

HISTORIC DISTRICT INFORMATION FORM

I. NAME OF DISTRICT

North Broad Street Historic District<sup>✓</sup>--named because of the principal street through the district.

II. LOCATION OF DISTRICT

A. General Location

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

District is located north and northwest of the CBD in Monroe, Georgia.

2. Principal streets, highways, and geographic features: *N. Broad and Walton St.*

North Broad Street is the major street running north and south through the district. Walton Street is the principal east-west street.

3. City:

Monroe ✓

4. County:

Walton ✓

B. U.S. Congressman and Congressional District:

Doug Barnard--10th District

III. CLASSIFICATION

Occupied

A good deal of preservation work is in progress in the district. The Davis-Edwards House was restored and has served as headquarters for the Walton County Historical Society since 1970. Several homes along North Broad Street have been adaptively reused as offices. Many of the residences in the district have been maintained over the years or have been recently restored.

Current uses: residential and commercial (offices)

IV. DESCRIPTION OF DISTRICT

A. Narrative Description

North Broad Street Historic District  
Page Two

1. General character, appearance, and historical development:

District is essentially a turn-of-the-century middle and upper-middle class residential area. A few earlier houses exist, usually very fine Greek Revival or Victorian era structures. Most of the buildings are frame (and sometimes brick) two-story residences, sited on large lots. Classical and colonial styles predominate. Large porticos are also common. Area developed as a residential neighborhood on the north side of the CBD. At one time, houses extended south all the way to Spring Street, but commercial development eventually extended to, and slightly past, Highland Street.

2. Natural terrain, landmarks:

The area is generally very flat, similar to the CBD. Land southwest of the district drops off and becomes rolling terrain.

3. Various parts of the district:

The district is fairly unified in nature. It could be noted that the area west of North Broad Street is more affluent than the area east of North Broad.

4. Pattern of land subdivision:

Streets are generally laid out in a gridiron pattern, although both North Broad Street and North Midland Avenue curve at their northern end. Block sizes are not uniform. Lots are generally large, except along the eastern side of North Broad Street. Terrain is flat and does not affect street layout.

5. Arrangement or placement of buildings:

Buildings west of North Broad Street generally sit on large lots facing the street. Setback is generally uniform. Buildings east of North Broad street are closer together, exhibiting more "urban" characteristics. Setbacks in this area are also uniform in nature. The development is not especially dense.

6. Architectural characteristics:

The earliest building in the district is the Davis-Edwards House (National Register, HABS), which is a frame, two-story building that blends characteristics from Greek Revival and indigenous architectural styles. A few buildings in the district date from the 1870s to the 1890s, and exhibit Victorian era design qualities. These buildings are usually one-story frame buildings, with asymmetrical floor plans, extensive use of wood decorative detailing, and other decorative elements, such as stained glass. By far the largest number of buildings in the district date from the 1890s to the 1930s and feature designs drawn from classical and colonial precedents. These buildings are often two-story brick or frame structures with very formal facades. Several monumental porticos can be found in the district. Even in the modest buildings from this era, a degree of formality is used. On the southwest and eastern edges of the district, several more modest and modern residences can be found. These are generally one-story frame bungalows.

Design qualities and workmanship appear to be of a high quality nature throughout the district. This is to be expected due to the socio-economic nature of the residents. In only a few instances have alterations occurred which have significantly changed the historic character of a building.

7. Landscape Characteristics:

The district as a whole is very beautifully landscaped. Most of this is informal in nature. Large trees are very important in shaping the character of the neighborhood, as are hedgerows, bushes, and the well-kept lawns. Walls are used in several instances to define lots, although in at least one instance a modern wall detracts from the character of the neighborhood.

8. Archaeological potential:

Unknown

9. Exceptions to the general rule:

None exist, as the area appears to be uniform in nature.

North Broad Street Historic District  
Page Four

B. Condition:

Excellent  
Good--general condition of the district  
Fair  
Poor

C. Acreage of district (approximate):

55

D. Number of properties in district (approximate):

60

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

Intrusions--General Description and Criteria for Inclusion:

The intrusions in the district are generally of one type--modern buildings that have been built after the district's period of significance had passed. The buildings, because of their design, proportions, massing, siting, or other features, detract from the significance of the district.

