by rail. Fred Vollman established the Excelsior Steam Saw and Planing Mill to the north of the Union Oil Mill in the early 1880s.¹⁰ The town also had factories producing window sashes, doors, blinds, and cabinets, including the West Monroe Manufacturing Company, whose plant was located in the block between the cotton yards and the Union Oil Mill in the early 1900s. Another sash and blind factory was founded by C.C. Bell, a native of Michigan who served as mayor of West Monroe during most of the 1920s and 1930s.¹¹

⁵ E. Dale Odom, "The Vicksburg, Shreveport and Texas: The Fortunes of a Scalawag Railroad," *The Southwestern Social Science Quarterly* 44, no. 3 (1963): 277-285, <http://www.jstor.org/stable/42867016>; "West Monroe Has Rich History," West Monroe/West Ouachita Chamber of Commerce Supplement, *The Ouachita Citizen*, July 1995, pp. 14-15; *Ouachita Telegraph*, October 9, 1869, p. 3 (Chronicling America, Library of Congress).

⁶ "West Monroe Has Rich History," pp. 14-15; Russ E. Williams, "History of Trenton," 1983, Ouachita Parish Public Library (OPPL) Vertical Files; Edward L. Ayers, *The Promise of the New South: Life after Reconstruction*, 15th anniversary ed. (New York: Oxford University Press, 2007), pp. 9-14, 55-57.

⁷ In 1890, more than one-half of the improved acreage in Ouachita Parish was planted in cotton. Department of the Interior, Census Office, *Report on the Statistics of Agriculture in the United States at the Eleventh Census: 1890* (Washington, D.C.: Government Printing Office, 1895), pp. 211, 394.

⁸ *A Pictorial History of Ouachita Parish* (Marceline, Missouri: D-Books Publishing, Inc., 1997), p. 8; *Daily Telegraph* [Monroe, La.], November 25, 1885, p. 3 (Chronicling America, Library of Congress)

⁹ *Monroe News-Star*, July 3, 1952, p. 2 (Newspapers.com); Sanborn Fire Insurance Maps, 1890 (Sheet 8) and 1893 (Sheet 8); *Ouachita Telegraph*, February 16, 1889, p. 4 (Chronicling America, Library of Congress).

¹⁰ *Ouachita Telegraph*, March 17, 1883, p. 3 and May 2, 1885, p. 3 (Chronicling America, Library of Congress).

¹¹ Sanborn Fire Insurance Maps, 1886 (Sheet 4), 1893 (Sheet 8), 1903 (Sheet 13 & 14) 1913 (Sheets 36 & 37); *Who's Who in the Twin Cities* (Louisiana: H.H. Brinsmade, 1931), p. 12; Ron Downing, "Chancey Clyde Bell – A Man of

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In the decades after the completion of the railroad bridge, merchants and tradesmen came to West Monroe. In the 1880s, most of the businesses were general stores that faced the cotton yard along Commerce Street. After a decade of slow growth in the 1890s, which was plagued by economic and agricultural depressions, commercial development in West Monroe accelerated in the first two decades of the twentieth century. Trenton Street gradually displaced Commerce Street as the main commercial thoroughfare in West Monroe. The historic district contains several buildings that illustrate the development of downtown West Monroe and the growing prominence of Trenton Street during this period. Originally from Georgia, Green B. Haynes left farming in the early 1880s to come to West Monroe and established one of the town's first general stores; in 1904, when he built a new, two-story, brick building for the store, he chose a site on Trenton Street at the intersection with Natchitoches Street (#55).¹² Lucien N. Larche moved from Trenton in 1883 to work as a clerk for his uncle in the Millsaps Brothers General Store on Commerce Street (#58), and went on to establish his own store on Trenton Street (#64-65) in the early 1900s.¹³ William R. Mitchell came to West Monroe around 1895 from Cadeville, a small town about fifteen miles to the southwest, and erected a brick store on Trenton Street (#61) within a few years of his arrival. In 1912, his business partner, E. Douglas Cason, and his son, William L. Mitchell, opened Mitchell-Cason Hardware Store at 311 Trenton Street (#66).¹⁴

Nearly all of the merchants and business owners in West Monroe during this period were white men. In postbellum Louisiana and throughout the South, whites employed a variety of tactics to close off African Americans' paths to economic advancement, including using violence, intimidation, and their control over land to prevent blacks from establishing businesses in the downtowns of towns and cities. By 1900, state and local laws restricted not only the location of African American-owned businesses, but also when, if, and how blacks could shop downtown.¹⁵ A 1912-1913 city directory for West Monroe lists only one business operated by an African American: a restaurant run by John Smith in the vicinity of Commerce Street.¹⁶

By 1915, businesses filled the east side of Trenton Street in the block north of Natchitoches Street and the west side of Trenton to the south of Natchitoches Street. The 1909 City Hall building (#76) anchored the north end of the downtown and stood across the street from the Union Oil Mill. Visitors walking down Trenton and Commerce Streets could find shops selling clothing, hats, foodstuffs, meat, drugs, livestock feed, farm implements, and hardware. The Webb Hotel (#69) housed a restaurant on the first floor and offered rooms for

Vision, Persistence & Determination," November 30, 2014, in *Louisiana Road Trips* 131 (March 2016). On timber industries in Louisiana, see Donna Fricker, "Historic Context: The Louisiana Lumber Boom, c. 1880-1925," Louisiana State Historic Preservation Office, https://www.crt.state.la.us/Assets/OCD/hp/nationalregister/historic_contexts/The_Louisiana_Lumber_Boom_c1880-1925.pdf.

¹² *Pictorial History of Ouachita Parish*, p. 21; Sanborn Fire Insurance Maps, 1909 (Sheet 27) and 1920 (Sheet 5); *Who's Who in the Twin Cities* (1931), p. 80; 1880 U.S. Population Census, 7th Ward, Ouachita Parish, Louisiana, Roll 465, p. 129A, Enumeration District 065 (ancestry.com).

¹³ Obituary for Lucien N. Larche, *Morning World*, February 3, 1935, pp. 1-2 (Newspapers.com).

¹⁴ Valerie Crain, "The Mitchell Family: From Cadeville to WM, members leave mark," 1988, OPPL Vertical Files; City Directory, 1912-1913; Sanborn Fire Insurance Map, 1898 (Sheet 14); *The Monroe News Star*, April 18, 1912, p. 8 (Newspapers.com).

¹⁵ Nikki Brown, "Jim Crow," *Know Louisiana*, <http://www.knowlouisiana.org/entry/jim-crowsegregation> (accessed May 4, 2018).

¹⁶ The 1912-1913 city directory gives only street names and not addresses for businesses. Smith's restaurant and residence are described as being on Commerce Street, but the 1913 Sanborn map does not show any buildings on Commerce Street that functioned as both restaurant and dwelling. Smith's home and restaurant may have been located on the site of 101 Wood Street; located on the outskirts of downtown and near the river, this location had a restaurant and dwelling in 1913.

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rent on the second and third floors, as did a few other buildings along Trenton Street. In the 1909 Italianate building at 111-113 Commerce Street (#1), Godwin C. "Doc" Moore operated a barber shop and a saloon.¹⁷

Commercial and Industrial Growth in West Monroe, 1916-1948

Between 1916 and 1948, West Monroe's downtown commercial district expanded along with its population. In the 1920s, the city's population nearly tripled, rising from 2,240 to 6,566, and it continued to grow steadily over the next two decades. This increase in population was reflected in the size of the downtown commercial district, which spread to the north and west. The most dramatic change was along Cotton Street between Natchitoches and Wood Streets. In 1920, large dwellings occupied the west side of the street, while stables and sheds associated with businesses facing Trenton Street lined the east side. By 1948, commercial buildings lined the west side of Cotton Street and wrapped around to Natchitoches Street, while on the east side, a combination of new buildings and additions to the buildings facing Trenton Street nearly filled the block (#7-14, 21-23). New commercial buildings were also erected along Wood Street between Trenton Street and North 2nd Street, among them a new post office constructed in 1948 (#85).¹⁸ African American-owned businesses remained confined to the outer edges of downtown. By 1926, a wood-frame commercial building containing three black-owned businesses stood at the eastern end of Wood Street, near the river. In the 1920s and 1930s, the building housed the Exchange Café operated by Delia Sowell Myles, as well as a barber shop and a billiard room.¹⁹ Although the frame building was destroyed in a 1951 fire, the concrete block building that replaced it remains standing (#81) and continued to house the Exchange Café through the late 1960s.²⁰

Between 1915 and 1948, commercial buildings filled in nearly all of the few remaining vacant lots on Trenton and Commerce Streets between Wood and Pine Streets. Although there was continuity in the types of businesses in downtown, there were several notable changes as well. Livery stables were gradually demolished as automobiles came into more widespread use. Auto repair shops and gas stations moved into the downtown area in the 1920s (#15, 22, 66-67, 79). The Crystal Theater at 323 Trenton Street (#74) was the first movie theater in town; it opened around 1926 but closed following a fire two years later. The largest movie theater in downtown West Monroe was The Strand (#11) on Cotton Street, which was built in 1929 with seats for 195 moviegoers but was expanded in 1945 to seat over 500. The 450-seat Rialto (#72) on Trenton Street opened in the early 1930s. By the late 1930s, the Rialto and Strand theaters were part of a regional theater chain owned by West Monroe resident J.M. Heard. The Strand and the Rialto were designed to segregate entrance and seating by race, with separate entrances, two-sided ticket booths, and balconies since African Americans were forbidden from sitting on the main level.²¹

The two movie theaters were not the only downtown businesses that were part of local and regional chains in the 1920s, 1930s, and 1940s. In the late 1920s, the Hickman-Hatchell Company, which operated several department stores in northeastern Louisiana, opened a store at 306 Trenton Street (#62). In 1937, the company – then known as the Hatchell Brothers – remodeled the building at the corner of Trenton and Natchitoches (#55)

¹⁷ Sanborn Fire Insurance Map, 1913 (Sheet 36).

¹⁸ Sanborn Fire Insurance Map, 1920 (Sheet 5) and 1950 (Sheet 202).

¹⁹ Sanborn Fire Insurance Map, 1926 (Sheet 3); City Directories, 1929-1930, 1933-1934, 1936-1937, 1940-1941, and 1947-1948.

²⁰ Sanborn Fire Insurance Map 1950-1953 (Sheet 202); City Directories, 1952 and 1954; *Monroe News-Star*, June 26, 1951, p. 14 (Newspapers.com).

²¹ Sanborn Fire Insurance Map, 1926 (Sheet 3); *Monroe News-Star*, November 25, 1926, p. 1 and December 31, 1928, p. 8 (Newspapers.com); *Film Year Book* 1926 (p. 520); *Film Daily Year Book of Motion Pictures* 1944, p. 867 and 1945, p. 861 (archive.org); James O. McHenry. Ed.D., *Indigenous Black People of Monroe, Louisiana and the Surrounding Cities, Towns, and Villages: A 100 Year Documentary*, ed. Stephanie McHenry-Yearby, M.S. (Xlibris, 2010), p. 235; City Directories, 1930, 1933-1934.

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to create a 3,500-square-foot store with 175 feet of shop windows.²² By 1929, a Jitney Jungle grocery store was located at 304 Trenton Street (#59). The Jitney Jungle chain originated in Mississippi and was one of the first grocery store chains to introduce self-service and cash-and-carry shopping. By 1940, Morgan & Lindsey, a regional chain of variety stores, had a branch at 215 Trenton Street (#48).²³

The Great Depression of the 1930s slowed but did not halt construction in downtown West Monroe. However, several businesses, including the West Monroe State Bank (#55) and the W.R. Mitchell General Store (#61), closed during the Depression.²⁴ A major flood in 1932 led Mayor C.C. Bell and former state senator T.L. Hood to lobby for a seawall to protect the city from future catastrophic floods. Funded by the federal government, the concrete seawall (#32) was built between 1934 and 1935.²⁵

The period between 1915 and 1948 brought changes to the industrial landscape of West Monroe. The cotton yard on Commerce Street closed not long after John E. Morris's death in 1914. Meanwhile, the Union Oil Mill expanded its facilities between 1915 and 1930, adding a second story to the linter building (#77) and building a cotton gin, a fertilizer plant, and a new seed warehouse. By 1948, the Union Oil Mill complex stretched for more than two city blocks along the Ouachita River, having acquired the large lot to the north after the last sawmill on that property closed permanently in 1921 after a series of fires. In the late 1920s, the Union Oil Mill was the second largest cottonseed oil mill in Louisiana and employed 120 people.²⁶ Further south, near the railroad, more warehouses were constructed to transfer goods from rail to truck. In the 1920s and 1930s, wholesale grocer Frank Varino Company, Inc. built two warehouses near the railroad spur at Commerce Street (#4, 6). By 1940, the Harper Truck Line had a freight warehouse (#36) on the south side of Wood Street, along a railroad spur (#38) that diverged from the Commerce Street spur toward N. Riverfront Street.²⁷

Auto-Oriented Commerce and Signs of Stagnation, 1949-1968

In 1949, the City of West Monroe erected a new city hall at 413 Natchitoches Street (#26), two blocks west of Trenton Street. The presence of the new city hall sparked commercial development on Natchitoches Street between Cotton and Cypress Streets, extending downtown to the west. While most of the dwellings that stood in this area were demolished to make way for new construction, one property owner decided instead to build a commercial building in front of and attached to a 1920s bungalow (#25). While the 1953 bank at 311 Natchitoches Street (#19) was integrated into the existing commercial landscape and abutted the adjacent building, the other new commercial buildings in this area illustrated the turn toward automobile-oriented commercial construction. The insurance agency, restaurant, and banks (#16, 20, 24, & 28) that were constructed on the opposite side of the street from the city hall were widely spaced with ample parking on site. This trend was also evident at the mid-20th-century buildings at 204 Pine Street (#30), 412 Wood Street (#86), and 414 Wood Street (#88), all of which had off-street parking directly in front of the building.

²² "Hatchells' Elaborate New Store Formally Opens Today," *Monroe (La.) News-Star*, April 14, 1937, p. 1 (Newspapers.com).

²³ City Directories, 1929 and 1940.

²⁴ Louisiana State Banking Department, *Twenty-Second Biennial Report of the State Bank Commissioner (1936-1937)*, p. 15 (Google Books); *Monroe News-Star*, December 20, 1937, p. 9 and January 25, 1939, p. 9 (Newspapers.com).

²⁵ *Monroe News-Star*, July 26, 1932, p. 3 and October 11, 1935 (p. 4) (Newspapers.com); Downing, "Chancey Clyde Bell."

²⁶ *Monroe News-Star*, June 5, 1926, p. 5 and December 15, 1927 (Newspapers.com); Sanborn Fire Insurance Map, 1913 (Sheet 37), 1920 (Sheet 2), 1926 (Sheet 2).

²⁷ Sanborn Fire Insurance Map, 1926 (Sheet 3) and 1950 (Sheet 202); City Directories, 1929-1930, 1940-1941; *Monroe News-Star*, September 22, 1920, p. 1 (Newspapers.com).

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The emergence of the automobile as the dominant mode of transportation was one factor contributing to a decline in commercial activity in downtown West Monroe in the 1950s and 1960s. In part because the automobile provided greater mobility, commercial development in mid-20th-century West Monroe became more diffuse. Clusters of stores, restaurants, and gas stations emerged at major road intersections in other parts of the city, including at Interstate 20, which was completed through West Monroe in 1968. Downtown businesses suffered as a result of the competition. Moreover, downtown was at the eastern edge of the city, which was expanding geographically to the west and north. In the 200 and 300 blocks of Trenton Street, which constituted the core of downtown, there were only two vacant buildings in 1952; by 1968, there were at least sixteen vacant buildings. After the 1909 City Hall building at the north end of downtown burned in 1964, nothing was constructed in its place. Indeed, only two buildings were constructed in the downtown core on Trenton Street during this period: a Masonic lodge/commercial building in 1949 (#71) and an auto repair shop in 1960-1961 (#67).

The Union Oil Mill (#77-78) continued to operate through the 1960s, and several wholesale companies, including the Frank Varino Company (#6) and Harper Truck Lines (#36), maintained warehouses downtown. The Tyner-Petrus Company expanded its warehouse and distribution facilities (#33, 37) near the railroad during the 1950s and 1960s, and constructed a retail store (#80) on Trenton Street across from the Union Oil Mill. However, as with commerce, industry in downtown West Monroe was contracting rather than expanding by the late 1960s.

Decline and Revitalization, 1969-2018

The decline of downtown commerce and industry continued after 1968. An explosion rocked the Union Oil Mill in 1970, damaging downtown businesses and setting the stage for the factory's closure. No new buildings were constructed in downtown West Monroe between 1965 and 1985. Beginning in the 1980s, local government officials, merchants, and residents worked to revitalize the downtown. Currently, the historic district contains antique shops and specialty stores and hosts community events throughout the year.

Developmental History/Additional historic context information

See above.

9. Major Bibliographical Resources

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

A Pictorial History of Ouachita Parish. Marceline, Missouri: D-Books Publishing, Inc., 1997.

City Directories for Monroe and West Monroe, Louisiana. Ouachita Parish Public Library and Ancestry.com

Downing, Ron. "Chancey Clyde Bell – A Man of Vision, Persistence & Determination." November 30, 2014. Published in *Louisiana Road Trips* 131 (March 2016).

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Sanborn Fire Company Insurance Maps. Monroe, La. (including West Monroe), 1886, 1890, 1893, 1898, 1903, 1909, 1913. West Monroe, La., 1920, 1926, 1950 (rev. 1953), 1963. Ouachita Parish Public Library.

“West Monroe Has Rich History.” West Monroe/West Ouachita Chamber of Commerce Supplement to *The Ouachita Citizen*. July 1995. Newspaper clipping, Ouachita Parish Public Library Vertical Files.

