

HISTORIC DISTRICT INFORMATION FORM

I. NAME OF DISTRICT:

McDaniel Street Historic District--named because of the traditional neighborhood name and principal street in the district.

II. LOCATION OF DISTRICT

A. General Location

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

District is located southwest of the CBD in Monroe, extending from South Broad Street west to the historic edge of the community.

2. Principal streets, highways, and geographic features: *S. Broad and McDaniel Sts.*

South Broad Street is in the eastern portion of the district. McDaniel Street runs the length of the district.

3. City:

Monroe ✓

4. County:

Walton ✓

B. U.S. Congressman and Congressional District:

Doug Barnard--10th District

III. CLASSIFICATION:

Occupied

Buildings in the district are generally well-maintained. Past preservation work includes the individual nomination of the McDaniel-Tichenor House to the National Register.

Current uses: residential, religious, and a cemetery.

IV. DESCRIPTION OF DISTRICT

A. Narrative Description

1. General character, appearance, and historical development:

District is essentially a residential area, with buildings dating from the 1830s to the 1930s. A number of architectural styles can be found in the district, which has several very large and fine houses. District developed as a residential neighborhood for Monroe's wealthy citizens. Lots in the district are generally large, well landscaped, and well maintained. An old, small cemetery is also part of the district. Density of the district increases as one moves toward South Broad Street (eastern edge of the district). This development in the eastern part of the district ties McDaniel Street into the historical residential development that existed along South Broad (until broken up by commercial development of the 1960s and 1970s).

2. Natural terrain, landmarks:

Area has a slightly rolling terrain, especially west of First Baptist Church. Briscoe-Selman-Pollock House, at the western edge of the district, sits on a small hill, providing it with a very impressive setting.

3. Various parts of the district:

District generally has three parts. The first is the eastern edge of the district. Houses in this area generally postdate 1900 and development is somewhat dense. The second section is the Old Baptist Cemetery, located on the southern edge of the district. Finally, the third section begins with the First Baptist Church and extends westward. In this section, large, impressive buildings sit on large, landscaped lots.

4. Pattern of land subdivision:

Gridiron street pattern of Monroe is carried out in the eastern portion of the district. McDaniel Street then runs through the center of the district in an east/west direction. Several houses (especially the McDaniel-Tichenor House and the Briscoe-Selman-Pollock House) take good advantage of the natural terrain in their siting.

5. Arrangement or placement of buildings:

In the western portion of the district, buildings are far apart, sited on large lots. Briscoe-Selman-Pollock House serves as a "bookend" for this part of the district, as the road curves and the house sits on a small hill at the visual end of the street. Nearer South Broad Street, the houses display a more "urban" feel, as they are generally sited on small lots with uniform setbacks. Density is also greater in this area.

6. Architectural characteristics:

Buildings at the eastern part of the district generally postdate 1900. While some Victorian styling can be found in this area, early twentieth century styles are more common. Neo-classical and bungalow designs are the most common. While a majority of the buildings are of wood, brick became popular as a building material in this section. (This is usually a brick veneer.) Only one house in this section is monumental in nature, as most are fairly straightforward and simple in design. An early apartment house also exists in this area.

The buildings in the western part of the district are much more imposing in nature, and cover a wider range of styles. The Briscoe-Selman-Pollock House was originally built in the Federal style but was altered with the addition of a Neo-classical portico. Similar alterations took place on the Italianate McDaniel-Tichenor House. Victorian stylings and colonial revival designs can also be found in the district. Brick and wood are both used as a building material. Craftsmanship throughout the district appears high, both in original design and in later alterations.

Siting of the buildings in the district is still another important architectural characteristic. Several of these structures were monumental (for Monroe) and the builders took good advantage of the site to heighten this imposing sense.

7. Landscape Characteristics:

Most of the district is very finely landscaped. Plantings, walls, and trees are used to give a naturalistic appearance. This rural character is carried over into the Old Baptist Cemetery,

Walls and hedgerows are used to define property lines. While most of the lots are informally landscaped, a few (i.e., the McDaniel-Tichenor House and the Briscoe-Selman-Pollock House) are more formal in nature. Landscaping blends well with the rolling terrain of the western edge of the district. Fewer trees are found in the eastern section of the district.

8. Archaeological Potential:

Unknown

9. Exceptions to the general rule:

The only minor exception to the rule which exists in the district is the apartment house located on the southeast corner of Church and South Broad streets. It is an exception due to the fact that the other buildings used for residential purposes are single-family in nature. This brick veneer building was built prior to 1916 and is compatible with the rest of the district.