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

Most 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 (for both intrusions/non-historic).

F. Boundaries of district

1. Brief boundary description and justification:

The district boundaries are shown on the accompanying map and generally include the historic residential area north of the CBD to the old Water and Light plant. The area around the North

Broad Street and Highland Avenue intersection, which was historically residential, has been omitted from the district due to modern commercial intrusions. The boundary was chosen because of the concentration of significant historic resources in the area.

2. Difference of areas outside the district:

The city water works, vacant land, and a low-income residential area lie north of the district. A school, 1940s residences, and the city cemetery are east of the district. The CBD is adjacent to the district on the south side. To the west, a 1940s and 1950s residential area extends the character of the historic district.

3. Tentative boundaries:

The boundaries are relatively clearcut.

G. Photographs:

Attached (See photographs #5-19)

H. Maps:

Attached (See Maps M-21, 31, 32)

I. U.T.M. References:

A Z17 E248660 N3743150

B Z17 E248960 N3742990

C Z17 E249000 N3742680

D Z17 E248320 N3742480

E Z17 E248350 N3742890

V. HISTORY

A. Summary of Historical Facts:

1. Original owner/developer:

N/A

2. Subsequent developer:

C.G. Nowell

3. Original use:

Residential

4. Subsequent uses:

Residential, offices

5. Architects:

Unknown

6. Contractors:

Benjamin Hammock and Josiah Clark (possibly  
the Davis-Edwards House)

7. Other artists/craftsmen:

Unknown

8. Dates of development:

1830s to 1930s

B. Historical Narrative:

Soon after the founding of Monroe, residential development began north of the CBD, centered along Broad Street. The first part of this development came in the block between Spring and Highland Streets, an area that is commercial in nature today. Because Monroe grew slowly prior to the 1890s, little construction took place north of Highland Street. However, a few residences were built in the area prior to the latter part of the nineteenth century.

The most important of these early structures is the Davis-Edwards House\* (listed in the National Register). One legend attributes the house to Benjamin Hammock, builder of the first Walton County Courthouse, and dates it in the 1830s. The HABS catalog dates the house at 1845 and names Josiah A. Clark as the builder. In either event, the fine local example of Greek Revival architecture was purchased in 1846 by Charles D. Davis, a lawyer and state legislator. While originally built in an open area, new development had surrounded the house by the time it was sold to John Prior Edwards in the 1880s. Edwards, clerk of the Superior Court, had the house remodelled in the 1880s, and it was altered again in the 1930s.

Growth in the North Broad Street area was slow until the coming of the railroad and new industry in the 1880s and 1890s brought new development to Monroe. Frame houses in Victorian styles were constructed along North Broad and Highland streets. In this period, there was no transition zone between the CBD and the residential area of North Broad Street, as businesses and residences sat on adjoining lots. The town grew so fast that in 1896 the city limits were extended to 3/4's of a mile from the courthouse. In 1906, these boundaries were further extended to one mile.

Residents in the North Broad area included some of the leaders of Monroe's business and political community. W.H. Nunnally moved to Monroe in 1885 and entered the mercantile business, becoming so successful that he headed the Monroe

North Broad Street Historic District  
Page Seven

Telephone Company, the W.H. Nunnally Company, the Monroe Oil and Fertilizer Company, the Bostwick Supply Company, and was vice-president of the National Bank of Monroe. C.G. Nowell, another resident of the North Broad area, was also a leading merchant of the city. Dr. A.J. Boss was active locally in the fields of politics and education.

By the early 1900s, the North Broad Street area had been extensively developed. Houses were located north of Highland Street between Jackson Street and Madison Avenue. Most of the buildings were of frame construction, were relatively large, and were sited on large lots. Classical influences could be found in the homes built around the turn-of-the-century. Public works also improved in the area as electric lights were installed in 1906, quickly followed by water and sewer systems. Monroe's water and light plant was built in 1905 just north of the district on East Marable Street.

With the continuing growth of Monroe, land owners looked for ways to develop their holdings. One such development was Monland Place, established in 1906 in southwest Monroe. A much less formal subdivision of land took place in 1907 in the North Broad area when C.G. Nowell platted 24 lots between Walton Street and Highland Avenue. The lots ranged in size from 1/3 to almost one full acre.

