

United States Department of the Interior  
National Park Service

# National Register of Historic Places Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections



## 1. Name

historic Walton Hotel

and/or common

## 2. Location

street & number Southeast Corner of the intersection of  
Broad and Court Streets N/A not for publication

city, town Monroe N/Avicinity of Congressional district

state Georgia code 013 county Walton code 297

## 3. Classification

<b>Category</b>	<b>Ownership</b>	<b>Status</b>	<b>Present Use</b>
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	N/A in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

## 4. Owner of Property

name Dr. C. C. Moreland

street & number 333 Alcova Street

city, town Monroe N/A vicinity of state Georgia 30655

## 5. Location of Legal Description

courthouse, registry of deeds, etc. Superior Court

street & number Walton County Courthouse

city, town Monroe state Georgia

## 6. Representation in Existing Surveys

Historic Structures Field Survey:  
title Walton County has this property been determined eligible?  yes  no

date 1977  federal  state  county  local

depository for survey records Historic Preservation Section: Georgia Department of  
Natural Resources

city, town Atlanta state Georgia

# 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved    date _____
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

## Describe the present and original (if known) physical appearance

The Walton Hotel, built between 1881 and 1886, is a three-story Victorian style brick commercial building situated on a prominent corner lot next to the courthouse square in downtown Monroe, Walton County, Georgia.

The hotel is composed of a rectangular three-story block with one-and two-story extensions to the rear. Its first floor is taken up by four small stores; the second and third floors consist of hotel rooms. The masonry load bearing walls are laid in common bond. The ground floor front facade features brick and plate glass store fronts, largely remodeled, and an off-set entryway which leads via a stairway to the upstairs hotel. The original brick piers separating the storefronts remain in place. The simple round-arched hotel entrance has a recessed door with a round-arched overlight and wood paneling in the recessed area. The second and third floors of the front facade feature stone sills, segmentally arched windows with brick drip moldings, and double hung sash, one-over-one on the front and north side and six-over-six on most of the rear. Brick pilasters divide the facade into unequal bays, and the top of the front facade features a row of grilles, topped by brick corbeling and a modillioned sheet metal cornice. Above these are a sheet metal parapet/signboard with the date and name of the hotel, a pyramidal roof accenting the main entrance, and corner finials. Fifteen interior chimneys extend from the flat roof. The north side and rear of the hotel have windows with simple segmental arches; the south side is windowless except on the one-story rear extension where the original windows have been bricked in. Many other windows have been covered with protective panels.

The interiors of the four ground floor stores consist of long, narrow spaces, largely remodeled, but with some historic features. All four stores have new suspended ceilings, but the original pressed tin ceiling is still visible in the northwest corner store suggesting that similar ceilings may remain in all four. Historic clear transom lights and diffusion lights are located in the northwest storefront windows. The hotel dining room and a drummer's sample room were originally located on this floor at the rear, with street access through a now bricked in entrance on the north side. This space has been carved up to provide storage areas for the stores. The second and third floor interiors feature central hallways flanked by hotel rooms. Finishing details include plaster walls with high chair rails and baseboards, plaster ceilings in the rooms and tongue-and-groove board ceilings in the halls. Interior doors are paneled with transoms above, and both doors and windows have reeded molding. Shallow fireplaces located in most hotel rooms have coal grates and wood mantels with bracketed shelves. Those on the second floor are more elaborate than those on the third. Stairways feature carved and turned woodwork. The enclosed, single-run stair leading from the entrance to the second floor has tongue-and-groove board wainscoting, turned balusters and carved newels on the second floor. The dog leg stairway that leads from the second to the third floor features a paneled stringer and heavy turned balusters. The upstairs, vacant since 1919 except for a few rooms rented as office space, is in poor condition, with plaster pulling away from the walls in many areas. Recent upstairs alterations are limited to a few partitions and some paneling.

(CONTINUED)

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The hotel occupies a corner city lot in the historic commercial area of downtown Monroe. No landscaping is associated with the building. It is surrounded on its north and west sides by sidewalks, on its rear east side by an alley and small parking lot, and on its south side by a one-story commercial building. The historic county courthouse is located on the next block to the north.

PHOTOGRAPHS

The Historic Preservation Section has determined that the photographs taken in August, 1981 still represent the character and appearance of the property. No significant changes have been made since that date.

## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800–1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

**Specific dates** 1881–1886 **Builder/Architect** Unknown

### Statement of Significance (in one paragraph)

The Walton Hotel is historically significant in the areas of architecture and commerce. Architecturally, the Walton Hotel is significant as a good example of a type of late-nineteenth century commercial hotel building found in many of Georgia's smaller cities and elsewhere. In addition, it is a good example of small-town Victorian commercial architecture, as evidenced by its overall arrangement and its exterior and interior details and finishes. Locally, it is significant as a landmark building, one of the largest historic commercial buildings in Monroe, and one of its first major brick buildings. In terms of commerce, the Walton Hotel is significant as Monroe's principal hotel from 1886 to 1919. It was a major historic commercial enterprise in downtown Monroe for several decades and served as a catalyst for economic development in the area. The above areas of significance support property eligibility under National Register Criteria A and C.

Architecturally the Walton Hotel is typical of many Victorian hotel buildings that were constructed in Georgia's county seats during the last years of the nineteenth century. Many, like the Walton, had commercial space on the first floor and a modest entrance leading to hotel rooms above. Often, the dining room served as one of the most important gathering places in town. The Walton Hotel, like many other commercial buildings of this period, is built of brick with brick and pressed metal trim. Its flat roof, segmentally arched windows, brick corbeling, prominent cornice and decorative parapet/sign are common exterior features of such commercial buildings. The rather plain interior finish with plaster walls, plaster, tongue-and-groove board and pressed metal ceilings, stairways with carved and turned woodwork, and transomed doorways, is also typical. The Walton Hotel was, and is, a landmark building in Monroe. In its location next to the courthouse square and amidst the commercial district, it makes an invaluable contribution to the architectural fabric of the downtown area. The hotel was one of the first major buildings constructed in Monroe after the Civil War, and as such reflects the town's slow recovery from the financial devastation of the post-war years. It is the only historic brick three-story structure and the only hotel building surviving in the town. The upper floors of the hotel, both on the exterior and the interior, are reasonably intact, which, in a town where most nineteenth century commercial buildings have been "updated", adds further to its architectural significance.

The Walton Hotel was Monroe's principal hotel from 1886–1919. Construction on the hotel was begun in 1881. By 1884 it was in operation, although the building as it stands today was not completed until 1886. The Walton occupies the site of an earlier and smaller hotel structure. Centrally located in downtown Monroe, near both the railroad depot and the county courthouse, the hotel served the combined needs of the traveling public, salesmen and businessmen, and citizens doing business at the courthouse. In 1891 the hotel was said locally to be the finest between Atlanta and Augusta. Its dining room was extremely popular and drummers (traveling salesmen) were able to display their wares in the sample room. A barbershop and the Atlanta Bargain House were among

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# 9. Major Bibliographical References

See Continuation Sheet

# 10. Geographical Data

Acreege of nominated property 0.2 acres

Quadrangle name Monroe, Georgia

Quadrangle scale 1:24000

### UMT References

A	<u>1</u> <u>7</u>	<u>2</u> <u>4</u> <u>8</u> <u>8</u> <u>2</u> <u>0</u>	<u>3</u> <u>7</u> <u>4</u> <u>2</u> <u>4</u> <u>3</u> <u>0</u>
	Zone	Easting	Northing

B			
	Zone	Easting	Northing

C			
	Zone	Easting	Northing

D			
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E			
	Zone	Easting	Northing

F			
	Zone	Easting	Northing

G			
	Zone	Easting	Northing

H			
	Zone	Easting	Northing

**Verbal boundary description and justification** The nominated property, outlined with a heavy black line on the enclosed tax map, consists of the historic city lot upon which the hotel stands.

### List all states and counties for properties overlapping state or county boundaries

state	code	county	code
N/A			

state	code	county	code

# 11. Form Prepared By

name/title Carolyn Brooks, National Register Researcher

organization Historic Preservation Section  
Department of Natural Resources

date May 26, 1982

street & number 270 Washington Street, SW

telephone 404/656-2840

city or town Atlanta

state Georgia

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

*Elizabeth A. Lyon*  
Elizabeth A. Lyon

title State Historic Preservation Officer

date 6/8/82

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I hereby certify that this property is included in the National Register

**Entered in the  
National Register**

date 7/15/82

for *Melinda Byers*  
Keeper of the National Register

Attest:

date

Chief of Registration

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the first commercial tenants. The Monroe Drug Company, which presently occupies the corner store, has been located in the hotel since the early 1900's and is one of the oldest existing businesses in Monroe. The hotel prospered until 1919, when the new modern Monroe Hotel opened amid great fanfare and the Walton Hotel closed for good, leaving only stores and a few upstairs offices occupied. For over two decades the hotel was a major commercial focus in downtown Monroe.