B. Condition:

Excellent
Good--general condition of the district
Fair

C. Acreage of district (approximate):

32

D. Number of properties in district (approximate):

18

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

Intrusions --General Description and Criteria for Inclusion:

The intrusion in the district is a historical structure that has been significantly altered after

the district's period of significance had passed. This alteration, seen on the exterior, is such that the historical features of the building have been destroyed. Criteria used included date of alteration, design of alteration, and degree of alteration.

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

The buildings in this category are structures built after the 1930s. While they generally blend into the district in terms of siting, proportion, massing, height, and design, they do not necessarily contribute to the significance of the district. These are usually very non-descript buildings, with few if any design details. Criteria for inclusion included date of construction, design features, and compatibility with district.

F. Boundaries of district

1. Brief boundary description and justification:

The district boundaries are shown on the accompanying map and generally include both sides of McDaniel Street from South Broad Street to the Briscoe-Selman-Pollock House. This area has historically been a residential area, at one time connecting on the south with the South Broad Street area and on the southwest with Monland Place. The boundary was chosen because this was the remaining intact historical acreage associated with the district.

2. Difference of areas outside the district:

The area north of the district is commercial in nature, or is vacant land. Industrial buildings lie to the east. Modern commercial buildings and a modern church buildings lie south of the district. Modern residential areas lie west and southwest of the district.

3. Tentative boundaries:

The boundaries are relatively clearcut.

G. Photographs:

Attached (See photographs #40-45)

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H. Maps:

Attached (See Maps M-22, 32, 33)

I. U.T.M. References:

A Z17 E248960 N3742220
B Z17 E248670 N3741880
C Z17 E248250 N3741930
D Z17 E248220 N3742120
E Z17 E248630 N3742320

V. HISTORY

A. Summary of Historical Facts

1. Original owner/developer:

N/A

2. Subsequent developer:

N/A

3. Original uses:

Residential, cemetery

4. Subsequent uses:

Same

5. Architects:

William Winstead Thomas, Francis Boddie Warfield
(both worked on the McDaniel-Tichenor House)

6. Contractors:

Unknown

7. Other artists:

Unknown

8. Dates of development:

1830s to 1930s

B. Historical Narrative:

When Monroe was founded in the early 1820s, the McDaniel Street area was part of the agricultural land surrounding the new village, as development clustered near the courthouse square. Cotton was the major crop in the county prior to the Civil War, and some of the earliest development on McDaniel Street was tied to this agricultural base. Except for the eastern end of the district, the area developed slowly and featured large homes on extensive lots.

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During the 1820s and 1830s, the town grew in several directions. Development in the McDaniel Street area first occurred along South Broad Street, at the intersection of McDaniel Street, and on the site of First Baptist Church. Small frame homes were built south of the CBD, extending to and eventually past McDaniel Street. In 1829, First Baptist Church was organized. It quickly became one of the important forces in the community. A small frame structure was erected on McDaniel Street at the site of the present church. Nearby, a small cemetery was established. Graves in the "Old Baptist Cemetery," as it is now called, date back to the 1820s.

One of the most important homes in the district, the Briscoe-Selman-Pollock House*, was built in the 1830s by Waters Briscoe. The first honors graduate from the University of Georgia, Briscoe later served as an Inferior Court justice for Walton County. As originally built, the house was two stories high and one room deep. It was purchased by his son-in-law, George C. Selman, upon his death.

Selman was a member of the Charleston wholesale firm of Edwin Bates and Company, and amassed a sizable fortune. As his family grew, he gradually added on to his house, eventually reaching 15 rooms. When ill health forced him to retire in the 1870s, he purchased large tracts of land west of his house and operated a profitable plantation. He later became one of the prime movers behind Monroe's industrial growth.

Through the middle years of the nineteenth century, little development occurred along McDaniel Street. The second period of growth for the area began in the 1880s, when the Baptists erected their second building, a gray frame structure with white trim. Two years later, in 1887, Henry Dickerson McDaniel built his home* on McDaniel Street, an event which might be seen as the transition of the district from a rural to a suburban area.

A lawyer from Monroe, McDaniel had served as the youngest delegate at Georgia's secession convention. After the war he began a political career that led to the state senate and, in 1883, to the governor's chair. As governor, McDaniel aided in the establishment of the Georgia Institute of Technology, supported the improvement of the state mental hospital at Milledgeville, and oversaw the beginning of construction on the new state capitol. Upon his retirement, he returned to Monroe and built his house on McDaniel Street. Architect William Winstead Thomas of Athens designed an Italianate Villa which sat on twelve landscaped acres.