It was the construction in this area, between Jackson and Day Streets, as well as other construction on the fringes of the district (e.g., near Bold Springs Road) that marked the final phase of development for the district. This activity generally took place from 1910 to 1930. Classical, colonial, and more modest styles, such as the bungalow, were employed. Brick became a much more common building material. Lots remained large, as did the houses in many instances.

After the historical period of development, changes occurred which affected the residential character of the district. Commercial growth continued north from the CBD, resulting in a large pocket of 1950s and 1960s intrusions at the Broad and Highland streets intersection. The cemetery and a new school halted development to the east, while industrial development and low-income housing located north of the district. It is only on the western edge of the district, with 1940s and 1950s housing, that the residential character of the area is continued.

## VI. SIGNIFICANCE

### A. Areas of Significance:

- Architecture
- Landscape Architecture
- Local History

B. Statements of Significance

Architecture: The buildings in the North Broad Street Historic District are among the finest found in Monroe. A majority are residences for the city's middle and upper class citizens, and were built after 1890. Nonetheless, a wide variety of styles and types can still be found in the area.

Among the earliest houses, the Davis-Edwards House\* stands out as a fine example of a Georgia version of Greek Revival architecture. The two-story porch dates from 1880. Fine craftsmanship is exhibited in this building, with both plaster and flush boards used as a wall covering and wainscoting employed in all the rooms.

Victorian styles and building techniques are also found in the district. Bay windows, asymmetrical floor plans, wooden and metal decorative elements, and large porches are all used to varying degrees. Later homes were generally built using classical motifs, with the monumental portico being a favorite feature. Brick also began to replace wood as the principal building material.

These buildings are important for several reasons. First, they represent local adaptations of nationally popular styles. Secondly, they stand as representations of the architecture of the middle and upper class of Monroe from the 1830s to the 1930s. Finally, they are important as examples of the fine workmanship found in local builders of the era.

Landscape Architecture: The natural surroundings are an important part of the character of the North Broad Street district. Large lots are used to provide a feeling of spaciousness, which masks the area's in-town location. Plantings in the district are informal, yet extensive. Large trees also add to the naturalistic character and help unify the district as one neighborhood. Walls are occasionally used to break up the lot lines, accentuate a house's setting, or provide a different texture to the streetscape. All of these features work together to define the historic character of the district.

Local History: The North Broad Street Historic District was home to several local political, business, industrial, religious, and educational leaders. Their contributions have helped shape Monroe's past. Because of their collective accomplishments, the district achieves an added importance in the history of the city.