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Continuation sheet

Bibliography

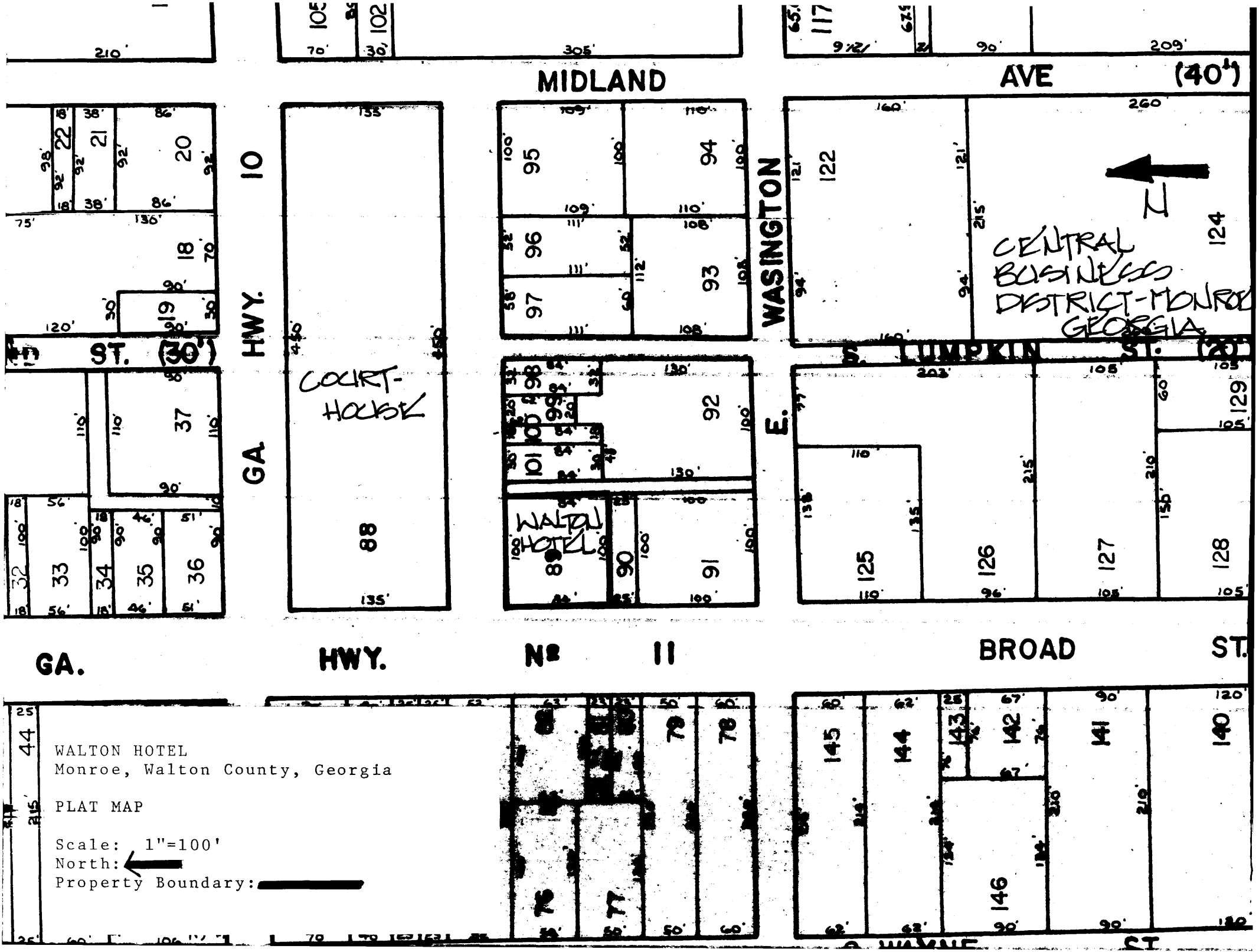
Item number 9

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Sams, Anita B. Telephone interview, May 27, 1982.

Sams, Anita B. Wayfarers in Walton: A History of Walton County, Georgia 1818-1967.  
Monroe, Georgia: The General Charitable Foundation of Monroe, Georgia, Inc.  
1967.