Who’s Who in the Twin Cities. Louisiana: H.H. Brinsmade, 1931.

Williams, E. Russ. “History of Trenton.” 1983. Newspaper clipping, Newspaper clipping, Ouachita Parish Public Library Vertical Files.

Previous documentation on file (NPS):

- 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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: Ouachita Parish Public Library, Monroe, LA

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

10. Geographical Data

Acreeage of Property: 26.7 acres

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|------------------------|-----------------------|
| 1. Latitude: 32.502799 | Longitude: -92.126208 |
| 2. Latitude: 32.503359 | Longitude: -92.125531 |
| 3. Latitude: 32.503577 | Longitude: -92.125197 |
| 4. Latitude: 32.502000 | Longitude: -92.119083 |
| 5. Latitude: 32.501924 | Longitude: -92.122789 |
| 6. Latitude: 32.499807 | Longitude: -92.122789 |
| 7. Latitude: 32.499618 | Longitude: -92.124142 |

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8. Latitude: 32.499881	Longitude: -92.126022
9. Latitude: 32.500263	Longitude: -92.126321
10. Latitude: 32.500699	Longitude: -92.126535
11. Latitude: 32.501107	Longitude: -92.126706

Verbal Boundary Description (Describe the boundaries of the property.)

See attached map, "West Monroe Historic District – Boundary and Sketch Map."

Boundary Justification (Explain why the boundaries were selected.)

The historic district boundary encompasses the highest concentration of buildings that were erected during the period of significance, retain integrity, and are associated with the development of commerce in downtown West Monroe. The seawall along the Ouachita River forms most of the southern portion of the district's eastern boundary, but the two historic buildings on the river side of the seawall on N. Riverfront Street were included. North of 200 Commerce Street, the eastern boundary shifts to the west to Commerce Street due to the presence of non-historic residential development between Commerce Street and the seawall, on land that was used for industrial purposes during the period of significance.

The northern, western, and southern boundaries of the historic district generally correspond to the edges of commercial development in the 1960s. A cluster of commercial buildings at the southwest corner of Trenton and Wood Streets was excluded due to lack of integrity.

11. Form Prepared By

name/title: Evelyn D. Causey, Ph.D.
organization: Prepared for the Downtown West Monroe Revitalization Group
street & number: PO Box 3385
city or town: Auburn state: AL zip code: 36831
e-mail: evelyn.d.causey@gmail.com
telephone: 334-444-4490
date: February 14, 2019

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 3000x2000 at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

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Photo Log

Name of Property: West Monroe Historic District
City or Vicinity: West Monroe and Monroe
County: Ouachita
State: Louisiana
Photographer: Evelyn D. Causey
Date Photographed: February 20, 2018

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 15. Trenton St., 300 block, looking S from intersection of Trenton St. and Pine St.
- 2 of 15. Trenton St., 300 block, looking N from middle of block, showing commercial buildings in foreground and bell tower and Union Oil Mill in background.
- 3 of 15. 300-302 Trenton St., mural, and 200 Commerce St., looking NE along Natchitoches St. from Trenton St.
- 4 of 15. Trenton St., 200 block, looking S towards Natchitoches St.
- 5 of 15. 205-207 Trenton St. (foreground) and 201 Trenton St. (background), looking S.
- 6 of 15. Trenton St., 200 block, looking SE.
- 7 of 15. Commerce St., 100 block, looking NW from Wood St.
- 8 of 15. Cotton St., 100 block, looking S towards Wood St.
- 9 of 15. Natchitoches St., 300 block, looking SE towards Trenton St.
- 10 of 15. Natchitoches St., 400 block, looking SW from Cotton St.
- 11 of 15. Natchitoches St., 400 block, looking W from Cotton St.
- 12 of 15. Trenton St., 400 block, looking S towards Pine St.
- 13 of 15. Wood St., 300 block, looking SE from N. 2nd St.
- 14 of 15. Railroad bridge, looking NE from N. Riverfront St.
- 15 of 15. Seawall and warehouses, looking NW from railroad bridge.

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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

West Monroe Historic District, Ouachita Parish, LA



Latitude: 32.501278 Longitude: -92.124354

West Monroe Historic District – Boundary Coordinates

West Monroe and Monroe, Ouachita Parish, Louisiana

National Register of Historic Places Nomination

February 2019

Boundary Coordinates

(Latitude, Longitude)

1. 32.502799, -92.126208
2. 32.503359, -92.125531
3. 32.503577, -92.125197
4. 32.502000, -92.119083
5. 32.501924, -92.119019
6. 32.499807, -92.122789
7. 32.499618, -92.124142
8. 32.499881, -92.126022
9. 32.500263, -92.126321
10. 32.500699, -92.126535
11. 32.501107, -92.126706

The dashed line shows the bounding box.

The datum is WGS84

ESRI, Here, Garmin,
INCREMENT P, USGS,
METI/NASA, EPA, USDA

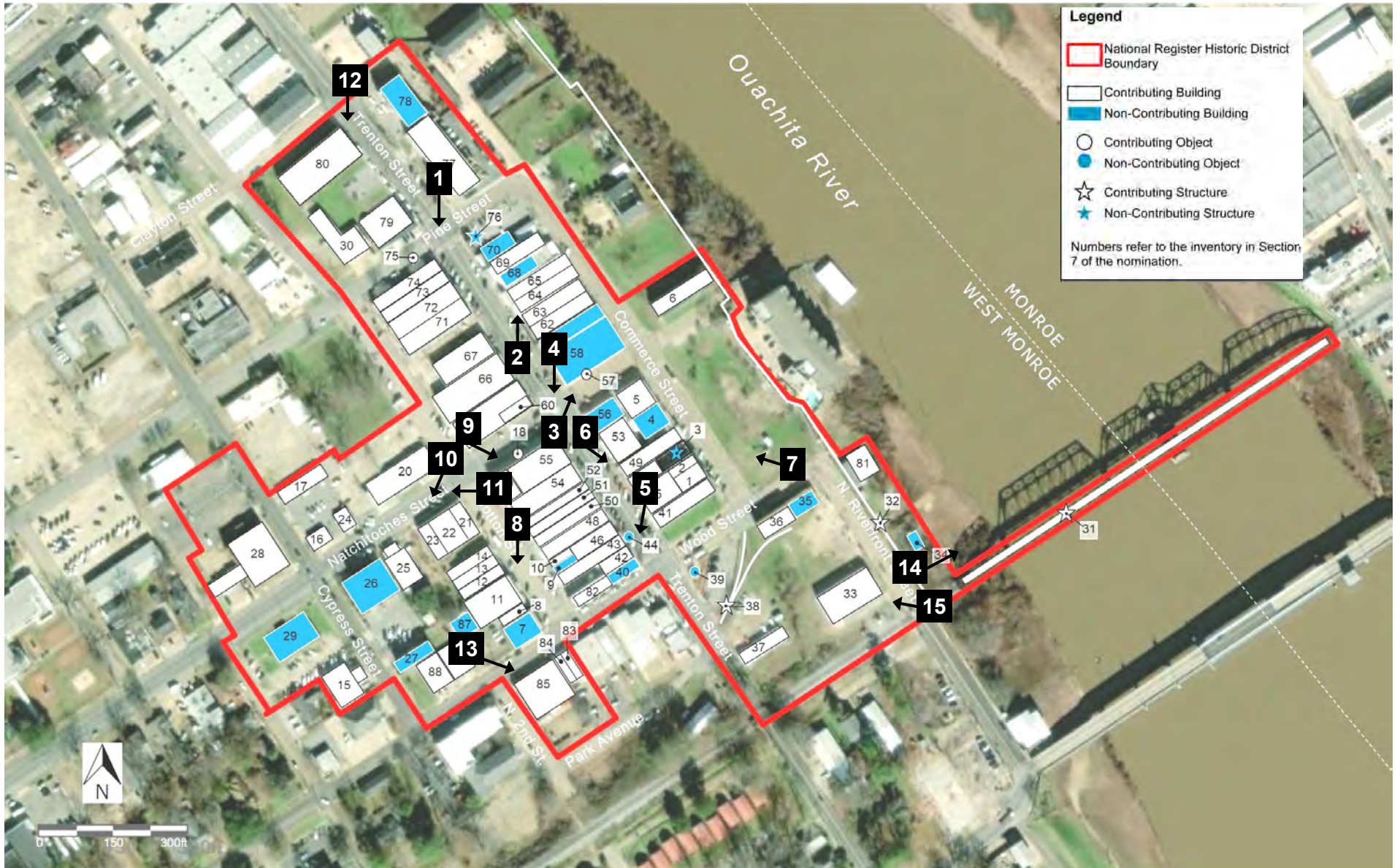


West Monroe Historic District — Photo Key

West Monroe and Monroe, Ouachita Parish, Louisiana

National Register of Historic Places

February 2019





COTTON PORT
ANTIQUÉ MALL

RIALTO ANTIQUE MARKET
RIALTO ANTIQUE MARKET

IMPERIAL
ERIC'S

Coca-Cola



Malcomb's



Malcomb's

Real Estate
Agent

RESTAURANT

OPEN
TODAY

OPEN

ches ST

Trenton ST

Delicious Refreshing
Coca-Cola





SPEED
LIMIT
25

Henry's
ANTIQUES



THE ORIGINAL
Trenton Street
ANTIQUES

ANTIQUE'S

WE BUY
GOLD
SILVER
ESTATE
JEWELRY
ANTIQUES

BAKER'S ANTIQUE CLOCKS
FLYING COMBOY ANTIQUES
SPAT'S GIFTS & BOOKS
VINTAGE MARKET

The Vintage Market

Trenton Street
Antiques

THE ORIGINAL

CHEVROLET



The Gallery

Jazz
A SPORTS LOUNGE

OPEN

CITY MARKET

SHOP AT
TAY

WHEEL
RENT

CALL
STREET



SPEED
LIMIT
25



113 Cotton Street

THE Mother HEN

& GIFT BOUTIQUE

Cloud 9

OPEN

OPEN

Cloud 9

4055



HOTELS

307





BUS
SELL
TRADE
CARS - TRUCKS

JOG
CROSS-CITY COMMUTE





COKEY ISLAND





FRANK'S RESTAURANT
RESTAURANT

SPEED LIMIT
25

W. 10th St



N. 2nd
Wood St

Spa
Bella



Spa
Bella

Spa
Bella

Spa
Bella





National Register of Historic Places
Memo to File

Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Resubmission

Property Name: West Monroe Historic District

Multiple Name: _____

State & County: LOUISIANA, Ouachita

Date Received: 4/24/2019 Date of Pending List: _____ Date of 16th Day: _____ Date of 45th Day: 6/10/2019 Date of Weekly List: _____

Reference number: RS100003414

Nominator: Other Agency, SHPO

Reason For Review: _____

X Accept Return Reject 5/20/2019 Date

Abstract/Summary Comments: Resub addressed boundary concerns. SHPO revised boundaries, did proper notification and review. Commercial district tied directly to the railroad (this inclusion of the entire bridge)

Recommendation/ Criteria: Accept / A

Reviewer Jim Gabbert Discipline Historian

Telephone (202)354-2275 Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



BILLY NUNGESSER
LIEUTENANT GOVERNOR

State of Louisiana
OFFICE OF THE LIEUTENANT GOVERNOR
DEPARTMENT OF CULTURE, RECREATION & TOURISM
OFFICE OF CULTURAL DEVELOPMENT
DIVISION OF HISTORIC PRESERVATION

RICHARD H. HARTLEY
DEPUTY SECRETARY

KRISTIN P. SANDERS
ASSISTANT SECRETARY

September 25, 2018

Bruce Fleming
2305 N. Seventh St
West Monroe, LA 71292

An official response was not received, but Bruce Fleming did attend the meeting on December 6th and stated that the HDC is in full support of the nomination. - JR
12/18/18

Dear Bruce:

We are pleased to inform you that the historic resource listed below will be considered by the State National Register Review Committee for nomination to the National Register of Historic Places:

**Downtown West Monroe Historic District
Ouachita Parish, LA**

The National Register of Historic Places is the federal government's official list of historic properties worthy of preservation. Listing on the National Register provides recognition and assists in preserving our Nation's heritage. Listing of a property provides recognition of its historic significance and assures protective review of federal projects that might adversely affect the character of the historic property. If the property is listed on the National Register, tax credits for rehabilitation and other beneficial provisions may apply. Listing in the National Register does not place limitations on the property by the federal or state government. Public visitation rights are not required of owners. The government will not attach restrictive covenants to the property or seek to acquire them. A draft copy of the nomination and attachment is included with this letter.

One of your responsibilities as a Certified Local Government (CLG) is to review pending National Register nominations of properties within your community. This is required, in part, to detect any errors in fact, but also to provide local insight or knowledge concerning the property. I hope that you will consider the nomination for this property at your next meeting. After providing a reasonable opportunity for public comment, the West Monroe Historic District Commission shall fill out the attached CLG review form as to whether or not, in their opinion, the property meets the National Register criteria. Within 60 calendar days of notice from the State Historic Preservation Office (SHPO), the chief elected official shall transmit their report to the SHPO. If the SHPO does not receive the report and recommendation within 60 calendar days, the nomination process will continue. All comments received will be forwarded to the SHPO Director and the National Register Review Committee for consideration along with the nomination.

We have scheduled the nomination for presentation to the National Register Review Committee on **Thursday December 6, 2018**, and would like to receive your comments by that time in fulfillment of the comment period. This letter serves as notification initiating the sixty-day comment period.

Bruce Fleming
June 8, 2018
Page 2

You are invited to attend the National Register Review Committee meeting at which the nomination will be officially considered. The location and time have not been confirmed yet, but will be found on our website. Should you have any questions about this nomination, please contact Jessica Richardson at 225-219-4595 or at jrichardson@crt.la.gov.

Thanks,



Kristin Sanders
State Historic Preservation Officer

**WEST MONROE HISTORIC DISTRICT COMMISSION REPORT FOR:
DOWNTOWN WEST MONROE HISTORIC DISTRICT
NATIONAL REGISTER NOMINATION**

NAME OF CLG: _____

PROPERTY NAME: _____

PROPERTY ADDRESS: _____

DATE SENT: _____

DATE OF NATIONAL REGISTER REVIEW COMMITTEE MEETING: _____

Does the nomination meet the Criteria for Listing on the National Register of Historic Places?

Yes _____ No _____ Criterion: A _____ B _____ C _____ D _____

Has public comment been included? Yes _____ No _____ Explain:

The Commission recommends that the property or properties should be listed on the National Register of Historic Places.

The Commission would like to make the following recommendations regarding the nomination (use additional sheets if necessary):

The Commission recommends that the property or properties should not be listed on the National Register of Historic Places for the following reasons:

The Commission chooses not to make a recommendation on this nomination for the following reasons:

Historic District Commission Chair (Print Name)

Signature

Date

Chief Elected Official (Print Name)

Signature

Date

This report and recommendation should be mailed to:

National Register Coordinator
Louisiana Division of Historic Preservation
PO Box 44247
Baton Rouge, LA 70804

Questions about this form may be directed to the National Register Coordinator – Jessica Richardson at 225-215-4595 or jrichardson@crt.la.gov.

The newspapers of **Louisiana** make public notices from their printed pages available electronically in a single database for the benefit of the public. This enhances the legislative intent of public notice - keeping a free and independent public informed about activities of their government and business activities that may affect them. Importantly, Public Notices now are in one place on the web (www.PublicNoticeAds.com), not scattered among thousands of government web pages.

County: Ouachita
Printed In: The News Star
Printed On: 2018/11/02

The Downtown West Monroe Historic District will be considered by the Louisiana State Review Committee for the National Register of Historic Places at 11:00 am on December 6, 2018, at the Capitol Park Welcome Center, 702 N. River Rd., Baton Rouge, LA 70802. The proposed historic district is bounded roughly by Coleman Avenue, Cypress Street, Clayton Street, and the Ouachita River. A map of the proposed historic district is on file with the Louisiana Division of Historic Preservation, which can be reached by phone at 225.219.4595. The National Register of Historic Places is the federal government's official list of historic properties worthy of preservation and has four main results for historic properties. The first is the application of certain provisions of the Federal Internal Revenue Code, which provides for a 20% investment tax credit (ITC) with a full adjustment to the basis for rehabilitating historic commercial, industrial and rental residential buildings. A federal tax deduction for conservation purposes of partial interests in historically important land areas or structures applies. See 36 CFR 67 for more information. Write to the State Historic Preservation Officer, whose address is listed below, for additional information on the tax provisions. The second is consideration in planning for federal, federally licensed and federally assisted projects. The Advisory Council on Historic Preservation must be given an opportunity to comment on all federally related projects affecting listed properties. See 36 CFR 800 for more information. The third is consideration of historic values in the decision by the state or federal government to issue a surface coalmining permit where coal is located (See CFR 700 for more information. Lastly, listing in the National Register of Historic Places can result in eligibility for federal grants-in-aid whenever funds are appropriated by Congress. Owners of private properties nominated for the National Register may concur in or object to listing in accord with 36 CFR 60. Any owner or partial owner of private property who chooses to object to listing may submit a notarized statement certifying ownership and objection to listing. Each owner or partial owner of property has one vote regardless of the portion of the property the party owns. If a majority of private property owners object, a district will not be listed. However, the State Historic Preservation Officer shall submit the nomination to the keeper of the National Register for a determination of eligibility for inclusion in the National Register. If the property is determined to be eligible but not formally listed, the Advisory Council must still be given an opportunity to comment on federal projects that may affect the property. If you choose to object to the listing of your property, the notarized objection must be received by Kristin Sanders, State Historic Preservation Officer, P.O. Box 44247, Baton Rouge, LA 70804, by December 3rd, 2018. Contact Jessica Richardson in the Division of Historic Preservation by phone at 225.219.4595 (or by mail at P.O. Box 44247, Baton Rouge, LA 70804) if you have any questions or want a copy of the nomination, the criteria for evaluation or information on results of listing. Monroe, LA November 2, 2018 3193516

Public Notice ID:



BILLY NUNGESSER
LIEUTENANT GOVERNOR

State of Louisiana
OFFICE OF THE LIEUTENANT GOVERNOR
DEPARTMENT OF CULTURE, RECREATION & TOURISM
OFFICE OF CULTURAL DEVELOPMENT
DIVISION OF HISTORIC PRESERVATION

RICHARD H. HARTLEY
DEPUTY SECRETARY

KRISTIN P. SANDERS
ASSISTANT SECRETARY



DATE: December 19, 2018

TO: Mr. James Gabbert
National Park Service Mail Stop 7228
1849 C Street, NW
Washington, D.C. 20240

FROM: Jessica Richardson, National Register Coordinator
Louisiana Division of Historic Preservation

RE: West Monroe Historic District, Ouachita Parish, LA

Jim,

The enclosed disks contain the true and correct copy of the National Register Documentation for the West Monroe Historic District to be placed in the National Register of Historic Places. Should you have any questions, please contact Nicole Hobson-Morris at nmorris@crt.la.gov.