\*Denotes a building still standing



North Broad Street Historic District  
Page Nine

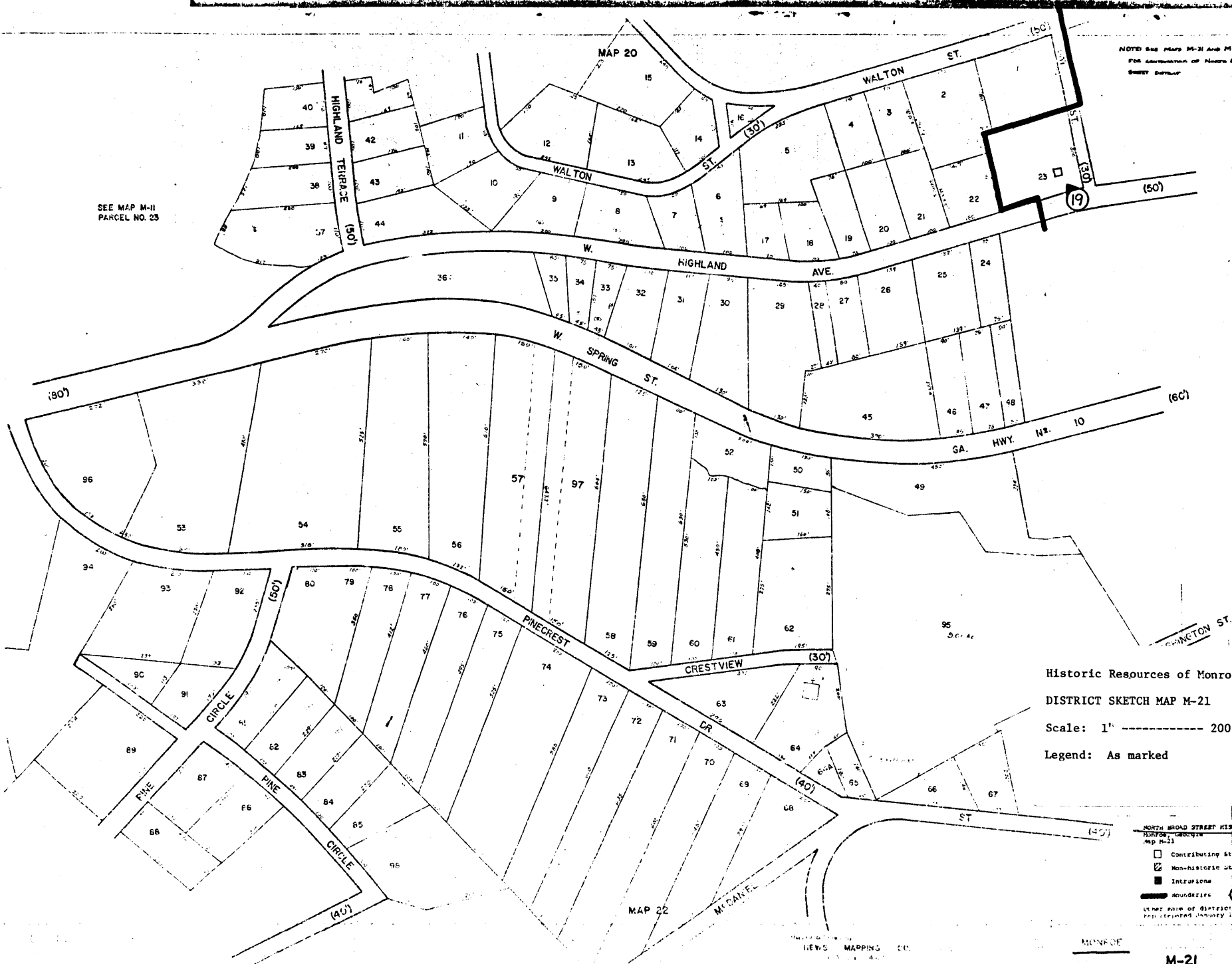
VII. SOURCES OF INFORMATION:

See Overview Statement

MAP II

SEE MAP M-II  
PARCEL NO. 23

NOTE SEE MAPS M-21 AND M-22  
FOR CALCULATION OF HOUSE CORNER  
SHEET DETAILS

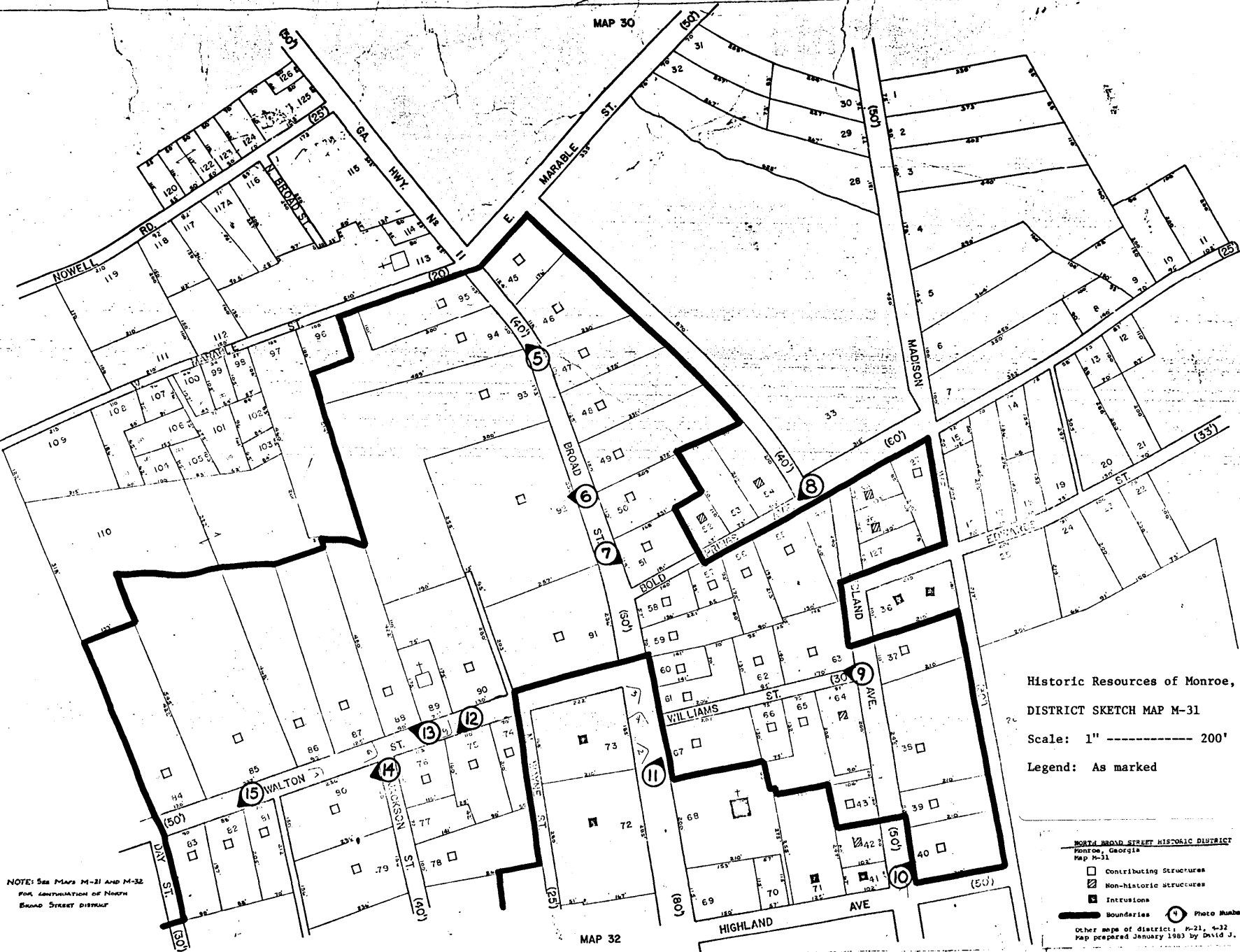


Historic Resources of Monroe, Walton Co.,  
DISTRICT SKETCH MAP M-21

Scale: 1" ----- 200'

Legend: As marked

- NORTH BROAD STREET HISTORIC DISTRICT  
MONROE, LOUISIANA  
MAP M-21
- Contributing structures
  - Non-historic structures
  - Intrusions
  - Boundaries
  - Photo Number/Dir
- Other name of district: M-21, M-22  
Map created January 1981 by David J. Brown