MIDLAND

AVE (40')

GA HWY. 10

E. WASHINGTON

CENTRAL BUSINESS DISTRICT-MONROE GEORGIA

COURT-HOUSE

HWY. 10

BROAD ST.

GA.

HWY.

10

11

WALTON HOTEL  
Monroe, Walton County, Georgia

PLAT MAP

Scale: 1"=100'

North:

Property Boundary:

44 25

25

60'

70'

75'

77'

79'

78'

82'

84'

83'

81'

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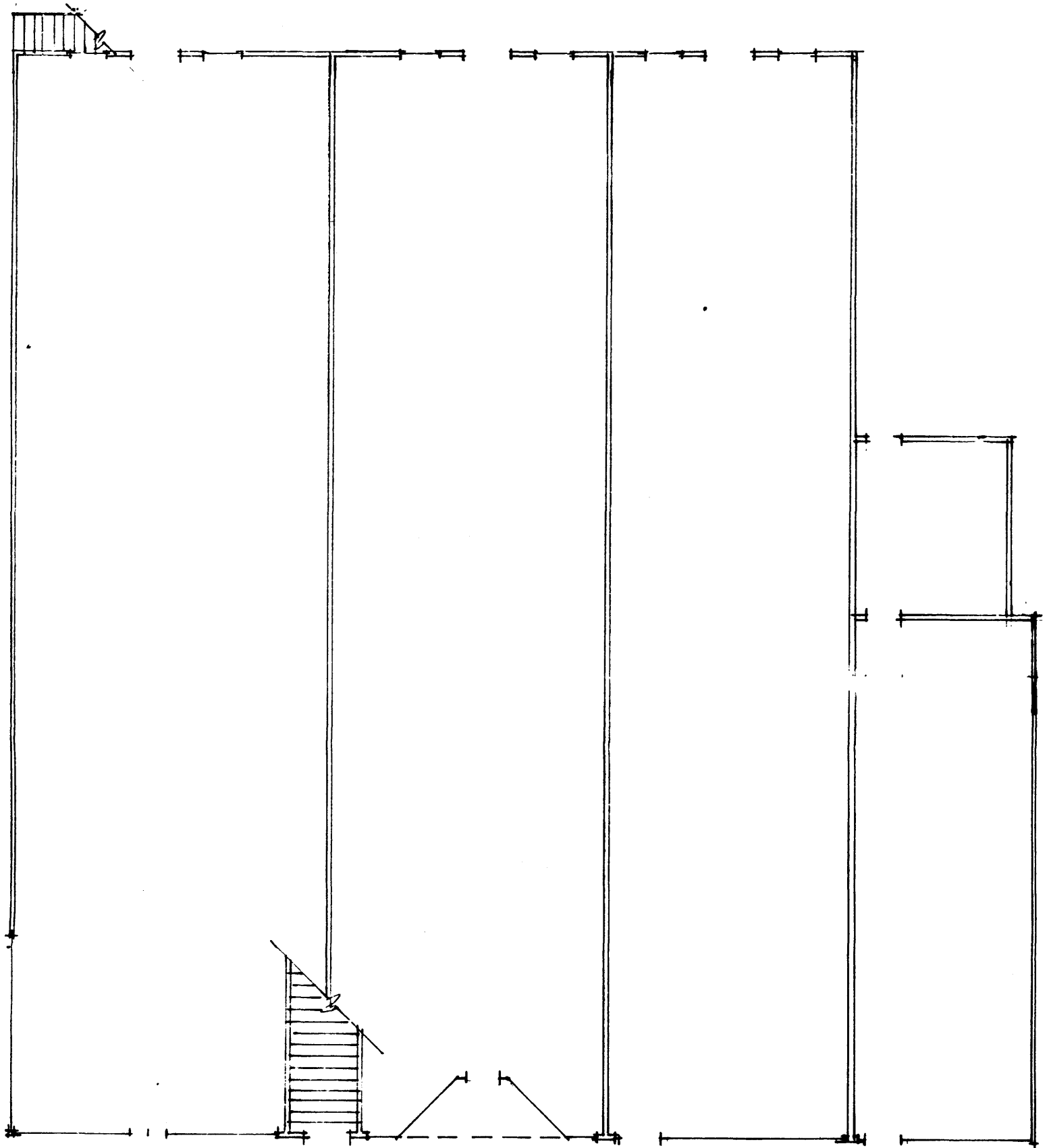
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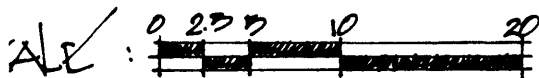
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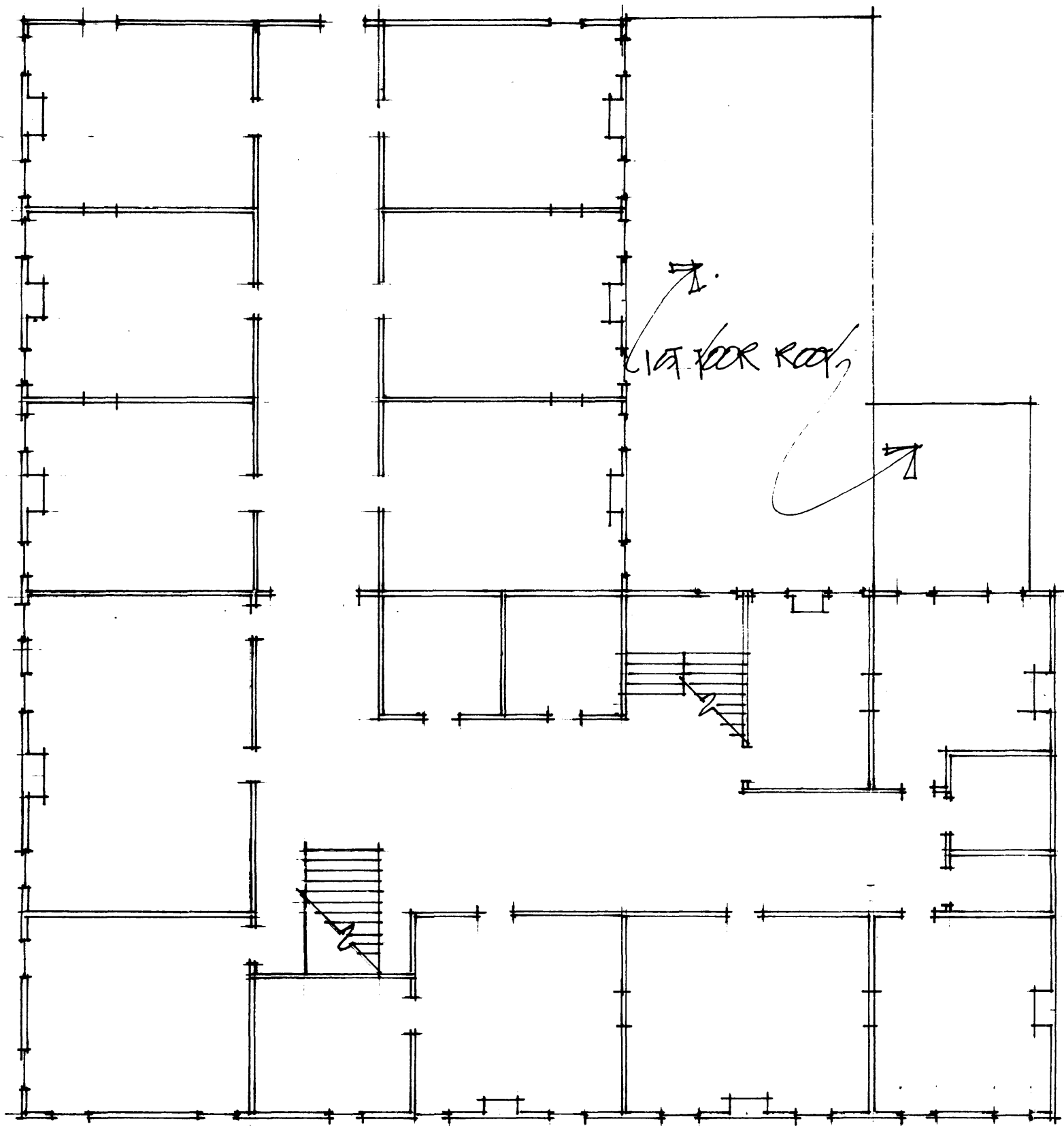