Thanks,

Jessica

Enclosures:

- CD with PDF of the National Register of Historic Places nomination form
- CD with electronic images (tiff format)
- Physical Transmission Letter
- Physical Signature Page, with original signature
- _____ Other:

Comments:

- _____ Please ensure that this nomination receives substantive review
- _____ This property has been certified under 36 CFR 67
- _____ The enclosed owner(s) objection(s) do _____ do not _____
- _____ constitute a majority of property owners. (Publicly owned property)
- _____ Other:

563414



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 National Register Bulletin, How to Complete the National Register of Historic Places Registration Form. If any 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.

1. Name of Property

Historic Name: West Monroe Historic District
Other Names/Site Number: N/A
Name of related multiple property listing: N/A

2. Location

Street & Number: 111-200 Commerce St.; 101-117 Cotton St.; 103-210 Cypress St.; 307-501 Natchitoches St.; 204 Pine St.; 107-117 N. Riverfront St.; 100-411 Trenton St.; 101, 310, 313-321, 412-414 Wood St.
City or town: West Monroe State: LA County: Ouachita
Not for Publication: Vicinity:

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 at the following level(s) of significance:
 national state local

Applicable National Register Criteria: A B C D

Returned

Kristin P. Sanders 12/7/2018
Signature of certifying official/Title: Kristin Sanders, State Historic Preservation Officer Date
Louisiana Department of Culture, Recreation, and Tourism
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official: Date
Title: State or Federal agency/bureau or Tribal Government

West Monroe Historic District
Name of Property

Ouachita Parish, LA
County and State

4. National Park Certification

I hereby certify that the property is:
 entered in the National Register
 determined eligible for the National Register
 determined not eligible for the National Register
 removed from the National Register
 other, explain: _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property (Check as many boxes as apply.)

<input checked="" type="checkbox"/>	Private
<input checked="" type="checkbox"/>	Public – Local
<input type="checkbox"/>	Public – State
<input type="checkbox"/>	Public – Federal

Category of Property (Check only **one** box)

<input type="checkbox"/>	Building(s)
<input checked="" type="checkbox"/>	District
<input type="checkbox"/>	Site
<input type="checkbox"/>	Structure
<input type="checkbox"/>	object

Returned

Number of Resources within Property (Do not include previously listed resources in the count)

Contributing	Non-contributing	
62	16	Buildings
0	0	Sites
3	2	Structures
3	2	Objects
68	20	Total

Number of contributing resources previously listed in the National Register: 0

6. Function or Use

Historic Functions (Enter categories from instructions.): Commerce/Trade: specialty store, department store, financial institution, warehouse; Recreation and Culture: theater; Transportation: rail-related

West Monroe Historic District
Name of Property

Ouachita Parish, LA
County and State

Current Functions (Enter categories from instructions.): Commerce/Trade: specialty store, financial institution, business, warehouse; Vacant/Not in Use

7. Description

Architectural Classification (Enter categories from instructions.): Late Victorian: Italianate, Romanesque; Late 19th and Early 20th Century Revivals: Colonial Revival; Modern Movement: Mid-Century Modern; Other: Moorish Revival

Materials: (enter categories from instructions.)

foundation: Brick

walls: Brick, Stucco, Concrete

roof: Asphalt, Metal

other: N/A

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

Located on the banks of the Ouachita River in northeastern Louisiana and on the north side of the 1882 railroad bridge that sparked its development, the Downtown West Monroe Historic District comprises 88 resources set along gridded streets in an approximately 27-acre area in the southeastern part of the city. Most of the resources are one- or two-story commercial buildings built between 1900 and 1960. The pre-1950 buildings are concentrated in the downtown core, where they are closely spaced or adjoining. The northern and western edges of the historic district contain mid-20th-century commercial buildings that are more widely spaced to accommodate onsite parking. The district also contains resources associated with the cottonseed oil mill and railroad freight operations that fueled the economic development of downtown West Monroe. Of the sixteen non-contributing buildings, eleven are historic buildings that have been altered and five were constructed after 1968, which marks the end of the period of significance.

Narrative Description

Location and Setting

The Downtown West Monroe Historic District is located in the southeastern part of West Monroe, an incorporated city in central Ouachita Parish in northeastern Louisiana. The Ouachita River forms the eastern boundary of both the city and the historic district and separates West Monroe from the larger, neighboring city of Monroe. A concrete seawall (#32) constructed in 1935 extends along the river's shore.

Railroad tracks define the southern edge of the historic district and connect to an 1882 railroad bridge (#31) across the Ouachita River. To the south of the railroad tracks is a residential neighborhood that is a locally designated historic district (Don Juan Filhiol Local Historic District). The areas to the north and west of the historic district consists of a mix of residential, commercial, religious, and government buildings, most of which are one or two stories tall.

West Monroe Historic District
Name of Property

Ouachita Parish, LA
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Nearly all of the National Register Historic District lies within the locally designated Old Cottonport Historic District.

General Description

The streets within the Downtown West Monroe Historic District are laid out in a grid pattern. Trenton Street, the main north-south thoroughfare, is located one block from the Ouachita River and runs parallel to it. Natchitoches Street is the main east-west road through downtown.

Concrete sidewalks are present throughout most of the historic district, with wider sidewalks along Trenton and Natchitoches Streets and narrower sidewalks along the other streets. On the periphery of the historic district, the concrete sidewalks are narrow and typically separated from the street by a grassy strip. Overhead power lines are located throughout the downtown area, and non-historic street lights, trash cans, and cigarette receptacles are located on the sidewalks of major streets. In general, there is no vegetation along the streets.

The densest commercial development in the historic district is in an area that includes the 200 and 300 blocks of Trenton Street, the west side of Commerce Street, the 100 block of Cotton Street, and the 300 block of Wood Street. To the north and west of this downtown core, the commercial buildings are more widely spaced. Industrial and rail-related resources are concentrated at the eastern and southern edges of the district.

Buildings and Structures

Commercial Buildings, 1885-1950

The commercial buildings constructed between 1900 and 1950 are concentrated in West Monroe's downtown core, where they have uniform setbacks and are closely spaced or adjoining. The buildings are typically of brick construction and stand one or two stories tall. Most have flat or low-pitched roofs with brick parapets. Metal awnings are common, especially along Trenton Street. Many storefronts retain their historic fenestration, and some retain historic windows and doors as well. On many of the buildings, the storefront windows, transoms, or doors have been replaced or infilled with wood panels, but the original openings remain intact. Many of the replacement storefronts were added in the 1950s and 1960s in order to impart a more modern appearance to the buildings.

The commercial buildings erected between 1885 and 1920 typically borrow and mix elements of the Italianate and Colonial Revival styles. Parapet ornamentation generally consists of sign bands, corbelled cornices, or patterned bricks. The most well-preserved early 20th-century storefronts feature wood doors and windows, cast-iron pilasters, and pressed tin ceilings; examples include 205 and 207 Trenton Street (#42-43). Built circa 1905, the former Webb Hotel at 318 Trenton Street (#69) is an unusual example of the Romanesque Revival style in downtown West Monroe, displaying the rusticated stone blocks and arched openings characteristic of this style.

Most of the commercial buildings constructed between 1920 and 1950 have restrained ornamentation, with flat parapets and metal storefront windows. Examples include the former post office at 321 Wood Street (#85), the commercial block at 401-407 Natchitoches Street (#21-23), and the buildings at 113-117 Cotton Street (#12-14). A notable exception to this stylistic trend is the building at 111 Cotton Street (#11), a movie theater that incorporates Moorish Revival elements such as the lancet windows, the patterned brickwork, and the large finials above the parapet.

Commercial Buildings, 1950-1968

West Monroe Historic District
Name of Property

Ouachita Parish, LA
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The commercial buildings constructed between 1950 and 1968 are generally one or two stories tall and constructed of brick or concrete. Two (311 Natchitoches Street (#19) and 313 Trenton Street (#67)) are located within the downtown core, but most are located on the periphery of the downtown core in the 400 or 500 blocks of Natchitoches Street, Wood Street, and Trenton Street, or on Cypress Street. These mid-20th-century commercial buildings are generally more widely spaced than those in the downtown core of downtown West Monroe and have paved parking spaces or parking lots on the property.

The storefronts on these buildings, as well as the replacement storefronts from the same period, typically feature large plate glass windows and doors set within aluminum frames. On some storefronts, the windows are set atop low brick sills, and many storefronts have angled or recessed entries.

Stylistically, the commercial buildings from this era fall into two categories. The first category is utilitarian, concrete buildings with little ornamentation. Examples include the circa 1960 building at 313 Trenton Street (#67), the former restaurant at 101 Wood Street (#81), and the hot dog restaurant at 410 Natchitoches Street (#22). The second category is mid-century Modern architecture. The 1953 bank building at 311 Natchitoches Street (#19) is an example of mid-century Modern within the downtown core. The building maintains the scale and setback of commercial buildings from the early 20th century but its asymmetrical façade and contrasting exterior materials reflect the influence of mid-century Modern architecture. The streamlined exterior design of the 1957 bank building at 400 Natchitoches (#20) building is typical of mid-century Modern, while its sprawling floor plan, low profile, and wide overhanging eaves are reminiscent of mid-20th-century ranch houses. Other examples include the former bank building at 500 Natchitoches Street (#28) and the office building at 210 Cypress Street (#17).

Other mid-20th-century resources include two Coca-Cola murals (#57 and #75) that were painted in the early 1950s and refurbished in 2016.

Transportation and Industrial Resources

Resources associated with the railroad are concentrated in the southeastern part of the historic district, just north of the railroad tracks and the 1882 railroad bridge (#31) that spans the Ouachita River. During the period of significance (1882-1968), railroad spurs extended north from the main rail line into the area between Commerce Street and the Ouachita River. Portions of railroad spurs (#38) are present in the block that is bounded by the railroad, North Riverfront Street, Wood Street, and the 100 block of Trenton Street, but the tracks are no longer connected to the main rail line.

Four buildings associated with loading and distributing goods shipped by rail remain standing in the areas formerly served by the railroad spurs. Two warehouses and an office building for a local seed and feed merchant are located in the block adjacent to the main rail line, and a warehouse (#6) constructed in the late 1920s for a wholesale grocery company stands in the area between Commerce Street and the river.

In the northeastern corner of the historic district are the remaining buildings from the Union Oil Mill, a cottonseed oil mill established in 1884. In the late 19th and early 20th centuries, the mill marked the northern edge of the downtown commercial area and the beginning of an industrial area that lay along the east side Trenton Street north of Pine Street. One of the two surviving buildings – the linter building at 400 Trenton Street (#77) – is sufficiently intact to convey its historic use as an industrial building.

Non-Contributing Resources

Twelve of the twenty non-contributing resources within the historic district are buildings that were constructed during the period of significance but were later altered, resulting in a lack of integrity of materials, design,

West Monroe Historic District
Name of Property

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workmanship, and feeling. Among these are the buildings at 201 Trenton Street (#40), 300-302 Trenton Street (#58), and 101 Cotton Street (#7), which are non-contributing because significant portions of their exteriors are covered with non-historic materials such as synthetic stucco or metal siding. Removal of the non-historic exterior materials would likely result in these buildings contributing to the historic district, as all three retain elements of their historic appearance.

Eight of the non-contributing resources in the historic district were erected after the end of the period of significance. Five of these are buildings, but their design and scale are consistent with the character of the historic district. The non-contributing resources also include a free-standing bell tower (#76) to mark the location of the first City Hall, a sculpture (#39), and a sign (#44).

Evaluation of Integrity

The commercial areas within the historic district possesses all seven aspects of integrity. The uniform setback, building heights, parapets, and awnings contribute to the feeling of an early and mid-20th-century downtown streetscape. Storefront alterations are common, but many storefronts retain their historic fenestration despite the replacement of windows, transoms, or doors and thus the buildings contribute to the historic district. Many of the buildings constructed before 1950 have replacement storefronts that were inserted between 1950 and 1968; as a result, the replacement storefronts have themselves acquired historical significance. Some individual buildings have a high degree of integrity, retaining most of the historic design and materials of both their storefronts and parapets.

Fewer than five buildings along Trenton Street have been lost since the end of the period of significance. The non-historic buildings in the commercial areas of the historic district are compatible in siting, scale, and design with the surrounding historic buildings and thus do not intrude on the historic character of the district.

The portions of the historic district associated with the railroad have seen more losses since the end of the period of significance than have the commercial areas. Since 1968, two warehouses, two repair shops, and the railroad depot have been demolished in the block at the southeast corner of the district, and two small buildings and the rail spurs have been removed from the riverfront block north of Wood Street. Despite these losses, the remaining buildings and the railroad bridge illustrate the historical importance of these economic activities to the development of downtown West Monroe. Moreover, the comparatively open spaces in these areas convey that their historical use and development were distinct from the downtown commercial area. Likewise, many of the buildings associated with the Union Oil Mill have been demolished, but the remaining contributing building conveys the mill's contribution to economic development in the city.

Inventory of Contributing and Non-Contributing Resources¹

Commerce Street

1. 111-113 Commerce St.	1909	Building - C
Facing east towards the Ouachita River, this 2-story, brick commercial building is one of the most elaborately adorned buildings in the historic district. The southern half of the façade includes a symmetrical storefront with a centered wood, full-light door with transom. A half-light, wood door near the center of the building historically led to the second floor. The northern half of the façade consists of a symmetrical storefront with double, metal, plate-glass doors. The first-story windows have been replaced, but the		

¹ Dates for resources are generally based on one or more of the following sources: city directories, Sanborn Fire Insurance maps, historic photographs, aerial photographs, and primary source newspaper articles.

West Monroe Historic District
Name of Property

Ouachita Parish, LA
County and State

storefront's historic fenestration, cast-iron pilasters, decorative metalwork above the windows, and two of the doors remain intact. The transom openings have been filled with solid panels.

On the second story, double wood doors with a fanlight are flanked by paired, 1-over-1, wood windows. The doors open onto a full-width balcony with a metal railing and decorative metal brackets underneath. Above the windows is a band of concrete that includes raised concrete numerals recording the date of construction; an Italianate bracket is centered in the top of the arch as the keystone. Dentilated bricks are present at the cornice, but the Italianate brackets that historically adorned the roof line are no longer present.

Godwin C. "Doc" Moore opened a barber shop and the Exchange Saloon in this building in 1909. Metal letters set in the concrete in front of the building mark the location of the Exchange Saloon. In the 1930s, the second floor of the building was incorporated into the Carolina Hotel (210 Trenton St.).

2. 115 Commerce St. early 1900s Building - C
The symmetrical storefront of this 1-story, brick commercial building is sheltered by a corrugated metal pent roof. At the center of the storefront is a single, full-light, wood door with a transom; the door transom and the three transom windows above the storefront have been filled with solid panels. Historic wood trim remains above the two storefront windows, while the lower portions of the two storefront windows are filled with glass blocks. The upper portion of the parapet has been removed.
3. 117 Commerce St. c. 1905 Structure - NC
The concrete façade is what remains of a 1-story building that was constructed as a steam laundry and later used as a store. The parapet incorporates a molded cornice and recessed panels. The storefront has three pilasters (one in the center and one at each edge). There is a wide opening in the northern half of the façade and two smaller openings in the southern half. Metal brackets to support an awning are attached to the wall between the openings and the parapet.
4. 125 Commerce St. 1920-1921 Building - NC
Constructed in 1920-1921 as a refrigerated warehouse, this 1-story building was later the home of a bottling plant for the Nehi Bottling Company. The front elevation has three storefronts separated by brick pilasters that extend beyond the top of the building's parapet. The outer two storefronts are angled in towards the center one. A flat, metal awning shelters the two southern storefronts, which contain metal doors and windows that likely date to the period of significance. The northern storefront contains non-historic infill. The historic integrity of the building has been adversely affected by the application of small tiles and stucco to the front elevation and the replacement of the north storefront.
5. 129 Commerce St. c. 1935 Building - C
Located at the southwest corner of Commerce and Natchitoches Streets, this 1-story, brick commercial building has a corner entrance. Three large window openings face Commerce St. and four face Natchitoches St. The configuration of the window openings is historic, but the openings hold non-historic, metal windows. An additional door opening is located on the west elevation, facing a short alley; a series of high, small, closely spaced window openings are present on this elevation as well. Bricks laid in a basket weave pattern adorn the roofline.
6. 200 Commerce St. late 1920s Building - C
Originally the southernmost of a group of three attached warehouses, this 1-story, brick building was constructed by Frank Varino Company, Inc. in the late 1920s for its wholesale grocery business. A spur line passed directly in front of the loading platform on the building's west elevation. Loading dock openings are present on both the west and south elevations. A corrugated metal awning shelters the west elevation; an

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earlier awning on the south elevation of the building has been removed, but marks in the brick, chains to support the awning, and fragments of wood framing indicate its former location. Three-light, metal windows are located above the awning locations. A gable-roofed structure for elevator machinery sits atop the roof near the rear of the building, which abuts the seawall.