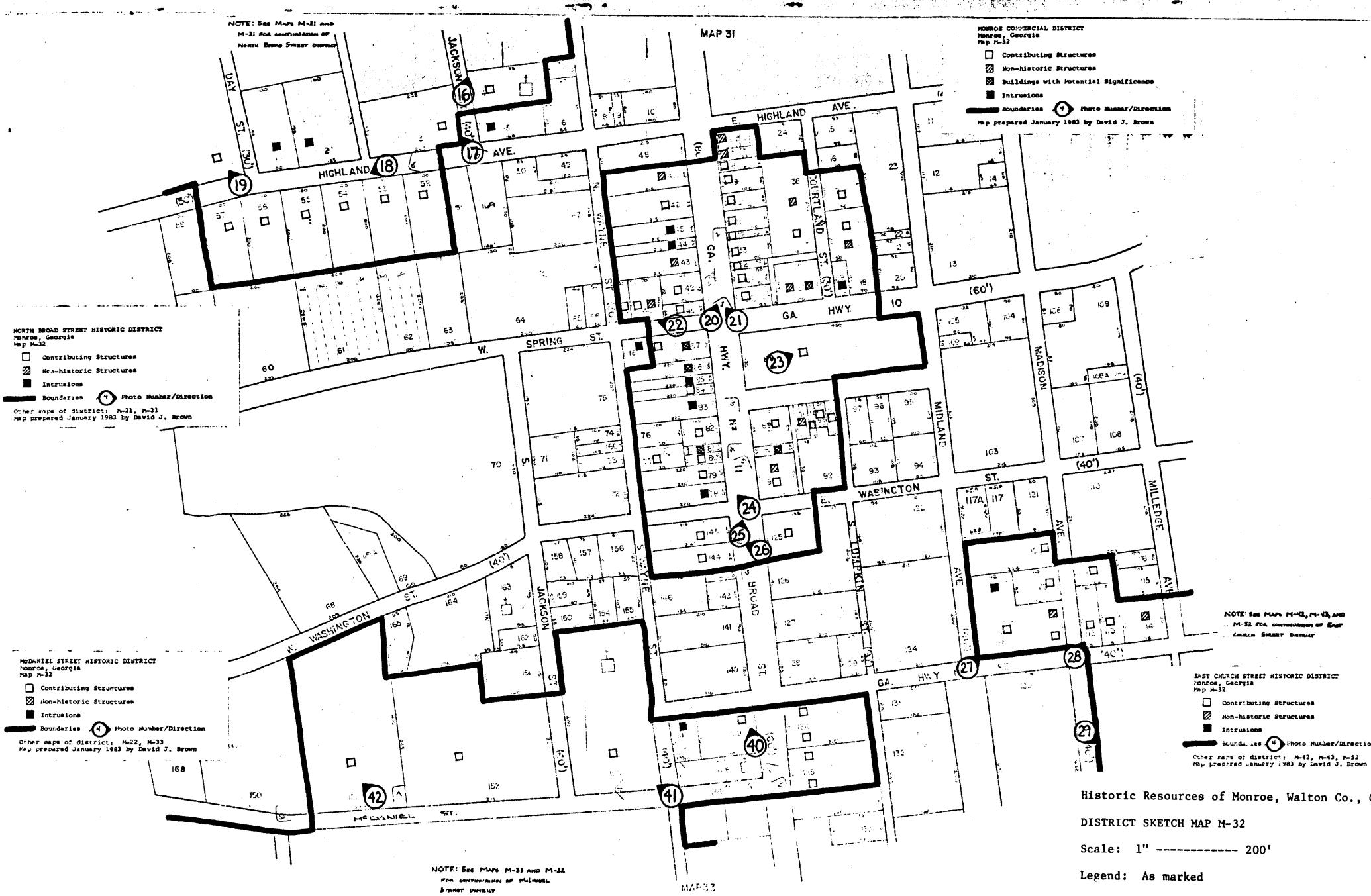
NOTE: See Maps M-21 and M-32  
for continuation of North  
Broad Street District

Historic Resources of Monroe, Walton Co., Ga.  
DISTRICT SKETCH MAP M-31  
Scale: 1" ----- 200'  
Legend: As marked

**NORTH BROAD STREET HISTORIC DISTRICT**  
Monroe, Georgia  
Map No. 31

- Contributing Structures
- Non-historic structures
- Intrusions
- Boundaries
- Photo Number/Direction

Other maps of district: M-21, M-32  
Map prepared January 1983 by David J. Brown



NOTE: See Maps M-21 and M-31 for continuation of North Broad Street District

MAP 31

MONROE COMMERCIAL DISTRICT  
Monroe, Georgia  
Map M-32

- Contributing Structures
- ▨ Non-historic Structures
- ▩ Buildings with Potential Significance
- Intrusions
- Boundaries
- ⊙ Photo Number/Direction

Map prepared January 1983 by David J. Brown

NORTH BROAD STREET HISTORIC DISTRICT  
Monroe, Georgia  
Map M-32

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

Other maps of district: M-21, M-31  
Map prepared January 1983 by David J. Brown

DANIEL STREET HISTORIC DISTRICT  
Monroe, Georgia  
Map M-32

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

Other maps of district: M-22, M-33  
Map prepared January 1983 by David J. Brown

NOTE: See Maps M-42, M-43, and M-52 for continuation of East Church Street District

EAST CHURCH STREET HISTORIC DISTRICT  
Monroe, Georgia  
Map M-32

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

Other maps of district: M-42, M-43, M-52  
Map prepared January 1983 by David J. Brown

NOTE: See Maps M-33 and M-34 for continuation of Daniel Street District

MAP 33

Historic Resources of Monroe, Walton Co., GA  
DISTRICT SKETCH MAP M-32

Scale: 1" ----- 200'

Legend: As marked