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Monroe expanded rapidly in the 1890s, aided in large measure by Selman and McDaniel. In 1889, Selman became president of the town's first industry, the Monroe Guano Company. The town's first bank, the Bank of Monroe, was chartered in 1891 with Selman as its president. Selman's financial backing also led to the establishment of the Monroe Cotton Mills in 1895. In 1899, Selman passed away and his home and affairs were taken over by George C. Selman, Jr. Selman and McDaniel both served as incorporators of the Walton Mill in 1900.

This industrial growth also brought development to McDaniel Street. Frame Victorian houses were built at the eastern edge and central portion of the district from the 1880s to the 1900s. In 1901, George Selman, Jr. significantly altered the Briscoe-Selman-Pollock House by adding a monumental portico that encircled the building on three sides. The front door and stairway were also altered at this time.

McDaniel Street's final period of development began in the early 1900s and lasted until the early 1930s. Large homes were built at the eastern edge of the district, facing South Broad Street. In 1915, the present-day First Baptist Church* was constructed at a cost of \$29,000. This was followed in 1916 by the Walker House* (built by Clifford Walker). A two-story, brick, Colonial-style home, it stands opposite the McDaniel-Tichenor House.

A native of Monroe, Clifford Mitchell Walker began his career as a lawyer and served as mayor from 1902 to 1903. He quickly moved into state politics, serving as attorney general. In 1923 he was elected governor, a post he held until 1927. While governor, Walker pushed for better education, a state income tax, a diversified agricultural base, and other reform-minded policies. Walker's ties to education were especially strong, as he was co-founder and first president of the Woodrow Wilson College of Law in Atlanta and a trustee of Mercer University and Shorter College.

Other individuals with ties to McDaniel Street have also played major roles in education. Eva Selman, youngest child of George C. and Mary Virginia Selman, married Dr. Pinckney Daniel Pollock, president of Mercer University from 1897 to 1905. Their son, Daniel Marshall Pollock, was a lawyer and former mayor and Monroe, as well as a former owner of the Briscoe-Selman-Pollock House. Dr. Rufus Harris, who lives in a frame Victorian home* next to the Walker House, served as dean of the Mercer (1925-1927) and Tulane (1927-1937) law schools, as well as president of Tulane University from 1937 to 1960. In 1960, Harris returned to Georgia as president of his alma mater, Mercer.

During this last period of historical development, the housing at the eastern edge of the district took its present form. Frame and brick veneer residences, with bungalow features, were built along McDaniel, Wayne, and Broad streets. A large brick boarding house*, reflecting the mixture of commercial and residential uses in the area, was built at the northeastern edge of the district prior to 1916. Finally, a major change took place in the McDaniel-Tichenor House during this period. Upon the death of Governor Henry McDaniel in 1926, the house passed through his daughter Gipsy into the Tichenor family. Edgar Stanton Tichenor, husband of Gipsy McDaniel, was president of the Walton Mills. This post was passed to his son Henry McDaniel Tichenor in 1933. In 1930, the Tichenors redesigned the house, transforming it into a Neo-classical residence with a large, two-story portico. Architect for the remodelling was Francis Boddie Warfield of Nashville, Tennessee, the husband of Henry D. McDaniel's granddaughter and senior member of the architectural firm of Warfield and Associates.

After the 1930s, development generally ended in the district. However, beginning in the 1950s and accelerating in the 1960s, new development pressures were placed on the edges of the district by both residential and commercial structures. Despite this pressure, the street retains its historic character as an area for the wealthy and important citizens of Monroe.

VI. SIGNIFICANCE

A. Areas of Significance:

Architecture	Landscape Architecture
Education	Law
Industry	Politics/Government

B. Statements of Significance:

Architecture: The buildings within the McDaniel Street Historic District generally date from the 1880s to the 1930s, yet they reflect a variety of styles, building materials, and building techniques from that era. While the earliest building, the Briscoe-Selman-Pollock House*, dates from the 1830s, it was enlarged through the years and dramatically altered in 1901. That Neo-classical alteration, along with similar changes to the McDaniel-Tichenor House*, reflect both changing architectural tastes and a desire to present a stronger statement as to the social status of the residents. Later homes, such as the Walker House*, also pick up on earlier architectural periods, such as the classical and colonial.

Not all of the houses in the district reflect this desire for an earlier architectural style. The First Baptist Church* must have looked strikingly modern in 1915 when it was constructed. In a similar fashion, the 1920s brought a few houses to the McDaniel Street district which featured the popular bungalow design, a relatively modern style.

Building materials and techniques also changed over the years. Wood siding and heavy framing could be found on the earliest homes, such as the Briscoe-Selman-Pollock House. The Victorian era brought a more extensive use of decorative detailing and asymmetrical floor plans. Brick and brick veneer were used beginning with the McDaniel-Tichenor House in 1887.

