

HISTORIC DISTRICT INFORMATION FORM

I. NAME OF DISTRICT:

South Madison Avenue/Pannell Road Historic District--  
named for the two principal roads in the district. ✓

II. LOCATION OF DISTRICT

A. General location

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

District is located at the southeast edge of Monroe, approximately one and one-half miles from the courthouse.

2. Principal streets, highways, and geographic features:

*S. Madison Ave. and Pannell Rd.*  
District is at the crossroads of South Madison Avenue and Pannell Road.

3. City:

Monroe ✓

4. County:

Walton ✓

B. U.S. Congressman and Congressional District

Doug Barnard--10th District

III. CLASSIFICATION:

Occupied

No previous preservation work in evidence. Some of the houses have been well maintained through the years.

Current use: residential and commercial

IV. DESCRIPTION OF DISTRICT

A. Narrative Description

1. General character, appearance, and historical development:

District developed as a crossroads hamlet, outside the "urban" development of Monroe. This crossroads was an important spot on two highways leading out of the community. The earliest houses in the area were probably farmhouses. By the 1870s and 1880s, a small hamlet had formed, eventually including at least one country store. The buildings in the area are one and two story frame structures, dating from the 1880s to the 1930s. House size varies, as does design. District was eventually reached by growth from the town and infill housing was built in the area from the 1940s to the 1970s. Nonetheless, it still stands as a small collection of late 19th and early 20th century houses built at an important country crossroads.

2. Natural terrain, landmarks:

Area is generally very flat, with no distinguishing natural landmarks.

3. Various parts of the district:

The small size of the district makes it relatively uniform in character.

4. Pattern of land subdivision:

District is at a country crossroads, where South Madison Avenue and Pannell road cross. Lots were laid out along these roads, with no seeming relationship to the natural terrain.

5. Arrangement or placement of buildings:

Buildings line the two roads, with a fairly uniform setback. Houses generally face just one road, with no house taking full advantage of the crossroads situation to gain a more prominent setting. Lots are not large, but do have a sense of spaciousness. Development is not particularly dense in the district.

6. Architectural characteristics:

There are generally three types of buildings in the district. The first are fairly plain, wooden structures that draw on the indigenous architecture of the region. Floor plans and detailing are relatively simple in these buildings. The second

are also relatively simple, in terms of floor plans, but they have Victorian-era embellishments lacking on the first housetype. These features usually included decorative woodwork on porches and in gables, bay windows, and, in one instance, a decorative metal roof. A final group of houses draws on 20th century styles, such as the bungalow and the American Foursquare. These buildings have symmetrical floor plans, long porches, wide eave overhangs, and other elements typical of the era.

Wood is the most common building material in the district, although brick can be found on some of the later porches. Craftsmanship appears to be of a high quality in the district.

7. Landscape characteristics:

Large lawns are a feature of the district, as are the large trees that shade both the houses and the road. This informal landscape treatment is typical of other period neighborhoods in Monroe.

8. Archaeological potential:

Unknown

9. Exceptions to the general rule:

None exist

B. Condition:

Good  
Fair--general condition of the district  
Poor/Deteriorated

C. Acreage of district (approximate):

12

D. Number of properties in district (approximate):

9

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 modern structures built after the district's period of significance had passed. Because of their design, proportions, massing, siting, or other feature, they detract from the significance of the district. Criteria for inclusion included date of construction, design features, and compatibility with district.

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

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. 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. They include the principal historic structures around the crossroads. The boundary was chosen because of the concentration of significant historic resources in the area.

2. Difference of areas outside the district:

A mix of modern and historic houses lie directly north of the district, along South Madison Avenue. Modern houses and vacant land surround the district in the remaining three directions.

3. Tentative boundaries:

The boundaries are relatively clearcut.