Cotton Street

7. 101 Cotton St. 1920-1926 Building - NC

The façade of this 2-story, brick commercial building at the corner of Cotton St. and Wood St. is covered in non-historic siding on the first story; a large, overhanging shed roof conceals the second story and parapet. The original window openings on the south (Wood St.) and west (rear) elevations have been filled in and stuccoed.

8. 105 Cotton St. c. 1925 Building - C

This 1-story, brick commercial building has an angled, asymmetrical storefront dating to the 1950s. Basket weave brick patterns are present on the parapet and above the storefront.

9. 106 Cotton St. early 1930s Building - NC

The asymmetrical storefront in this 1-story, brick commercial building consists of non-historic vertical board infill, two single-light windows, and a recessed, metal-and-glass door. The flat parapet is covered with stucco.

10. 108 Cotton St. early 1920s Building - C

This very plainly detailed 1-story, brick commercial building has a flat, brick parapet and features a mid- to late-20th-century metal storefront.

11. 111 Cotton St. 1929 Building - C

This 2-story, brick movie theater was constructed in 1929 as the Happy Hour Theater, and was re-named The Strand in 1932. Square pilasters with finials divide the façade into three sections. On the second story, each of the two side sections has a central, arched, recessed, brick panel with a single window on each side. The windows are replacements within the original opening. The center section has a triangular parapet, a central window, and two arched, recessed, brick panels. The center section has. The recessed entrance holds two sets of double doors with sidelights; the transom windows above the doors have solid infill. Each of the side sections has two door openings, two single-light display windows, and multi-light transom windows. A flat-roofed marquee extends the full width of the façade.

12. 113 Cotton St. c. 1935 Building - C

13. 115 Cotton St. Building - C

14. 117 Cotton St. Building - C

This 1-story commercial block contains three buildings, each with a brick sign band in the parapet. The asymmetrical, angled storefront of 113 Cotton St. features metal display windows and a recessed, plate-glass door at its south end; the storefront likely dates to the 1950s. A fabric awning extends across the façade, covering the frieze windows. 115 Cotton St. has an angled, asymmetrical, metal storefront with a plate-glass door at its north end. A metal shed roof shelters the storefront and the transom windows.

The symmetrical brick storefront of 117 Commerce St. has a recessed entrance flanked by historic, metal windows that rest atop textured brick bulkheads. The double, wood, single-light doors retain their historic trim. A flat-roofed, metal awning is attached to the parapet; metal panels cover the transom windows.

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Cypress Street

15. 103 Cypress St. 1930 Building - C
Originally constructed as a gas station in 1930, this 1-story brick building became a dry cleaning plant in the mid-1930s. The stuccoed front elevation has a stepped parapet and a centered, covered drive-through that was present during the period of significance. The covered drive-through has a mansard roof and shelters a centered door flanked by two windows. On either side of the covered drive-through are former garage openings with non-historic, louvered, wood awnings. The former garage door openings and the four window openings contain non-historic, 6-over-6 windows surrounded by brick infill. The side elevations are not stuccoed and incorporate paired, multi-light metal windows.

16. 200 Cypress St. 1962-1963 Building - C
The 1-story, concrete block, commercial building at the corner of Cypress St. and Natchitoches St. has a corner entrance and a metal, pyramidal roof. Full-height, metal window openings with solid panels in the lower sections and glass in the larger upper sections extend the length of the Cypress St. elevation, then wrap around the corner entrance and part of the Natchitoches St. elevation. The remainder of the Natchitoches St. elevation is clad in textured brick. A metal awning is situated beneath the overhanging eaves and projects over the windows and door. A paved parking lot lies to the north of the building.

17. 210 Cypress St. 1956 Building - C
Facing west towards Cypress Street, this one-story, flat-roofed, brick, mid-century Modern office building has a flat parapet that wraps around its southwest corner. Half-height, fixed, ganged windows wrap around its northwest corner and sit just below the cornice. A non-historic, flat-topped, fabric awning shelters the northwest windows as well as the front door, which is located between the windows and the parapet. The side elevations feature one- and two-light, half-height windows located just beneath the cornice; a secondary entrance with arched awning is located at the eastern end of the south elevation.

Natchitoches Street

18. 300 block, Natchitoches St. c. 1950 Object - C
This metal sign for Hatchell's Department Store (229-233 Trenton St.) is attached to a metal pole placed about 2' from the curb of Natchitoches St. The sign is vertically oriented with Art Deco detailing at the top and bottom and the word "HATCHELL'S" in white letters on a red background. This or a similar sign was attached to the corner of the building in 1945.²

19. 311 Natchitoches St. 1953 Building - C
Built as the First National Bank of West Monroe, this 2-story, brick, mid-century Modern commercial building stands at the corner of Natchitoches St. and Cotton St., facing north towards Natchitoches St. The building has full-height stone veneer at the corner and stone veneer on the first story along the street-facing elevations. The second story on the street-facing elevations is currently exposed brick but was originally covered with flat panels that were removed before 1973. The storefront features a flat-roofed overhang and recessed, metal-and-plate-glass display windows and doors. Hour marks and clock hands are attached to the stone veneer on the second story of the Natchitoches St. elevation.

20. 400 Natchitoches St. 1957 Building - C
Constructed as the West Monroe branch of Ouachita National Bank, the 1-story, brick building at the corner of Natchitoches and Cotton Streets faces south towards Natchitoches St. The mid-century Modern bank is similar in form to a ranch house, with a sprawling footprint and wide, over-hanging eaves. Wide brick

² *A Pictorial History of Ouachita Parish* (Marceline, Missouri: D-Books Publishing, Inc., 1997), p. 52.

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pilasters and a brick parapet frame the recessed, metal and glass storefront; brick planters flank the centered door. The metal windows are placed just below the eaves and their sills are approximately 5' above the ground. The corner of the building features a butt glazed window that wraps the southeast corner, a very distinctive mid-century detail. Drive-through lanes are attached to the building's west elevation, and a parking lot is located behind the building.

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|-----|--------------------------|------------|--------------|
| 21. | 401 Natchitoches St. | late 1920s | Building – C |
| 22. | 403-405 Natchitoches St. | | Building – C |
| 23. | 407 Natchitoches St. | | Building - C |

This 1-story, brick, commercial block at the corner of Natchitoches and Cotton Streets contains three buildings. Common design elements include textured bricks, a flat brick parapet, and transom windows, all of which are filled with solid panels. A flat, metal awning is anchored to the parapet; the ceiling under the awning is wood at the western end and pressed metal at the eastern end.

The entrance to the corner storefront (401 Natchitoches) is a single-light, wood door at the eastern end of the building's north elevation. Display windows set above a low brick wall extend the length of the Natchitoches St. elevation and wrap around one bay of the Cotton St. elevation.

The middle building comprises two infilled garage door openings at 403 Natchitoches St. and a symmetrical storefront at 405 Natchitoches St. The garage door openings reflect the space's historic use as an auto garage. The symmetrical wood storefront on 405 retains many historic elements, including double doors, door trim, a narrow 6-light transom, and display windows set above low brick walls. Between 1959 and 1963, the storefront at 403 Natchitoches St. was combined with the corner storefront to form a paint store.

The symmetrical storefront at 407 Natchitoches St. features a centered entrance with double, wood doors and an infilled transom. Display windows set above low brick bulkheads flank the entrance; the west window is infilled with vertical boards. The door and window openings retain their historic wood trim.

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|-----|----------------------|------|--------------|
| 24. | 410 Natchitoches St. | 1962 | Building - C |
|-----|----------------------|------|--------------|

The front (south) elevation of the 1-story, 3-bay, concrete block restaurant at 410 Natchitoches St. features a fixed, single-light, metal window on each side of a centered glass-and-metal door with sidelight. On the west elevation, there is a secondary door and an infilled window opening. Fabric awnings shelter the south elevation and the west door. A freestanding sign and picnic tables are located in the grassy area between the sidewalk and the curb, and a driveway along the west elevation leads to a paved parking lot behind the building.

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| 25. | 411 Natchitoches St. | c. 1920, 1953 | Building - C |
|-----|----------------------|---------------|--------------|

In 1953, a 1-story, brick commercial addition was constructed in front of the c. 1920 frame bungalow at 411 Natchitoches St. Both parts of the building have asphalt-shingled, pyramidal roofs. The dwelling has 3-over-1 wood windows, wood drop siding, and exposed rafter ends. The commercial addition features textured brick walls, two doors, two large display windows, and one smaller display window set between the two doors. There are no openings on its side elevations. The one-story commercial addition has acquired significance as it has now been in place for over 60 years and relates directly to the growth and expansion of West Monroe during this time period (see Section 8).

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|-----|----------------------|---------------|---------------|
| 26. | 413 Natchitoches St. | 1949, c. 2005 | Building - NC |
|-----|----------------------|---------------|---------------|

Constructed in 1949 as West Monroe's City Hall, the brick building at 413 Natchitoches St. was renovated circa 2005 and converted into apartments. One-story wings flank a 3-story main block that has a symmetrical façade with centered doors on all three stories; the doors on the upper stories replaced earlier

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windows. Contrasting brick patterns on the façade and entry were covered with stucco after 1968. During the 2005 renovation, balconies were added in the center bay on the second and third stories were added and the windows were replaced.

27. Apartment Building, 413 Natchitoches St. 2014 Building - NC

The 2-story, flat-roofed apartment building at 413 Cypress St. faces north towards the parking lot between it and the main building at 413 Natchitoches St. The building has a symmetrical façade, a projecting portico, and keystones on the window lintels.

28. 500 Natchitoches St. 1958 Building - C

Originally known as the First National Bank Building, this 2-story, flat-roofed, brick, mid-century Modern building housed the First National Bank of West Monroe as well as offices for insurance companies, an architect, and the West Monroe Chamber of Commerce in the 1960s. The main entrance to the lobby was located on the Natchitoches St. (south) elevation, which comprises a solid brick wall in its western half and six tripartite, floor-to-ceiling, metal window openings in its eastern half. A similar window opening occupies the southernmost bay on the Cypress Street (east) elevation. The remaining 12 full-height windows on the east elevation have vertical siding in the center section, creating a horizontal band separating the first-floor and second-floor windows. All of the window openings on the south and east elevations are filled with solid panels and the doors have been removed, but the window supports remain unchanged and convey its architectural style. At the northern end of the east elevation, a flat-roofed metal awning is attached to the brick wall. A historic brick planter extends nearly the full length of the east elevation.

The building's north elevation faces a parking lot and features an entrance set within a bank of large window openings that have been infilled with solid panels and extend from the ground to the cornice; a non-historic canopy shelters the sidewalk and driveway in front of the entrance. The entrance is located off-center between two large, textured panels. A drive-through was added to the west (rear) elevation after 1963.

29. 501 Natchitoches St. 1996 Building - NC

This one-story, brick municipal building is located within a grassy lawn on the south side of Natchitoches St., but its main entrance faces a paved parking lot in the interior of the block. The building has a hipped roof with wide, overhanging eaves. Cross-hipped porch roofs are centered in the north and south elevations, and a covered walkway extends from the east elevation. The porches and walkways are supported by Tuscan columns. The building's multi-light, fixed windows are surrounded by rusticated blocks.

Pine Street

30. 204 Pine St. 1963-1964 Building - C

This 1-story, flat-roofed, concrete block building has a brick façade with a full-width, flat-roofed awning that is anchored to the low parapet. The symmetrical, 3-bay façade has a centered, single door and two widely spaced, 2-light windows. The window lintels are just beneath the awning, and the sills are approximately 5' from the ground. A concrete sidewalk runs parallel to the front of the building, separating it from a concrete parking area. The building housed O'Banion's Recreation Hall from its construction in the early 1960s until 2017.

N. Riverfront Street

31. Railroad Bridge 1882 Structure - C

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Constructed in 1882, the railroad bridge across the Ouachita River is a swing span, truss bridge on stone piers. The center swing pier was replaced in 2007.³

32. Seawall 1933 Structure - C

The portion of the concrete seawall that lies within the historic district runs parallel to N. Riverfront St. between the railroad bridge and the eastern terminus of Wood St., then continues north beyond the building at 200 Commerce St. The wall is approximately seven feet tall but becomes progressively shorter approaching the raised railroad bed. Most of the wall is unpainted, and there are two metal gates along N. Riverfront St.

33. 107 N. Riverfront St. c. 1960 Building - C

This 1-story, metal-clad building stands on the west side of N. Riverfront St., adjacent to the railroad tracks. Constructed as a feed warehouse for the Tyner-Petrus Company's seed and feed business, it rests on a poured concrete foundation and is clad in corrugated metal siding. Six vents rise from the ridge of the gable roof. The west and south elevations each have garage-style openings with roll-up doors, and the east elevation has a large opening with sliding metal doors. There are no openings on the north elevation.

34. 108 N. Riverfront St. c. 1945 Building - NC

Located on the river side of the seawall, the 1-story, rectangular, metal-covered building was the rear section of J.W. Mitchell's welding and radiator shop; the concrete slab and metal frame in front of the extant building define the footprint of the original building. Although constructed during the period of significance, the loss of the other parts of the building renders it unable to convey its historic function and use.

35. 117 N. Riverfront St. c. 1945 Building - NC

In the mid-20th century, the 1-story commercial building at the corner of N. Riverfront St. and Wood St. was the home of Harper's Army Navy Store. The frame building has a front-gable roof and a rectangular, frame parapet. The symmetrical, 3-bay storefront is clad in non-historic board-and-batten siding, and has two metal windows and double, metal-and-glass doors. A shed-roofed porch supported by two square wood posts extends the width of the façade. The side elevations have no openings and are clad in vinyl siding.

36. 117 N. Riverfront St. c. 1940 Building - C

Labeled a "Motor Freight Station" on the 1963 Sanborn map, this shed-roofed building was adjacent to a railroad spur, a portion of which remains. Corrugated metal panels cover the walls of the frame building, which rests on a concrete foundation. The east elevation abuts the west wall of the adjacent store. On the west elevation, there is a loading dock door opening above grade; two similar openings are present on the south elevation. All of the openings are covered with metal siding.

Trenton Street

37. 100 Trenton St. 1961-1962 Building - C

The 1-story, flat-roofed, concrete block building at the intersection of Trenton Street and the railroad housed the offices for the Tyner-Petrus Company's seed and feed company, which owned several warehouses in this area during the period of significance. The north elevation features a garage door opening, a steel and glass door, and six metal, 3-light windows. There are no openings on the north elevation, which was adjacent to a warehouse during the period of significance.

³"In 1882, Railroad Bridge Was Pride of Monroe," *The News-Star* (Monroe, La.), January 9, 2016, <https://www.thenewsstar.com/story/news/local/2016/01/09/railroad-bridge-pride-monroe/78576082/> (accessed April 23, 2018).

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38. Railroad Spur c. 1885 Structure – C

Portions of a railroad spur are located in the block bounded by Trenton St., Wood St., the railroad tracks, and N. Riverfront St. The spur begins as a single track on the east side of Trenton St. The track splits into two spurs; the switching mechanism remains in place. Most of the rails associated with the track that curves north towards Commerce Street are missing, but railroad ties mark the route. The rails for the track that ran along the south elevation of 117 N. Riverfront St. remain on the ground, but the railroad ties are missing.

39. Sculpture, Trenton St. c. 1995 Object – NC

The metal sculpture by Edmund Williamson depicts flowers and leaves. The sculpture is surrounded by a low brick wall and metal fence.

40. 201 Trenton St. 1909-1913 Building – NC

The upper story of the 2-story, brick commercial building at the corner of Trenton and Wood Streets retains a brick and wood Italianate cornice that incorporates modillions and corbelled brick. Square brick pilasters adorn the building's corners, divide the front (Trenton St.) elevation into three bays, and define a single bay on the Wood St. elevation. The second-story windows are non-historic, and synthetic stucco covers the first story on the front elevation. The side elevation features historic window openings, but has replacement windows on the second floor and brick infill on the first floor. This building could potentially be contributing if the façade alterations were removed and more original 1909-1913 features remain.

41. 204 Trenton St. & 109 Commerce St. 1925-1940 Building – C

The Trenton St. elevation of this 1-story, brick commercial building has a flat parapet and a symmetrical storefront with angled display windows and recessed, single-light, double, wood doors. A flat metal awning is suspended from the parapet above the transom window openings, which have been filled with solid panels.

In the mid-20th century, construction of a rear addition extended the building to Commerce St.; the building was divided into two separate businesses after 1968. The Commerce St. elevation features a flat brick parapet and a symmetrical storefront that includes recessed, double, wood doors. A non-historic, asphalt-shingled, shed roof supported by four posts shelters the rear storefront. The exposed party wall along the building's south elevation displays ghost marks associated with an earlier building that was removed after 1968.

42. 205 Trenton St. 1909-1913 Building – C

Built at the same time as 207 Trenton St. and of a similar design, this 1-story commercial building has a well-preserved, historic, wood storefront that includes wood trim, double wood doors and a single-light transom, cast-iron pilasters, and a pressed tin ceiling above the recessed entrance. In 1923, Henry Jarrell and George Sanford purchased the City Drug Company that was located in this building, and their names remain in the tile flooring in front of the entrance. The parapet has a brick sign band and a corbelled brick cornice.