The buildings in the McDaniel Street district are among the finest in Monroe, as seen by the National Register status of the McDaniel-Tichenor House and the HABS survey of the Briscoe-Selman-Pollock House. This was a neighborhood of Monroe's leading citizens, and the buildings reflect that status.

Education: Several of the residents of the district have made significant contributions to education, both in the state and in the region. Governor Henry McDaniel worked for the establishment of Georgia Tech in Atlanta, while Governor Clifford Walker is recognized for his efforts to improve education statewide. Walker also served as a co-founder and first president of the Woodrow Wilson School of Law in Atlanta, as well as a trustee of Shorter College in Rome and Mercer University in Macon.

Monroe's and especially McDaniel Street's ties to Mercer are unusually strong. Eva Selman, daughter of George C. Selman, was married to Dr. Pinckney Daniel Pollock, who served as president of Mercer from 1897 to 1905. Dr. Rufus Harris served as dean of the law schools of Mercer and Tulane. He also served both universities as president. Other Monroe residents have served as professors at Mercer.

This commitment to education is important in the history of the state. The support of these individuals went to both public schools (i.e., Georgia Tech) as government first expanded its role in the field, and to private schools (i.e., Shorter, Mercer) which have been important parts of higher education in Georgia.

Industry: Two of the residents of McDaniel Street played a leading role in Monroe's industrial development of the 1890s and early 1900s. George Selman has been called the father of industrial Monroe for the part he played in the development of the Monroe Guano Company, the Bank of Monroe, and the Monroe

Cotton Mills. Henry McDaniel Tichenor followed his father, Edgar Stanton Tichenor, as president of the Walton Mills in 1933. He served in this position, with a break for World War II, until 1962, when he became chairman of the board. He was instrumental in establishing an employee profit sharing plan in 1948.

Monroe's late nineteenth century industrial development can be seen as a part of the industrialization of the "New South" and as a result of the rapid technological advances of the period. The support of men like Selman and Tichenor was instrumental in Monroe's industrial development, which followed the pattern of similar-size cities in Georgia.

Landscape Architecture: The setting and landscape architecture of the McDaniel Street district are important in conveying the high social status of the neighborhood. Most of the buildings, except for the houses along Wayne and South Broad streets, sit on large lots and are setback at some distance from the street. The Briscoe-Selman-Pollock House* makes the best use of its setting, as the house sits on an imposing site on a hill at the western edge of the district. It is oriented in a north, northeast--south, southwest manner, to take advantage of the climate.

Lawns in the neighborhood are heavily wooded, with some use of shrubs, hedgerows, and bushes. This wooded character is carried over into the Old Baptist Cemetery, which blends into the neighborhood. Fences are used both at the cemetery and along McDaniel Street.

The rural landscape character of the neighborhood fits its development and is important as a fine local example of informal landscaping techniques. McDaniel Street was, for many years, a transition zone between the urban and rural areas, and the landscaping is used to convey this image.

Law: Certain residents of the McDaniel Street district have played a large and significant role in the administration of justice and the furtherance of the law in Walton County, the state of Georgia, and the South. Waters Briscoe, one of the earliest residents of the district, served as justice of the Walton County Inferior Court and oversaw construction of the second courthouse. Governor Henry D. McDaniel was a long-time lawyer in Monroe, as was Governor Clifford Walker. However, Walker not only practiced law but he worked for its advancement by helping establish the Woodrow Wilson School of Law in Atlanta, where he served as its first president. Furthermore, Walker served for a time as Attorney General of Georgia.

Later residents of McDaniel Street also served in the fields of law. Daniel Marshall Pollock served for many years

as Solicitor General of the Western Judicial Circuit, while Rufus Harris had terms as dean of the Mercer and Tulane law schools. The collective activity of these men has had an important effect on the practice and teaching of law throughout the region.

Politics/Government: The significance of the McDaniel Street district in the field of politics and government comes at both the local and state levels. At least two residents (Clifford Walker and Daniel Marshall Pollock) served as mayor of Monroe and one, Waters Briscoe, served as justice of the County Inferior Court. Both Briscoe and Walker served at critical times in the town's past: Briscoe in the early years of settlement and Walker in the early years of industrialization.

Two McDaniel Street residents also served in the state's highest political position. Henry D. McDaniel was governor from 1883 to 1886, and Clifford Walker served as governor from 1923 to 1927. Both could point to major accomplishments in their terms and their importance as state leaders adds to the significance of the district.

*Denotes a building still standing

VII. SOURCES OF INFORMATION:

See Overview Statement