WALTON HOTEL  
 Monroe, Walton County, Georgia

PROPERTY/SKETCH MAP - FIRST FLOOR PLAN

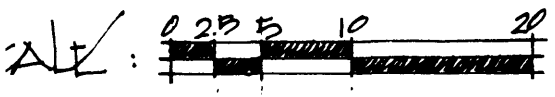


North: ←



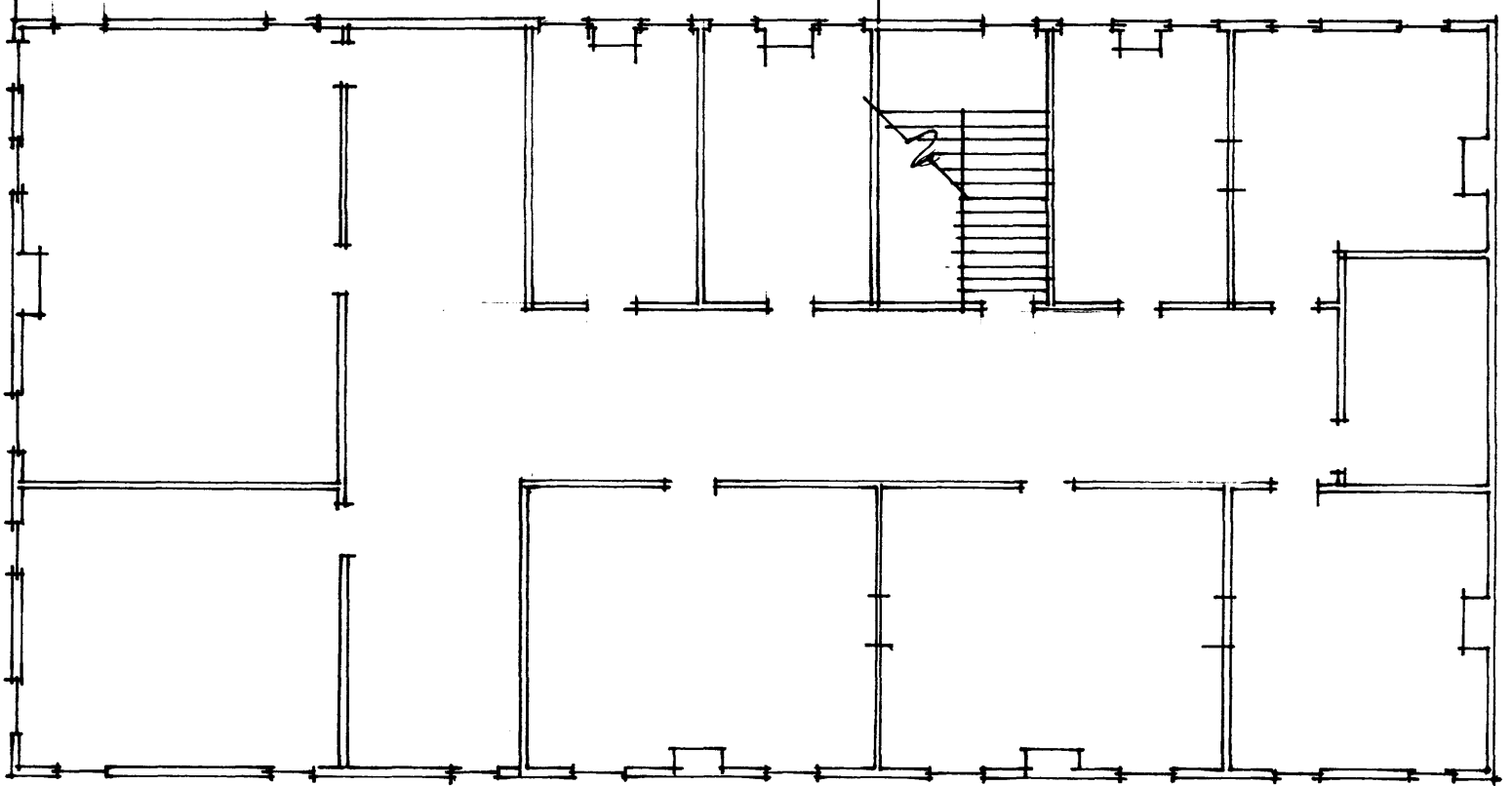
via floor roof

WALTON HOTEL  
 Monroe, Walton County, Georgia  
 PROPERTY/SKETCH MAP - SECOND FLOOR PLAN



North: ←

2ND FLOOR ROOF



WALTON HOTEL  
Monroe, Walton County, Georgia

PROPERTY/SKETCH MAP - THIRD FLOOR PLAN



North: ←