43. 207 Trenton St. 1909-1913 Building – C

Built at the same time as 205 Trenton St. and of a similar design, this 1-story commercial building retains its historic wood storefront and transom windows. The walls beneath the wood display windows have wood panels and molded baseboards. Cast-iron pilasters and angled display windows frame a centered, recessed entrance that contains double wood doors and a wood transom. The ceiling above the entrance is pressed tin. A metal, shed-roofed canopy supported by decorative metal brackets extends across the width of the front elevation. The parapet is identical to the one on 205 Trenton St. (#42).

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44. Sign, 207 Trenton St. c. 2000 Object – NC

The vertically oriented metal sign in front of 207 Trenton St. is mounted on a round metal pipe. Although the sign itself may be historic, it was placed in this location after the end of the period of significance. The sign has a semicircular cap with the words “The Original.” Signs for the current business are affixed to its front and back, covering or replacing earlier text or images.

45. 206-210 Trenton St. 1935 Building – C

This 2-story, brick commercial building contains three storefronts, each with a recessed entrance. Two of the storefronts have historic wood doors; all retain wood trim around the doors, transom windows, and display windows. A non-historic fabric awning extends the width of the building. The upper story features five sets of paired wood windows and a pent roof with curved terra cotta roofing tiles at the parapet. The Carolina Hotel was located on the second floor of the building from the 1930s until the 1960s.

46. 209-211 Trenton St. 1922 Building – C

This 1-story, brick commercial building has a parapet with crenellations above each of the two narrow storefronts. Each storefront contains some wood elements, a single door, and single-light, fixed display windows.

47. 214-216 Trenton St. c. 1905 Building – C

This 2-story, brick commercial building has two storefronts. 216 Trenton Street has wood display windows and transom windows, while 214 Trenton has textured brick walls and metal display windows that were likely installed in the 1950s. The stuccoed second story contains three 2-over-2, wood windows. The building was a hotel in 1909; later owners converted the first floor to a store but continued to rent rooms on the 2nd floor.

48. 215 Trenton St. 1912 Building – C

Originally constructed as a livery stable or garage, 215 Trenton Street housed Morgan & Lindsey Variety Store, part of a regional chain in the mid-20th century. A flat metal awning extends across the full width of the 1-story, brick commercial building with a stuccoed, stepped parapet. Inserted in the 1950s, the wood and metal storefront contains two sets of double, metal-and-glass doors placed at the center of the building and separated by a narrow window. After 1926, the building was expanded until its rear elevation faced Cotton Street.

49. 218 Trenton St. c. 1915 Building – C

The first story of this 2-story, brick commercial building includes a symmetrical storefront with a centered door opening. A single door at the north end of the façade leads to the second story, which has three windows and was used as a rooming house in by the mid-1920s. The fenestration on both the first and second stories is historic; most of the windows and doors are non-historic replacements.

50. 219 Trenton St. c. 1910; 1950s Building – C

This 1-story, brick commercial building has an asymmetrical, recessed, metal storefront with full-height display windows. A flat-roofed metal awning is attached to the parapet, which is covered by flat panels. The building illustrates mid-20th-century updates to an earlier building, since the storefront and the panel over the parapet likely date to the 1950s.

51. 221 Trenton St. c. 1910 Building – C

The 1-story, brick commercial building at 221 Trenton Street has a flat brick parapet and an asymmetrical, metal storefront with full-height display windows and a recessed entrance with a multi-light transom. A flat-

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roofed, metal awning is located between the storefront and a row of three wood, 14-light, fixed transom windows.

52. 223 Trenton St. c. 1910 Building – C

A row of header bricks adorns the brick parapet of the 1-story commercial building at 223 Trenton Street; a row of soldier bricks is located above three transom window openings that are covered with plywood. The symmetrical, metal storefront has a recessed entrance with transom; metal sheeting covers the brick elements surrounding the display windows.

53. 222-230 Trenton St. 1920-1926 Building – C

This 1-story commercial block contains five storefronts with metal and plate-glass doors and windows. The brick parapet above 222, 228, and 230 Trenton features a sign band, corbelled brick cornice, and diamond-shaped medallions above each storefront. Brick pilasters mark the edges of each storefront, and the parapet on 228 Trenton St. is stuccoed. Mid-20th century panels cover the parapet above 224 and 226 Trenton Street, but the original brick likely remains intact behind the panels; similar panels were removed from 222 Trenton Street between 2016 and 2018. The building at 222 Trenton St. was the location of Lee's Jewelry in the 1940s and features secure jewelry display cases at the entrance.

54. 225 Trenton St. c. 1910 Building – C

The 1-story brick commercial building at 225 Trenton Street has an asymmetrical, angled, metal and plate-glass, 1950s storefront that is sheltered by a flat-roofed, metal awning and has a terrazzo floor. The flat brick parapet features a molded concrete cornice and the large transom windows are filled with glass blocks. The Cotton St. façade was constructed as a separate store circa 1930-1935 and retains much of its original storefront; the two buildings were combined after 1963.

55. 229-233 Trenton St. & 307 Natchitoches 1904; 1937 Building – C

The building at the corner of Natchitoches and Trenton Streets was constructed in 1904 as the general store of Green B. Haynes. In the 1910s, it was divided to house several businesses, including the West Monroe State Bank. In 1937, the Hatchell brothers remodeled the building for use as a department store and incorporated a narrow, one-story, brick commercial building to the south (229 Trenton St.) into the larger building.

The 2-story, brick building has stepped parapets facing Trenton St. and Natchitoches St. and an irregular fenestration pattern on the second story on the Trenton St. façade. The second story has replacement windows within the original window openings. A flat-roofed, metal awning extends around both street-facing elevations; the transom windows above the awning are filled with metal panels and HVAC equipment. With the exception of 229 Trenton, the storefronts are generally metal and glass, with recessed entrances. Some of the exterior wall surfaces are covered by small tiles. Renovation of this building began in the summer of 2018.

56. 232 Trenton St. c. 1945 Building – NC

In the 1950s and 1960s, this 1-story commercial building contained 2-3 stores, including one facing Natchitoches St. A historic, flat-roofed, metal awning extends along the Natchitoches St. elevation, while a non-historic, shed-roofed awning is present on the Trenton St. elevation. The parapet is clad in non-historic metal sheeting. The Trenton St. storefront features non-historic display windows, and brick veneer covers the first story of the Natchitoches St. elevation, which includes a plate glass and metal storefront. The building is non-contributing due to extensive storefront alterations and the covering on the parapet.

57. Mural, 300 Trenton St. c. 1950 Object – C

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On the Natchitoches St. side of the building at 300-302 Trenton St. is a mural advertising Coca Cola. The mural depicts Sprite Boy wearing a bottle cap had and holding a bottle of Coca Cola. The accompanying text, which is set against a red background, reads “Delicious / Refreshing / Coca-Cola.” The mural was refurbished in 2016.

58. 300-302 Trenton St. c. 1905 Building – NC

Located on the north side of Natchitoches St., this building has storefronts on both Commerce St. and Trenton St. The 1-story storefront that faces Commerce St. was erected in the mid-1880s to house Millsaps Brothers General Store and was reportedly the first brick building in West Monroe; the adjacent 2-story section was added in the late 1880s for use as a warehouse. Currently, the exterior is covered in stucco. The first story features arched openings on both the Natchitoches St. and Commerce St. elevations. Most of the openings are filled with plywood or covered with stucco; a historic door in the south bay of the 1-story section was exposed in 2018. Three arched window openings with 4-over-4 windows occupy the second story on the front elevation.

Around 1905, Millsaps expanded the store and added a storefront facing Trenton St. The Trenton St. storefront wraps around the corner to Natchitoches St. and features cast iron columns and display windows. The Millsaps Company remained in this location until the late 1920s; for the remainder of the period of significance, it was the home of Joe Durrett’s hardware and furniture store.

In the late 20th century, a metal, half-hipped roof with a steeply pitched pent roof was added over the 1-story section of the building; brick infill was added between the parapets and the new roof. The pent roof, which covers the area from the top of the storefront to the top of the parapet, is the visually dominant feature on the Trenton St. elevation and obscures its historic character.

59. 304 Trenton St. late 1880s Building – NC

The Commerce St. façade of this 1-story, brick commercial building was originally the front elevation. The brick parapet features a corbelled brick cornice. The openings have been altered, but segmental arches remain from the original openings and the current openings likely pre-date 1968.

The building was re-oriented to face Trenton St. between 1905 and 1909. Currently, the Trenton St. elevation has a symmetrical, metal and plate-glass storefront with full-height display windows that angle in towards a centered, recessed entrance. The non-historic pent roof associated with 300-302 Trenton continues over the parapet of 304 Trenton and dominates the façade. In 1929, it was the location of the Jitney Jungle grocery store.

60. 301 Trenton St. c. 1900 Building – C

Originally connected to 303 Trenton Street, the 1-story, brick commercial building at the northwest corner of Trenton and Natchitoches Streets was remodeled circa 1940 to be a separate building; in 1954, it was converted for use as Josey’s Drug Store. The exterior is clad in stucco. The Natchitoches St. elevation features four historic, 15-over-20, metal windows with a 6-light operable sash in the upper section and 6-light and 3-light operable sashes in the lower section. The tall corner entrance has historic molded trim; a standard-height, non-historic door; and a fabric awning. Single-light windows are present on each side of the door, one facing Trenton St. and one facing Natchitoches St.

61. 303 Trenton St. c. 1900 Building – C

When this 1-story, brick commercial building was constructed circa 1900 as William R. Mitchell’s general store, it extended to the corner, encompassing 301 Trenton St. as well. The historic storefront features wood display and transom windows and cast-iron pilasters. The centered, recessed doorway holds double, single-

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light, wood doors. The stucco-clad parapet has two full sign bands; a portion of a third sign band was cut off when 301 Trenton St. was remodeled. The rear section of the building was added circa 1905 as warehouse space.

62. 306 Trenton St. c. 1905 Building – C

63. 308 Trenton St. Building – C

These adjoining, 1-story, brick commercial buildings have identical parapets, each with a sign band that incorporates geometric designs at its outer edges. The façades are clad in textured brick, and both buildings have symmetrical, metal and plate glass storefronts dating to the 1950s. The storefront for 306 Trenton St. is flush with the façade, and the display windows sit atop textured brick sills. At 308 Trenton St., the full-height display windows angle in toward a recessed, centered door. The building at 306 Trenton St. was the first West Monroe location of Hatchell's Department Store (see #55).

64. 310 Trenton St. c. 1905 Building – C

65. 312 Trenton St. Building – C

The parapet of this 1-story, brick commercial block is adorned with a row of raised brick squares set beneath a corbelled brick cornice. From their construction c. 1905 until the early 1960s, one or both buildings were associated with a general store operated by the Tidwell and Larche families.

On 310 Trenton St., the transom windows have been filled with brick, but the original outline of the transom frame is visible. The symmetrical, metal and plate glass storefront is flush with the building's façade. A flat-roofed awning is anchored to the parapet.

Two cast-iron pilasters manufactured by the J.G. Sanders Foundry and Machine Shop of Monroe, La. divide the storefront of 312 Trenton St. into three bays. The doors, display windows, and transom windows are non-historic replacements within the original opening.

66. 311 Trenton St. c. 1910 Building – C

Originally the home of Mitchell & Cason Hardware & Furniture Company, this 1-story, brick commercial building was converted to an automobile garage by 1920. The brick parapet features a corbelled brick cornice. The storefront has wood windows and cast-iron pilasters; transom window openings are intact but filled with wood panels. The Cotton St. façade has two garage openings and a pedestrian door.

67. 313 Trenton St. 1960-1961 Building – C

This 1-story, concrete commercial building was constructed as an automobile repair shop. Metal panels cover the façade, which has plate glass windows and doors. The north elevation faces a paved open space that originally functioned as a parking lot. A 2-light, metal window and a single door are situated at the east end of the north elevation, and two large garage door openings are located at the west end of the elevation, near Cotton St. The metal frame for a former sign advertising the business rises from the northeast corner of the building.

68. 314 Trenton St. c. 1990 Building – NC

This 1-story, brick commercial building has a stepped parapet and a 2-bay facade with double, plate-glass doors and one plate-glass display window. The façade is set back several feet from the adjacent buildings.

69. 318 Trenton St. c. 1905 Building – C

Built between 1903 and 1909 as a restaurant and hotel, this building is the only example of the Romanesque Revival style in the historic district. Originally, it stood three stories tall; the third story was removed before 1953 as a result of a fire.

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The first story is faced with rusticated stone blocks and has three wide, arched openings with fanlights and keystones. The upper portion of the pilasters that divide the first story into three bays feature carved bricks. The center bay opens into a short, arched hallway leading to a double wood door that has a wood surround and fanlight. Originally, the second story featured a 3-bay porch with paired, round columns set atop stone piers that were connected by a solid, stone railing. Likely following the removal of the third story in the mid-20th century, the railings were removed and the porch enclosed with arched openings, each with a 2-light, wood fanlight. The center bay of the enclosed second-story porch holds double doors, and the windows in the outer bays are similar to those on the first story. The pilasters that separate the three bays incorporate the paired, round columns from the earlier porch. A full-width, wood porch with square columns and a second-story balcony extends across the front elevation. On the north elevation, flat brick pilasters divide the second story into six bays. Each bay has a single window with replacement glass topped by an arched header.

70. 320 Trenton St. 1984 Building – NC

This 1-story commercial building has a stepped parapet that is clad in horizontal wood boards. A full-width, flat-roofed porch supported by Tuscan columns shelters the asymmetrical brick facade, which incorporates a centered display window; a door and window occupy a separate opening to its north.

71. 317 Trenton St. 1949 Building – C

Built in 1949 for Lodge No. 419 of the Free and Accepted Masons, this 2-story, brick building has entrances from both Trenton St. and Cotton St. The two facades have nearly identical second stories and parapets. The brick parapets have scalloped edges at the corners, concrete coping, and a marble block with the name of the Masonic lodge and the date of construction. Metal, 8-light windows flank a wide, central window opening with glass blocks; these windows are framed by horizontal concrete bands. On the Trenton St. side, there is a wood, paneled door in the north bay of the second story.

Full-width marquees shelter the first-floor openings on the Cotton and Trenton St. facades. The Trenton St. elevation features a historic, symmetrical, metal storefront with a centered, recessed door set between angled display windows. The entrance to the second-floor lodge is located at the south end of the Cotton St. elevation; built-in sign boards for displaying the lodge's activities hang from the side walls of the recessed entrance.

72. 319 Trenton St. 1930 Building – C

Constructed in 1930, this 2-story, 3-bay, stuccoed, brick movie theater was known as the Rialto from 1934 through the late 1960s. The parapet features a raised center portion and a diamond-shaped medallion. On the first story, the two windows in the south bay replaced an earlier single window, and the centered doors were added to enclose an earlier recessed entrance that included the ticket booth, which remains intact. The door in the north bay and the 2-sided ticket booth just inside the front door illustrate the history of racial segregation; the door leads directly to one side of the ticket booth and to stairs to the second-floor balcony where African Americans were required to sit. The building retains character-defining elements that convey its historic use and the architecture of racial segregation.

On the second story, 18-light windows flank a set of centered, double doors with a 6-light transom. The doors replaced an earlier window after a balcony was added on top of a non-historic marquee that extends across most of the front elevation. The second-story doors and windows are non-historic replacements set within the original openings, which feature raised trim with rectangular projections from the sides.

73. 321 Trenton St. 1930-1933 Building – C

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This 1-story, stuccoed brick commercial building has a stepped brick parapet, boarded-up transom windows, and a non-historic storefront. A shed-roofed awning is anchored to the parapet. At the center of the parapet is a circular sign with four keystones and a rectangular banner sign below it; the sign bears the name of the business that currently occupies the building but may be historic.

74. 323 Trenton St. 1903 Building – C

Built in 1903, this 1-story, brick commercial building was the home of the Crystal Theater, the first movie theater in West Monroe, in the 1920s. After a fire gutted the theater in December 1928, it was remodeled for use as a grocery store. The building has a stuccoed façade and shaped parapet with terra cotta roof tiles along the top. The storefront features wood transom windows, cast-iron pilasters, and a recessed entrance.

75. Mural, 323 Trenton St. c. 1955 Object – C

The Coca-Cola mural on the north side of building was painted c. 1955 and was refurbished in 2016. Set against a light green background, the mural includes a large red arrow pointing towards Sprite Boy, who has a bottle-cap hat and is holding a bottle of Coca-Cola. The words “Coca-Cola” are painted in white on the arrow, and above the arrow are the words “Pause Refresh.”

76. Bell Tower, Trenton St. c. 1993 Structure – NC

Located on the site of the building that served as West Monroe’s City Hall from 1907 until 1949, this brick structure shelters the original bell from the building, which burned in 1964. The lower part of the tower has rectangular openings and brick benches underneath, while the upper section has arched openings with keystones, four round columns, and a domed roof. The tower is connected to a brick wall and planter that runs along Trenton St., and a paved parking lot lies to its east.

77. 400 Trenton St. c. 1885; 1926 Building – C

The first story of this brick building was erected c. 1885 and the second story added in 1926. One of the first buildings constructed for the Union Oil Mill, it was the place where workers processed the linters surrounding the cotton seed.

The building is comprised of three sections: the original 12-bay, side-gabled building; a 2-story, 1920s, gable-roofed addition on the south elevation; and a 2-story, flat-roofed addition that was attached to the south end of the west elevation after 1926. A loading dock extends from the southeast corner of the building. The bays on the main building are defined by brick pilasters. Most of the historic window openings are infilled with brick and non-historic windows.

78. 410 Trenton St. 1951; altered c. 2010 Building – NC

Built in 1951 as the press room for the Union Oil Mill, this 2-story, 10-bay, brick, gable-roofed building was converted into apartments c. 2010. The front (west) elevation has four doors, each with a Neocolonial wood surround and an awning. The windows are 1- or 2-light sash windows with inoperable shutters.

79. 401 Trenton St. 1931-1933 Building – C

A former gas station, this 1-story, brick, hipped-roofed building incorporates a covered drive-through; the outline of the concrete island for the gas pumps remains within the drive-through. The exterior walls are textured brick. Garage-door openings are present on the west wall beneath the drive-through, while the south-facing wall has two large windows and a single door with transom. The wall facing Pine St. has three arched windows. A non-historic, shed-roofed, frame addition is attached to the west elevation.

80. 411 Trenton St. c. 1950 Building – C

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Tyner-Petrus Feed & Seed Company's retail store occupied this 1-story, brick commercial building from the early 1950s until the late 1960s. The name of the business was painted on the parapet and is still faintly visible. The entire storefront is set back several feet from the front of the parapet, which is supported by round metal posts. The metal storefront has eight plate-glass windows, each resting on a low brick sill and surmounted by a 4-light transom. Double, wood, single-light doors occupy the center bay and are framed by wood posts.

Wood Street

81. 101 Wood St. 1952-1953 Building – C

This 1-story, front-gabled, concrete block building was constructed in the early 1950s to replace an earlier building that was the home of an African-American-owned restaurant established in the 1920s. Located on the river side of the seawall, the building has two door openings on the north (front) elevation, each sheltered by a corrugated metal shed roof supported by metal posts. The low-pitched, asphalt-shingled roof has boxed eaves, and a large wooden vent occupies each gable. A non-historic, frame porch is attached to the riverside (east) elevation.

82. 310 Wood St. 1926 Building – C

A concrete medallion with the building's date of construction is set in the center of the stepped parapet of this 2-story, brick commercial building at the corner of Wood St. and Cotton St. The building faces Wood St. and features four storefronts, as well as a door leading to offices on the second floor. Three of the four storefronts have centered, double doors flanked by single-light, fixed, wood display windows with panels below. The date medallion, the symmetrical façade, and the wood paneling beneath the windows reflect the influence of the Colonial Revival style. The second story has six sets of paired, double-hung windows. The windows themselves are replacements, but the openings are original and have not been altered in size.

83. 313 Wood St. c. 1935 Building – C

84. 315 Wood St. Building – C

Historically two separate stores, this 1-story, brick commercial building has a flat parapet with concrete coping. A flat-roofed awning covered with fabric is anchored to the parapet. The doors are located at the outer edges of the façade, which is clad in textured brick. The door to 315 Wood St. is recessed from the main wall, adjacent to three ganged display windows set on a brick sill. The door to 313 Wood St. is flush with the main wall, and a single-light, fixed window with a concrete sill is located to its north.

85. 317-321 Wood St. 1948 Building – C

The 1-story, brick commercial building features textured brick and horizontal, concrete bands at the top of the storefronts, in the middle of the parapet, and along the top of the parapet.

The asymmetrical, metal storefront of 317 Wood St. is the only one that contains historic windows; the other storefronts have new windows and doors set in historic openings. This portion of the building also has its original unpainted tan brick.

The post office occupied 321 Wood St. from the building's construction in 1948 until 1972. In 1958, the post office expanded into 319 Wood St. and added a loading dock to the rear of the building.⁴ The storefront and window openings on 319 and 321 Wood St. are historic, but have replacement windows and doors. 319 Wood St. has a wide storefront with a centered, recessed door flanked by 9-light, fixed vinyl windows. The

⁴ "New W. Monroe Postal Building Among the Best," *Monroe News-Star* (Monroe, La.), November 10, 1957, pp. 1, 5 (Newspapers.com). Photos of the building in 1958 are held by the West Monroe Post Office.

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east storefront for 321 Wood St. was a window in 1958; the recessed, plate glass and metal door is a later addition. The west storefront of 321 Wood St. has centered doors flanked by full-height, plate-glass display windows; a single-light display window occupies the historic window opening that faces N. 2nd St.

86. 412 Wood St. 1957 Building – C
Constructed of concrete with brick veneer, this 1-story commercial building contains three storefronts that are sheltered by a flat-roofed overhang. There is no front parapet. Each storefront contain a single, flat-panel door and a single-light, fixed window. The windows on the two westernmost storefronts are nearly full-height, while the sill of the east window is set approximately five feet from the ground.

87. Garage, 412 Wood St. c. 1980 Building – NC
A concrete block, shed-roofed garage stands east of 412 Wood St., and directly behind 111 Cotton St. The building has two garage doors on the west elevation and a pedestrian door on the south elevation.

88. 414 Wood St. 1957 Building – C
This 1-story brick commercial building has three storefronts located beneath a projecting, metal-clad, shed-roofed overhang that is attached to the parapet. All three storefronts are composed of metal, plate-glass windows; the center and east windows extend from floor to ceiling, while the windows on the west storefront are set on brick sills. The center storefront is flush with the front wall; the two flanking storefronts angle in towards recessed doors at the east end of each storefront. All three storefronts are good examples of Mid-Century Modern commercial architecture.

Returned

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.)

x	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:

	A	Owned by a religious institution or used for religious purposes
	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 old or achieving significance within the past 50 years

Areas of Significance (Enter categories from instructions.): Commerce

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Period of Significance: 1882-1968

Significant Dates: 1882, 1968

Significant Person (Complete only if Criterion B is marked above): N/A

Cultural Affiliation (only if criterion D is marked above): N/A

Architect/Builder (last name, first name): Various, including Davis, L.D. "Dooley", and Heard, Jesse F.

Period of Significance (justification): The period of significance begins with 1882, the year that West Monroe was founded, through 1968, when Interstate 20 was completed.

Criteria Considerations (explanation, if necessary): N/A

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Downtown West Monroe Historic District is locally significant in the area of commerce for its role in the economic development of West Monroe from 1882 to 1968. The period of significance begins in 1882, when the completion of a railroad bridge across the Ouachita River placed the town along a rail line leading east to the Mississippi River. Within twenty years of the arrival of the railroad, the town had a small commercial district that centered on Commerce Street, Trenton Street, and Natchitoches Street and existed alongside a cotton yard, a cottonseed oil mill, and sawmills. Between 1900 and 1940, downtown West Monroe was the commercial center of the growing town, and the business district expanded to fill much of the two-block area along Trenton Street, as well as portions of Cotton Street and Wood Street. After 1920, movie theaters, automobile-related businesses, and regional chain stores joined downtown West Monroe's locally owned stores and restaurants. After a brief spate of construction in the 1950s and early 1960s along Natchitoches Street near the 1949 City Hall, commercial development in downtown stalled in the face of competition from stores in new commercial areas that developed at the intersections of major roadways in the city. The period of significance ends in 1968, when the completion of Interstate 20 made it easier for motorists to bypass downtown West Monroe, marking the beginning of a period of economic stagnation in the downtown area that would last for nearly twenty years.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

From Cottonport to West Monroe, 1882-1915

Situated on the west side of the Ouachita River, West Monroe began in the mid-1800s as Cottonport, a small settlement with a cotton yard and a few houses. In 1882, the Vicksburg, Shreveport, and Pacific (VS&P) Railroad completed a steel truss bridge (#31) to carry the line across the river, sparking additional commercial and industrial development in Cottonport, which lay just north of the bridge. Although the VS&P was open between the Mississippi River and the east side of the Ouachita by 1861, the Civil War (1861-1865) left the line in unusable condition. The existing line was repaired by 1870, but litigation and lack of funds delayed further

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progress for more than a decade. The completion of the bridge over the Ouachita represented a significant step forward for the struggling railroad, which was completed to Shreveport in 1884.⁵

Thanks to the construction of the bridge and railroad, within a few years, Cottonport eclipsed the nearby town of Trenton. In 1883, one year after the completion of the railroad bridge, Cottonport changed its name to West Monroe, and a post office was established in the town in 1885. West Monroe received a charter in 1889 and incorporated in 1891. Its development as a result of the arrival of the railroad reflected a broader trend in Louisiana and in the South as a whole. In the decades after the war, the South saw a boom in railroad construction, and towns sprouted up along rail lines throughout the region.⁶

As one of the leading agricultural products of Ouachita Parish, cotton helped fuel the commercial and industrial development of West Monroe in the late 1800s and early 1900s.⁷ Because of its proximity to the railroad, the town became a local hub for selling, shipping, and processing cotton. Farmers from the surrounding area brought their cotton to John E. Morris's cotton yard on the east side of Commerce Street to be weighed and loaded onto rail cars that traveled on a spur line that ran along the street.⁸ The railroad spur (#38) continued north to Lemuel D. McLain's cottonseed oil mill, which was operating at full capacity by 1884. During the cotton harvest, the mill operated around the clock, processing cotton seeds into oil, feed, fertilizer, stuffing, and other products. Originally only one story tall, the brick building at the corner of Trenton and Pine Streets (#77) was where workers operated machinery that removed the linters from the cotton seeds and separated the seed hulls from the meats. In 1889, McLain sold the mill to the Union Oil Company of Rhode Island, but remained as manager.⁹

Sawmills also contributed to the economic development of West Monroe, taking advantage of Ouachita Parish's timber stands and the ease of shipping sawn lumber and finished products by rail. Fred Vollman established the Excelsior Steam Saw and Planing Mill to the north of the Union Oil Mill in the early 1880s.¹⁰ The town also had factories producing window sashes, doors, blinds, and cabinets, including the West Monroe Manufacturing Company, whose plant was located in the block between the cotton yards and the Union Oil Mill in the early 1900s. Another sash and blind factory was founded by C.C. Bell, a native of Michigan who served as mayor of West Monroe during most of the 1920s and 1930s.¹¹

⁵ E. Dale Odom, "The Vicksburg, Shreveport and Texas: The Fortunes of a Scalawag Railroad," *The Southwestern Social Science Quarterly* 44, no. 3 (1963): 277-285, <http://www.jstor.org/stable/42867016>; "West Monroe Has Rich History," West Monroe/West Ouachita Chamber of Commerce Supplement, *The Ouachita Citizen*, July 1995, pp. 14-15; *Ouachita Telegraph*, October 9, 1869, p. 3 (Chronicling America, Library of Congress).

⁶ "West Monroe Has Rich History," pp. 14-15; Russ E. Williams, "History of Trenton," 1983, Ouachita Parish Public Library (OPPL) Vertical Files; Edward L. Ayers, *The Promise of the New South: Life after Reconstruction*, 15th anniversary ed. (New York: Oxford University Press, 2007), pp. 9-14, 55-57.

⁷ In 1890, more than one-half of the improved acreage in Ouachita Parish was planted in cotton. Department of the Interior, Census Office, *Report on the Statistics of Agriculture in the United States at the Eleventh Census: 1890* (Washington, D.C.: Government Printing Office, 1895), pp. 211, 394.

⁸ *A Pictorial History of Ouachita Parish* (Marceline, Missouri: D-Books Publishing, Inc., 1997), p. 8; *Daily Telegraph* [Monroe, La.], November 25, 1885, p. 3 (Chronicling America, Library of Congress)

⁹ *Monroe News-Star*, July 3, 1952, p. 2 (Newspapers.com); Sanborn Fire Insurance Maps, 1890 (Sheet 8) and 1893 (Sheet 8); *Ouachita Telegraph*, February 16, 1889, p. 4 (Chronicling America, Library of Congress).

¹⁰ *Ouachita Telegraph*, March 17, 1883, p. 3 and May 2, 1885, p. 3 (Chronicling America, Library of Congress).

¹¹ Sanborn Fire Insurance Maps, 1886 (Sheet 4), 1893 (Sheet 8), 1903 (Sheet 13 & 14) 1913 (Sheets 36 & 37); *Who's Who in the Twin Cities* (Louisiana: H.H. Brinsmade, 1931), p. 12; Ron Downing, "Chancey Clyde Bell – A Man of Vision, Persistence & Determination," November 30, 2014, in *Louisiana Road Trips* 131 (March 2016). On timber industries in Louisiana, see Donna Fricker, "Historic Context: The Louisiana Lumber Boom, c. 1880-1925," Louisiana State Historic Preservation Office,

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In the decades after the completion of the railroad bridge, merchants and tradesmen came to West Monroe. In the 1880s, most of the businesses were general stores that faced the cotton yard along Commerce Street. After a decade of slow growth in the 1890s, which was plagued by economic and agricultural depressions, commercial development in West Monroe accelerated in the first two decades of the twentieth century. Trenton Street gradually displaced Commerce Street as the main commercial thoroughfare in West Monroe. The historic district contains several buildings that illustrate the development of downtown West Monroe and the growing prominence of Trenton Street during this period. Originally from Georgia, Green B. Haynes left farming in the early 1880s to come to West Monroe and established one of the town's first general stores; in 1904, when he built a new, two-story, brick building for the store, he chose a site on Trenton Street at the intersection with Natchitoches Street (#55).¹² Lucien N. Larche moved from Trenton in 1883 to work as a clerk for his uncle in the Millsaps Brothers General Store on Commerce Street (#58), and went on to establish his own store on Trenton Street (#64-65) in the early 1900s.¹³ William R. Mitchell came to West Monroe around 1895 from Cadeville, a small town about fifteen miles to the southwest, and erected a brick store on Trenton Street (#61) within a few years of his arrival. In 1912, his business partner, E. Douglas Cason, and his son, William L. Mitchell, opened Mitchell-Cason Hardware Store at 311 Trenton Street (#66).¹⁴

Nearly all of the merchants and business owners in West Monroe during this period were white men. In postbellum Louisiana and throughout the South, whites employed a variety of tactics to close off African Americans' paths to economic advancement, including using violence, intimidation, and their control over land to prevent blacks from establishing businesses in the downtowns of towns and cities. By 1900, state and local laws restricted not only the location of African American-owned businesses, but also when, if, and how blacks could shop downtown.¹⁵ A 1912-1913 city directory for West Monroe lists only one business operated by an African American: a restaurant run by John Smith in the vicinity of Commerce Street.¹⁶

By 1915, businesses filled the east side of Trenton Street in the block north of Natchitoches Street and the west side of Trenton to the south of Natchitoches Street. The 1909 City Hall building (#76) anchored the north end of the downtown and stood across the street from the Union Oil Mill. Visitors walking down Trenton and Commerce Streets could find shops selling clothing, hats, foodstuffs, meat, drugs, livestock feed, farm implements, and hardware. The Webb Hotel (#69) housed a restaurant on the first floor and offered rooms for rent on the second and third floors, as did a few other buildings along Trenton Street. In the 1909 Italianate building at 111-113 Commerce Street (#1), Godwin C. "Doc" Moore operated a barber shop and a saloon.¹⁷

https://www.crt.state.la.us/Assets/OCD/hp/nationalregister/historic_contexts/The_Louisiana_Lumber_Boom_c1880-1925.pdf.

¹² *Pictorial History of Ouachita Parish*, p. 21; Sanborn Fire Insurance Maps, 1909 (Sheet 27) and 1920 (Sheet 5); *Who's Who in the Twin Cities* (1931), p. 80; 1880 U.S. Population Census, 7th Ward, Ouachita Parish, Louisiana, Roll 465, p. 129A, Enumeration District 065 (ancestry.com).

¹³ Obituary for Lucien N. Larche, *Morning World*, February 3, 1935, pp. 1-2 (Newspapers.com).

¹⁴ Valerie Crain, "The Mitchell Family: From Cadeville to WM, members leave mark," 1988, OPPL Vertical Files; City Directory, 1912-1913; Sanborn Fire Insurance Map, 1898 (Sheet 14); *The Monroe News Star*, April 18, 1912, p. 8 (Newspapers.com).

¹⁵ Nikki Brown, "Jim Crow," *Know Louisiana*, <http://www.knowlouisiana.org/entry/jim-crowsegregation> (accessed May 4, 2018).

¹⁶ The 1912-1913 city directory gives only street names and not addresses for businesses. Smith's restaurant and residence are described as being on Commerce Street, but the 1913 Sanborn map does not show any buildings on Commerce Street that functioned as both restaurant and dwelling. Smith's home and restaurant may have been located on the site of 101 Wood Street; located on the outskirts of downtown and near the river, this location had a restaurant and dwelling in 1913.

¹⁷ Sanborn Fire Insurance Map, 1913 (Sheet 36).

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1893 Sanborn map showing the relation of downtown West Monroe to the Ouachita River prior to the construction of the levee.

Commercial and Industrial Growth in West Monroe, 1916-1948

Between 1916 and 1948, West Monroe's downtown commercial district expanded along with its population. In the 1920s, the city's population nearly tripled, rising from 2,240 to 6,566, and it continued to grow steadily over

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the next two decades. This increase in population was reflected in the size of the downtown commercial district, which spread to the north and west. The most dramatic change was along Cotton Street between Natchitoches and Wood Streets. In 1920, large dwellings occupied the west side of the street, while stables and sheds associated with businesses facing Trenton Street lined the east side. By 1948, commercial buildings lined the west side of Cotton Street and wrapped around to Natchitoches Street, while on the east side, a combination of new buildings and additions to the buildings facing Trenton Street nearly filled the block (#7-14, 21-23). New commercial buildings were also erected along Wood Street between Trenton Street and North 2nd Street, among them a new post office constructed in 1948 (#85).¹⁸ African American-owned businesses remained confined to the outer edges of downtown. By 1926, a wood-frame commercial building containing three black-owned businesses stood at the eastern end of Wood Street, near the river. In the 1920s and 1930s, the building housed the Exchange Café operated by Delia Sowell Myles, as well as a barber shop and a billiard room.¹⁹ Although the frame building was destroyed in a 1951 fire, the concrete block building that replaced it remains standing (#81) and continued to house the Exchange Café through the late 1960s.²⁰

Between 1915 and 1948, commercial buildings filled in nearly all of the few remaining vacant lots on Trenton and Commerce Streets between Wood and Pine Streets. Although there was continuity in the types of businesses in downtown, there were several notable changes as well. Livery stables were gradually demolished as automobiles came into more widespread use. Auto repair shops and gas stations moved into the downtown area in the 1920s (#15, 22, 66-67, 79). The Crystal Theater at 323 Trenton Street (#74) was the first movie theater in town; it opened around 1926 but closed following a fire two years later. The largest movie theater in downtown West Monroe was The Strand (#11) on Cotton Street, which was built in 1929 with seats for 195 moviegoers but was expanded in 1945 to seat over 500. The 450-seat Rialto (#72) on Trenton Street opened in the early 1930s. By the late 1930s, the Rialto and Strand theaters were part of a regional theater chain owned by West Monroe resident J.M. Heard. The Strand and the Rialto were designed to segregate entrance and seating by race, with separate entrances, two-sided ticket booths, and balconies since African Americans were forbidden from sitting on the main level.²¹

The two movie theaters were not the only downtown businesses that were part of local and regional chains in the 1920s, 1930s, and 1940s. In the late 1920s, the Hickman-Hatchell Company, which operated several department stores in northeastern Louisiana, opened a store at 306 Trenton Street (#62). In 1937, the company – then known as the Hatchell Brothers – remodeled the building at the corner of Trenton and Natchitoches (#55) to create a 3,500-square-foot store with 175 feet of shop windows.²² By 1929, a Jitney Jungle grocery store was located at 304 Trenton Street (#59). The Jitney Jungle chain originated in Mississippi and was one of the first grocery store chains to introduce self-service and cash-and-carry shopping. By 1940, Morgan & Lindsey, a regional chain of variety stores, had a branch at 215 Trenton Street (#48).²³

¹⁸ Sanborn Fire Insurance Map, 1920 (Sheet 5) and 1950 (Sheet 202).

¹⁹ Sanborn Fire Insurance Map, 1926 (Sheet 3); City Directories, 1929-1930, 1933-1934, 1936-1937, 1940-1941, and 1947-1948.

²⁰ Sanborn Fire Insurance Map 1950-1953 (Sheet 202); City Directories, 1952 and 1954; *Monroe News-Star*, June 26, 1951, p. 14 (Newspapers.com).

²¹ Sanborn Fire Insurance Map, 1926 (Sheet 3); *Monroe News-Star*, November 25, 1926, p. 1 and December 31, 1928, p. 8 (Newspapers.com); *Film Year Book* 1926 (p. 520); *Film Daily Year Book of Motion Pictures* 1944, p. 867 and 1945, p. 861 (archive.org); James O. McHenry, Ed.D., *Indigenous Black People of Monroe, Louisiana and the Surrounding Cities, Towns, and Villages: A 100 Year Documentary*, ed. Stephanie McHenry-Yearby, M.S. (Xlibris, 2010), p. 235; City Directories, 1930, 1933-1934.

²² “Hatchells’ Elaborate New Store Formally Opens Today,” *Monroe (La.) News-Star*, April 14, 1937, p. 1 (Newspapers.com).

²³ City Directories, 1929 and 1940.

West Monroe Historic District
Name of Property

Ouachita Parish, LA
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The Great Depression of the 1930s slowed but did not halt construction in downtown West Monroe. However, several businesses, including the West Monroe State Bank (#55) and the W.R. Mitchell General Store (#61), closed during the Depression.²⁴ A major flood in 1932 led Mayor C.C. Bell and former state senator T.L. Hood to lobby for a seawall to protect the city from future catastrophic floods. Funded by the federal government, the concrete seawall (#32) was built between 1934 and 1935.²⁵

The period between 1915 and 1948 brought changes to the industrial landscape of West Monroe. The cotton yard on Commerce Street closed not long after John E. Morris's death in 1914. Meanwhile, the Union Oil Mill expanded its facilities between 1915 and 1930, adding a second story to the linter building (#77) and building a cotton gin, a fertilizer plant, and a new seed warehouse. By 1948, the Union Oil Mill complex stretched for more than two city blocks along the Ouachita River, having acquired the large lot to the north after the last sawmill on that property closed permanently in 1921 after a series of fires. In the late 1920s, the Union Oil Mill was the second largest cottonseed oil mill in Louisiana and employed 120 people.²⁶ Further south, near the railroad, more warehouses were constructed to transfer goods from rail to truck. In the 1920s and 1930s, wholesale grocer Frank Varino Company, Inc. built two warehouses near the railroad spur at Commerce Street (#4, 6). By 1940, the Harper Truck Line had a freight warehouse (#36) on the south side of Wood Street, along a railroad spur (#38) that diverged from the Commerce Street spur toward N. Riverfront Street.²⁷

Auto-Oriented Commerce and Signs of Stagnation, 1949-1968

In 1949, the City of West Monroe erected a new city hall at 413 Natchitoches Street (#26), two blocks west of Trenton Street. The presence of the new city hall sparked commercial development on Natchitoches Street between Cotton and Cypress Streets, extending downtown to the west. While most of the dwellings that stood in this area were demolished to make way for new construction, one property owner decided instead to build a commercial building in front of and attached to a 1920s bungalow (#25). While the 1953 bank at 311 Natchitoches Street (#19) was integrated into the existing commercial landscape and abutted the adjacent building, the other new commercial buildings in this area illustrated the turn toward automobile-oriented commercial construction. The insurance agency, restaurant, and banks (#16, 20, 24, & 28) that were constructed on the opposite side of the street from the city hall were widely spaced with ample parking on site. This trend was also evident at the mid-20th-century buildings at 204 Pine Street (#30), 412 Wood Street (#86), and 414 Wood Street (#88), all of which had off-street parking directly in front of the building.

The emergence of the automobile as the dominant mode of transportation was one factor contributing to a decline in commercial activity in downtown West Monroe in the 1950s and 1960s. In part because the automobile provided greater mobility, commercial development in mid-20th-century West Monroe became more diffuse. Clusters of stores, restaurants, and gas stations emerged at major road intersections in other parts of the city, including at Interstate 20, which was completed through West Monroe in 1968. Downtown businesses suffered as a result of the competition. Moreover, downtown was at the eastern edge of the city, which was expanding geographically to the west and north. In the 200 and 300 blocks of Trenton Street, which constituted the core of downtown, there were only two vacant buildings in 1952; by 1968, there were at least sixteen vacant buildings. After the 1909 City Hall building at the north end of downtown burned in 1964, nothing was

²⁴ Louisiana State Banking Department, *Twenty-Second Biennial Report of the State Bank Commissioner* (1936-1937), p. 15 (Google Books); *Monroe News-Star*, December 20, 1937, p. 9 and January 25, 1939, p. 9 (Newspapers.com).

²⁵ *Monroe News-Star*, July 26, 1932, p. 3 and October 11, 1935 (p. 4) (Newspapers.com); Downing, "Chancey Clyde Bell."

²⁶ *Monroe News-Star*, June 5, 1926, p. 5 and December 15, 1927 (Newspapers.com); Sanborn Fire Insurance Map, 1913 (Sheet 37), 1920 (Sheet 2), 1926 (Sheet 2).

²⁷ Sanborn Fire Insurance Map, 1926 (Sheet 3) and 1950 (Sheet 202); City Directories, 1929-1930, 1940-1941; *Monroe News-Star*, September 22, 1920, p. 1 (Newspapers.com).

West Monroe Historic District
Name of Property

Ouachita Parish, LA
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constructed in its place. Indeed, only two buildings were constructed in the downtown core on Trenton Street during this period: a Masonic lodge/commercial building in 1949 (#71) and an auto repair shop in 1960-1961 (#67).

The Union Oil Mill (#77-78) continued to operate through the 1960s, and several wholesale companies, including the Frank Varino Company (#6) and Harper Truck Lines (#36), maintained warehouses downtown. The Tyner-Petrus Company expanded its warehouse and distribution facilities (#33, 37) near the railroad during the 1950s and 1960s, and constructed a retail store (#80) on Trenton Street across from the Union Oil Mill. However, as with commerce, industry in downtown West Monroe was contracting rather than expanding by the late 1960s.

Decline and Revitalization, 1969-2018

The decline of downtown commerce and industry continued after 1968. An explosion rocked the Union Oil Mill in 1970, damaging downtown businesses and setting the stage for the factory's closure. No new buildings were constructed in downtown West Monroe between 1965 and 1985. Beginning in the 1980s, local government officials, merchants, and residents worked to revitalize the downtown. Currently, the historic district contains antique shops and specialty stores and hosts community events throughout the year.

Developmental History/Additional historical context information

See above.

9. Major Bibliographical Resources

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

A Pictorial History of Ouachita Parish. Marceline, Missouri: D-Books Publishing, Inc., 1997.

City Directories for Monroe and West Monroe, Louisiana. Ouachita Parish Public Library and Ancestry.com

Downing, Ron. "Chancey Clyde Bell – A Man of Vision, Persistence & Determination." November 30, 2014. Published in *Louisiana Road Trips* 131 (March 2016).

Ouachita Telegraph and *The Daily Telegraph*. Monroe, Louisiana. Accessed through Chronicling America, Library of Congress, <https://chroniclingamerica.loc.gov/>.

Sanborn Fire Company Insurance Maps. Monroe, La. (including West Monroe), 1886, 1890, 1893, 1898, 1903, 1909, 1913. West Monroe, La., 1920, 1926, 1950 (rev. 1953), 1963. Ouachita Parish Public Library.

"West Monroe Has Rich History." West Monroe/West Ouachita Chamber of Commerce Supplement to *The Ouachita Citizen*. July 1995. Newspaper clipping, Ouachita Parish Public Library Vertical Files.

Who's Who in the Twin Cities. Louisiana: H.H. Brinsmade, 1931.

West Monroe Historic District
Name of Property

Ouachita Parish, LA
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Williams, E. Russ. "History of Trenton." 1983. Newspaper clipping, Newspaper clipping, Ouachita Parish Public Library Vertical Files.

Previous documentation on file (NPS):

- 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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: Ouachita Parish Public Library, Monroe, LA

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

Returned

10. Geographical Data

Acreeage of Property: 26.7 acres

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|-------------------------|-----------------------|
| 1. Latitude: 32.502799 | Longitude: -92.126208 |
| 2. Latitude: 32.503359 | Longitude: -92.125531 |
| 3. Latitude: 32.503577 | Longitude: -92.125197 |
| 4. Latitude: 32.501334 | Longitude: -92.120292 |
| 5. Latitude: 32.501205 | Longitude: -92.120181 |
| 6. Latitude: 32.499807 | Longitude: -92.122789 |
| 7. Latitude: 32.499618 | Longitude: -92.124142 |
| 8. Latitude: 32.499881 | Longitude: -92.126022 |
| 9. Latitude: 32.500263 | Longitude: -92.126321 |
| 10. Latitude: 32.500699 | Longitude: -92.126535 |
| 11. Latitude: 32.501107 | Longitude: -92.126706 |

Verbal Boundary Description (Describe the boundaries of the property.)

See attached map, "Downtown West Monroe Historic District – Boundary and Sketch Map."

West Monroe Historic District
Name of Property

Ouachita Parish, LA
County and State

Boundary Justification (Explain why the boundaries were selected.)

The historic district boundary encompasses the highest concentration of buildings that were erected during the period of significance, retain integrity, and are associated with the development of commerce in downtown West Monroe. The seawall along the Ouachita River forms most of the southern portion of the district's eastern boundary, but the two historic buildings on the river side of the seawall on N. Riverfront Street were included. North of 200 Commerce Street, the eastern boundary shifts to the west to Commerce Street due to the presence of non-historic residential development between Commerce Street and the seawall, on land that was used for industrial purposes during the period of significance.

The northern, western, and southern boundaries of the historic district generally correspond to the edges of commercial development in the 1960s. A cluster of commercial buildings at the southwest corner of Trenton and Wood Streets was excluded due to lack of integrity.

11. Form Prepared By

name/title: Evelyn D. Causey, Ph.D.
organization: Prepared for the Downtown West Monroe Revitalization Group
street & number: PO Box 3385
city or town: Auburn state: AL zip code: 36831
e-mail: evelyn.d.causey@gmail.com
telephone: 334-444-4490
date: September 20, 2018

Returned

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 3000x2000 at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Downtown West Monroe Historic District
City or Vicinity: West Monroe
County: Ouachita
State: Louisiana
Photographer: Evelyn D. Causey
Date Photographed: February 20, 2018

West Monroe Historic District
Name of Property

Ouachita Parish, LA
County and State

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 15. Trenton St., 300 block, looking S from intersection of Trenton St. and Pine St.
- 2 of 15. Trenton St., 300 block, looking N from middle of block, showing commercial buildings in foreground and bell tower and Union Oil Mill in background.
- 3 of 15. 300-302 Trenton St., mural, and 200 Commerce St., looking NE along Natchitoches St. from Trenton St.
- 4 of 15. Trenton St., 200 block, looking S towards Natchitoches St.
- 5 of 15. 205-207 Trenton St. (foreground) and 201 Trenton St. (background), looking S.
- 6 of 15. Trenton St., 200 block, looking SE.
- 7 of 15. Commerce St., 100 block, looking NW from Wood St.
- 8 of 15. Cotton St., 100 block, looking S towards Wood St.
- 9 of 15. Natchitoches St., 300 block, looking SE towards Trenton St.
- 10 of 15. Natchitoches St., 400 block, looking SW from Cotton St.
- 11 of 15. Natchitoches St., 400 block, looking W from Cotton St.
- 12 of 15. Trenton St., 400 block, looking S towards Pine St.
- 13 of 15. Wood St., 300 block, looking SE from N. 2nd St.
- 14 of 15. Railroad bridge, looking NE from N. Riverfront St.
- 15 of 15. Seawall and warehouses, looking NW from railroad bridge.

Returned

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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

West Monroe Historic District, Ouachita Parish, LA



Latitude: 32.501278 Longitude: -92.124354

West Monroe Historic District - Boundary Coordinates

West Monroe, Ouachita Parish, Louisiana

National Register of Historic Places Nomination

September 2018

Boundary Coordinates

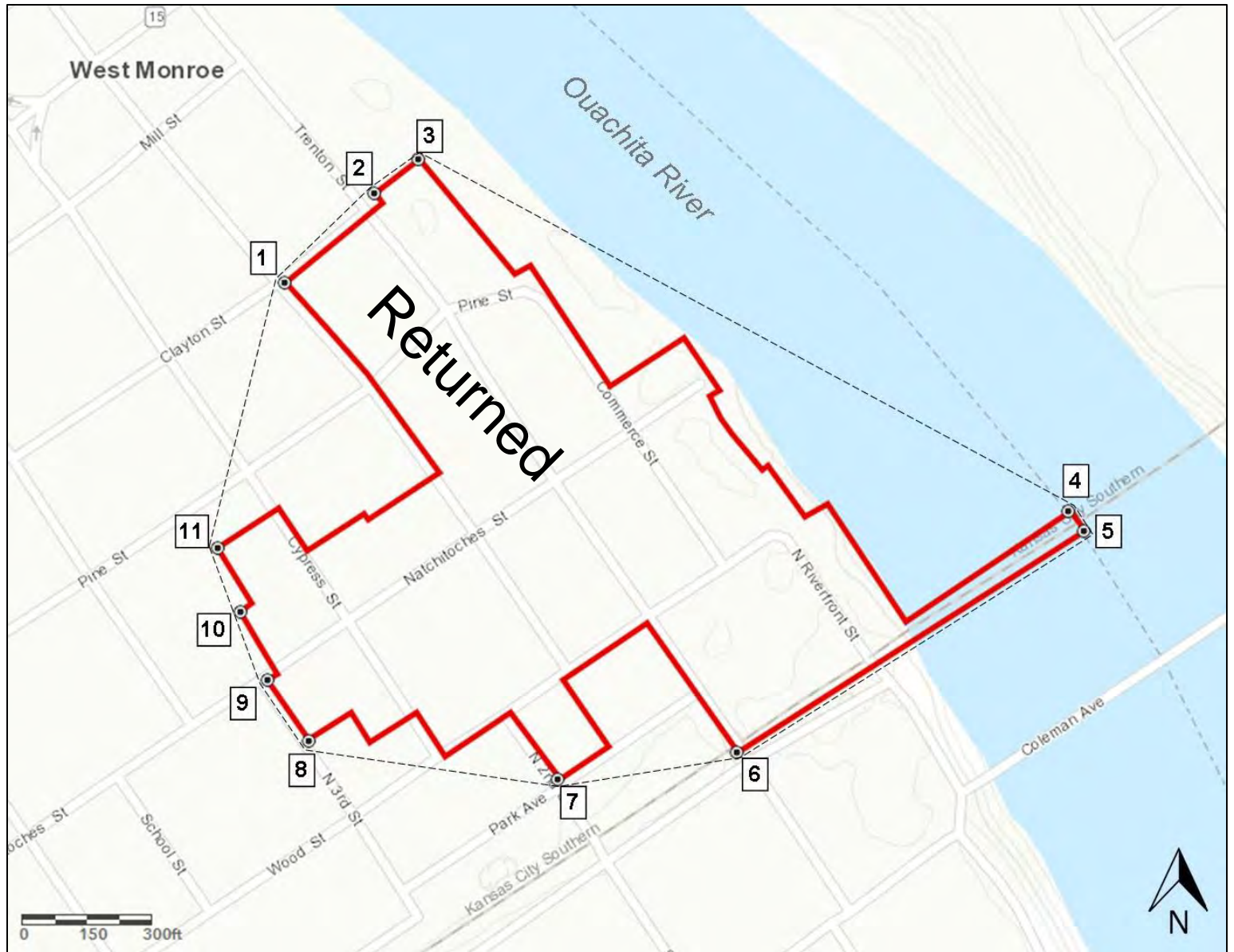
(Latitude, Longitude)

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2. 32.503359, -92.125531
3. 32.503577, -92.125197
4. 32.501334, -92.120292
5. 32.501205, -92.120181
6. 32.499807, -92.122789
7. 32.499618, -92.124142
8. 32.499881, -92.126022
9. 32.500263, -92.126321
10. 32.500699, -92.126535
11. 32.501107, -92.126706

The dashed line shows the bounding box.








The datum is WGS84

ESRI, Here, Garmin,
INCREMENT P, USGS,
METI/NASA, EPA, USDA

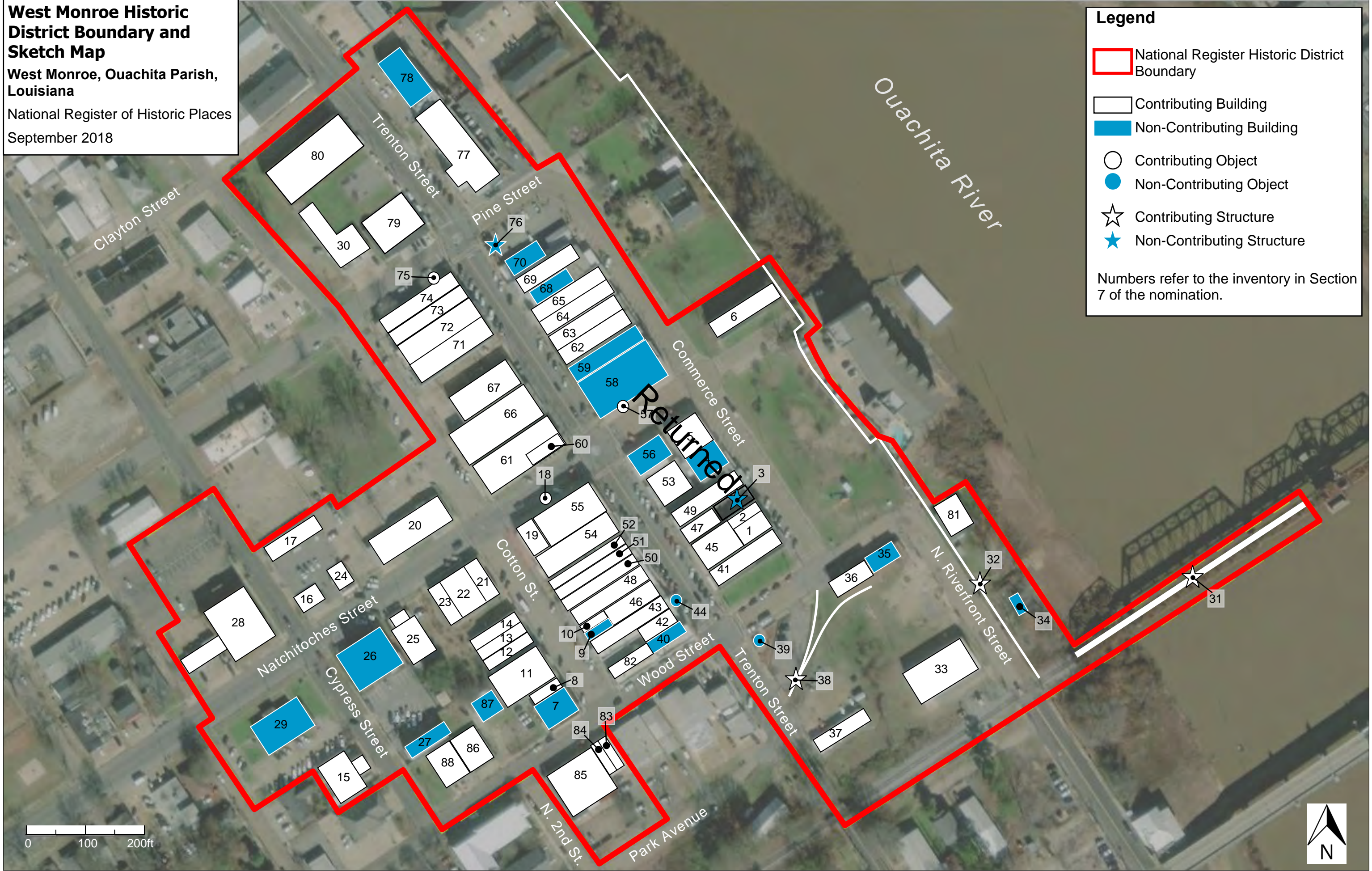


West Monroe Historic District Boundary and Sketch Map
 West Monroe, Ouachita Parish, Louisiana
 National Register of Historic Places
 September 2018

Legend

-  National Register Historic District Boundary
-  Contributing Building
-  Non-Contributing Building
-  Contributing Object
-  Non-Contributing Object
-  Contributing Structure
-  Non-Contributing Structure

Numbers refer to the inventory in Section 7 of the nomination.

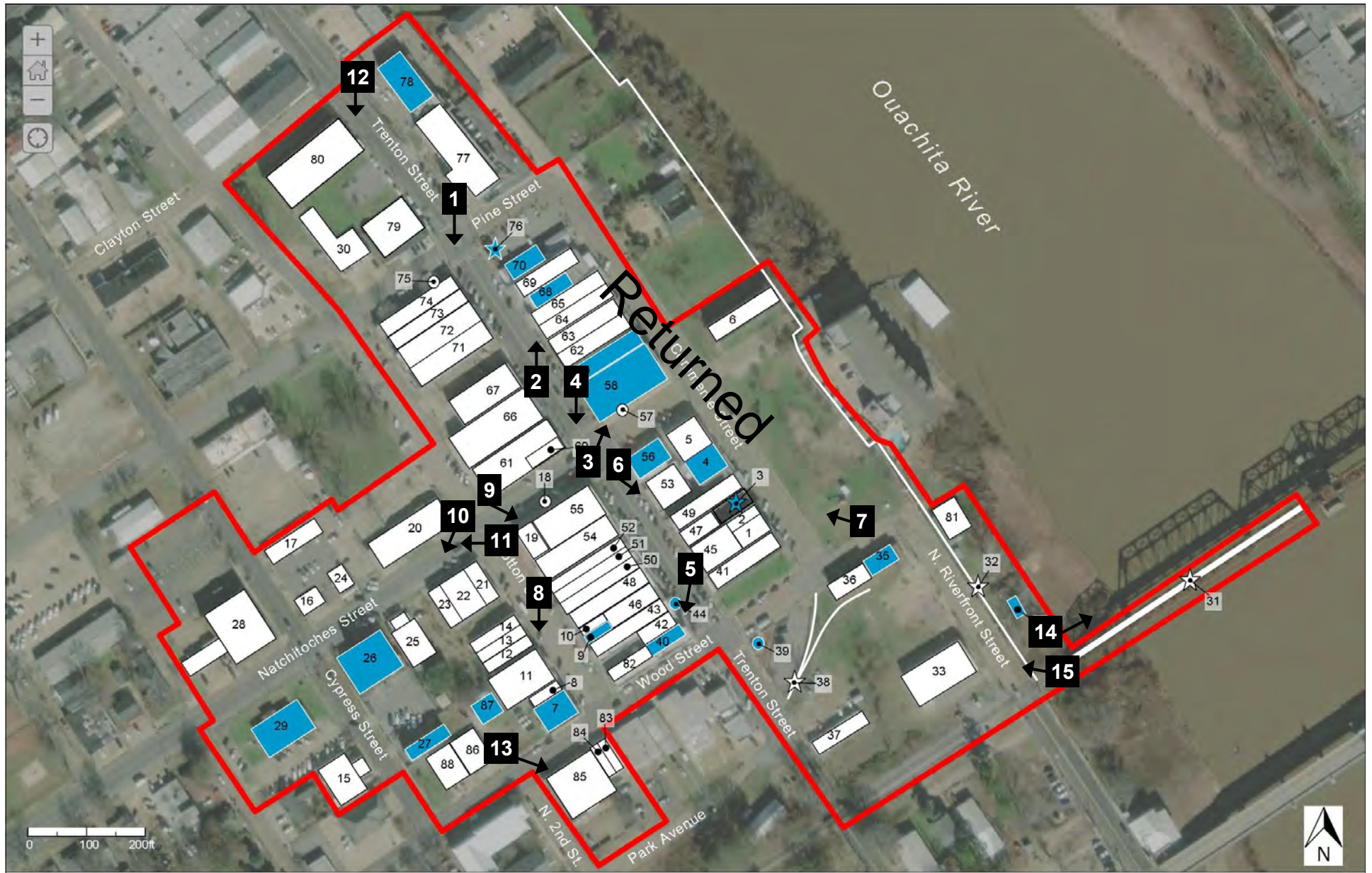


West Monroe Historic District Photo Key

West Monroe, Ouachita Parish, Louisiana

National Register of Historic Places

September 2018



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 12/21/2018 Date of Pending List: Date of 16th Day: Date of 45th Day: 2/4/2019 Date of Weekly List:

Reference number:

Nominator:

Reason For Review:

Accept Return Reject 2/4/2019 Date

Abstract/Summary Comments:

Recommendation/ Criteria:

Reviewer Jim Gabbert  Discipline Historian

Telephone (202)354-2275 Date 2.4.2019

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



United States Department of the Interior

NATIONAL PARK SERVICE
1849 C Street, N.W.
Washington, DC 20240

The United States Department of the Interior National Park Service

National Register of Historic Places Return/Evaluation Sheet

Property Name: West Monroe Historic District, Ouachita Parish, LA

Reference Number: 100003414

The nomination for the West Monroe Historic District is being returned for technical revision.

The boundary description and maps indicate that the boundary cuts through the middle of resource #31, the railroad bridge. We cannot accept a boundary that cuts a property in half. Since the bridge is a pivotal resource in the district, it is important that all of the bridge be included. Please provide a new boundary that is inclusive of the entire bridge.

This will necessitate new Lat/Long coordinates. It will also necessitate notification of the other jurisdiction (Monroe) which is a Certified Local Government, as well as the property owner. All reviews and comment by Monroe must occur before resubmission.

Please feel free to contact either me if you have any questions. I can be reached at (202) 354-2275 or email at James_Gabbert@nps.gov.

Sincerely,

Jim Gabbert, Historian
National Register of Historic Places
2/5/2019



BILLY NUNGESSER
LIEUTENANT GOVERNOR

State of Louisiana
OFFICE OF THE LIEUTENANT GOVERNOR
DEPARTMENT OF CULTURE, RECREATION & TOURISM
OFFICE OF CULTURAL DEVELOPMENT
DIVISION OF HISTORIC PRESERVATION

RICHARD H. HARTLEY
DEPUTY SECRETARY

KRISTIN P. SANDERS
ASSISTANT SECRETARY



DATE: April 22, 2019

TO: Mr. James Gabbert
National Park Service Mail Stop 7228
1849 C Street, NW
Washington, D.C. 20240

FROM: Nicole Hobson-Morris *NHM*
Louisiana Division of Historic Preservation

RE: West Monroe Historic District, Ouachita Parish, LA

Jim,

The enclosed disk contain the updated copy of the National Register Documentation for the West Monroe Historic District to be placed in the National Register of Historic Places. Should you have any questions, please contact Emily Ardoin @ eardoin@crt.la.gov.

Thanks,

Nicole

Enclosures:

- CD with PDF of the updated National Register of Historic Places nomination form and correspondence to KCS Railroad and to/from West Monroe HDC.
- CD with electronic images (tiff format)
- Physical Transmission Letter
- Physical Signature Page, with original signature
- Other:

Comments:

- Please ensure that this nomination receives substantive review
- This property has been certified under 36 CFR 67
- The enclosed owner(s) objection(s) do _____ do not _____ constitute a majority of property owners. (Publicly owned property)
- Other:

PUBLIC NOTICE

for

West Monroe Historic District / KCS Railroad Bridge

The City of Monroe's Heritage Preservation Commission will be conducting a public hearing for the review of the West Monroe Historic District on the National Register of Historic Districts as it pertains to the KCS Railroad Bridge. The eastern half of the bridge is located within the City Limits of the City of Monroe.

The meeting will be held on Thursday, April 4, 2019 at 6:00 pm in the City Council Chambers of City Hall Located at 400 Lea Joyner Memorial Expressway.

Public Comment regarding this project will extend to April 4, 2019.

Comments should be directed to Joanne C. Poret, Planning and Zoning Director at 318-329-2335 for more information. Comments can be mailed to P.O. Box 123, Monroe, LA 71210

 **Legal Notices**

PLANNING &
ZONING
NOTICE is hereby

 **Legal Notices**

UNIT # 50 - Brandy
Chafford - Ice chest,
2000 watt Amp.,
misc bags & boxes

 **Bids and Proposals**

NOTICE TO
BIDDERS
SP#4436

**MONROE HISTORIC DISTRICT COMMISSION REPORT FOR:
DOWNTOWN MONROE HISTORIC DISTRICT ADDITIONAL DOCUMENTATION AND
BOUNDARY INCREASE I
NATIONAL REGISTER NOMINATION**

NAME OF CLG: Monroe
PROPERTY NAME: KCS Railroad Bridge
PROPERTY ADDRESS: N/A
DATE SENT: February 18, 2019
DATE OF NATIONAL REGISTER REVIEW COMMITTEE MEETING: April 4, 2019

Does the nomination meet the Criteria for Listing on the National Register of Historic Places?
Yes No Criterion: A B C D

Has public comment been included? Yes No Explain:

The Commission recommends that the property or properties should be listed on the National Register of Historic Places.

The Commission would like to make the following recommendations regarding the nomination (use additional sheets if necessary):

The Commission recommends that the property or properties should not be listed on the National Register of Historic Places for the following reasons:

The Commission chooses not to make a recommendation on this nomination for the following reasons:

WILLIAM CAVITT COLESTON III
Historic District Commission Chair (Print Name)

William Cavitt Coleston III 4 APRIL 2019
Signature Date

James E. Mayo
Chief Elected Official (Print Name)

James E. Mayo 4-17-2019
Signature Date



BILLY NUNGESSER
LIEUTENANT GOVERNOR

State of Louisiana
OFFICE OF THE LIEUTENANT GOVERNOR
DEPARTMENT OF CULTURE, RECREATION & TOURISM
OFFICE OF CULTURAL DEVELOPMENT
DIVISION OF HISTORIC PRESERVATION

RICHARD H. HARTLEY
DEPUTY SECRETARY

KRISTIN P. SANDERS
ASSISTANT SECRETARY

February 18, 2019

Rail Estate
KCS
P.O. Box 219335
Kansas City, MO 64121

Re: KCS Railroad Bridge, West Monroe/Monroe, Ouachita Parish, Louisiana

To whom it may concern:

We are pleased to inform you that the historic resource listed below is being considered for listing in the National Register of Historic Places:

**West Monroe Historic District
Ouachita Parish, LA**

The law requires that we notify your office, as the owner of the bridge. The KCS Railroad Bridge, constructed in 1882, crosses the Ouachita River between the cities of West Monroe and Monroe. It is an important resource in the nomination.

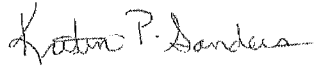
The National Register of Historic Places is the federal government's official list of historic properties worthy of preservation. Listing on the National Register provides recognition and assists in preserving our Nation's heritage. Listing of a property provides recognition of its historic significance and assures protective review of federal projects that might adversely affect the character of the historic property. If the property is listed on the National Register, tax credits for rehabilitation and other beneficial provisions may apply. Listing in the National Register does not place limitations on the property by the federal or state government. Public visitation rights are not required of owners. The government will not attach restrictive covenants to the property or seek to acquire them. A draft copy of the nomination and attachment is included with this letter. See page 12, #31 for mention of the bridge in the document and page 33 for a map of the boundaries showing the bridge as a contributing element.

Within 60 calendar days of notice from the State Historic Preservation Office (SHPO), please let me know if your office has any concerns about the bridge being listed as a contributing element in the West Monroe National Register District. If the SHPO does not receive a response within 60 calendar days, the nomination process will continue. All comments received will be forwarded to the National Park Service along with the revised nomination.

February 18, 2019
Page 2

Should you have any questions about this process, please contact Nicole Hobson-Morris at 225-342-8172 or nmorris@crt.la.gov

Thanks,

A handwritten signature in cursive script that reads "Kristin P. Sanders".

Kristin Sanders
State Historic Preservation Officer

Enclosures

cc: West Monroe Historic District Commission



KANSAS CITY SOUTHERN

www.kcsouthern.com

DAVID C. REEVES
ASSOCIATE GENERAL COUNSEL
TEL. (816) 983-1387
FAX (816) 983-1227
E-MAIL: dreeves@kcsouthern.com

April 18, 2019

VIA OVERNIGHT DELIVERY

Ms. Kristin P. Sanders
State Historic Preservation Officer
Louisiana Division of Historic Preservation
P.O. Box 44247
Baton Rouge, LA 70804-4247

Re: Objection to Proposed Inclusion of Ouachita River Railroad Bridge Into Proposed West Monroe Historic District

Dear Ms. Sanders:

Thank you for your letter dated February 18, postmarked February 19, notifying The Kansas City Southern Railway Company (KCS) of the proposal to include the railroad bridge over the Ouachita River between Monroe and West Monroe in a proposed West Monroe historic district in the National Register of Historic Places. This is to notify you that the owner of the bridge **objects** to inclusion of the bridge in the historic district and to the bridge's listing in the National Register of Historic Places.

The rail bridge over the Ouachita River between Monroe and West Monroe is owned by Meridian Speedway, LLC (MSLLC), an affiliate of KCS. KCS serves as the designated operator of MSLLC, including handling administrative functions for MSLLC.

On behalf of MSLLC, KCS hereby notifies the Division of Historic Preservation that MSLLC and KCS **object** to inclusion of the Ouachita River rail bridge in the National Register of Historic Places. An appropriate notarized objection is attached. Please note particularly that while MSLLC has owned the bridge, substantial work was performed on the bridge.

Thank you.

Sincerely,

David C. Reeves

Enclosure