G. Photographs:

Attached (See photographs 78-80)

H. Maps:

Attached (See Maps M-45, 55)

I. U.T.M. References:

A Z17 E250120 N3740450  
B Z17 E250050 N3740160  
C Z17 E249780 N3740600  
D Z17 E249920 N3740660

V. HISTORY

A. Summary of Historical Facts

1. Original owner/developer:

N/A

2. Subsequent developer:

N/A

3. Original use:

Residential, agricultural

4. Subsequent use:

Residential, agricultural, commercial

5. Architects:

Unknown

6. Contractors/builders:

Unknown

7. Other artists/craftsmen:

Unknown

8. Dates of development:

1870s (?) to 1920s

B. Historical Narrative:

The area surrounding Monroe was agricultural in nature, with the community serving as the main commercial center for the region. However, as roads were constructed through the county during the 1800s, small hamlets often developed in these agricultural areas at important crossroads. These developments were generally a clustering of farmhouses, with an occasional store. One such hamlet developed at the crossroads of South Madison Avenue and Pannell Road.

Early in the county's history, Cowpens (later renamed Pannell) served as a temporary county seat. Even after the ascension of Monroe, the village remained a viable community, with important families such as the Cobbs calling it home.

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Because of this activity, the Pannell (or Cowpens) Road has long been important in Walton County.

Similarly, strong ties have existed between Monroe and Social Circle, located in the southern portion of the county. South Madison Avenue extends to become the Social Circle Road, uniting with South Broad Street south of the district. Thus, the crossroads of South Madison Avenue and Pannell Road became an important location in the county.

Early landowners in the area had ties with several Walton County communities. The D.H. Walker homeplace was in this vicinity, Walker being an early member of the prominent Monroe family. His land was later purchased by Wiley H. Pannell, a merchant, gin operator, and railroad supporter from Cowpens who was honored by the town's name change. J.E. Carlton was another large landowner in the area, the Carlton's being an important family in Good Hope.

Possibly beginning in the 1870s, and most certainly by the 1880s, houses that remain today were constructed at the crossroads. All of these houses are simple frame structures, with floor plans basic to the vernacular architecture of the region. However, almost all have very fine Victorian porches, with decorative columns and woodwork. These decorative features also extend to the gables and roofs in a few instances.

Almost all of the significant structures in the district predate 1910. Sometime after 1907, J.T. Baccus purchased land at the crossroads and erected a home\* and store\*. The largest house in the district, the Lawrence-Carlton-Hester House\*, probably postdates 1910, however. This large, two-story frame building is constructed in the American Foursquare style typical of the early twentieth century. The large porch with classically inspired half-columns is also typical of the period and style. Residents of the district were middle-class farmers, with ties to the agricultural base of the region. In at least one instance (J.T. Baccus), a middle-class merchant also resided in the district.

By 1920, it appears that the historically significant buildings of the district were in place. The location of two cotton mills in Monroe on the south side of town pulled new development out of the city in a southerly direction. Thus, during the 1920s and 1930s, development increased along South Madison Avenue, leaving isolated bungalows and other period houses along the street. During the 1950s and 1960s, infill occurred along the street, eventually engulfing the crossroads with new development located along Pannell Road.

VI. SIGNIFICANCE

A. Areas of Significance:

Architecture  
Community Planning

B. Statements of Significance:

Architecture: A small collection of late nineteenth and early twentieth century homes exists in the South Madison Avenue/Pannell Road Historic District. These buildings, although in a rural setting, reflect styles and characteristics that were popular for the era.

Most of the buildings are simple structures that make good use of Victorian-era detailing. The porches are the most elaborate feature, as is typical for homes in Monroe. Decorative gables and, in one instance, a metal roof, also add to the distinctive architectural features of these buildings. One large early twentieth century home also displays design characteristics that were popular nationally during this era.

These buildings become important, then, as local (and especially rural) manifestations of national trends in architecture. Several of the buildings compare favorably with the better Victorian homes in Monroe. They remain as examples of housing developed in rural Walton County, yet very much affected by life in the county seat.

Community Planning: The South Madison Avenue/Pannell Road district developed as a small country hamlet on the outskirts of Monroe. This development is very typical of agricultural areas in Georgia, and can be seen in numerous locations in Walton County. The importance of the crossroads in the district's development cannot be overstated, as the crossing of these two important traffic arteries provided the framework for the subsequent development of the hamlet. Thus, the district becomes important as a typical example of rural development in Georgia--later enveloped by an expanding city.

\*Denotes a building still standing.

VII. SOURCES OF INFORMATION:

See Overview Statement

MAP 54

SEE RURAL  
MAP WA-83

SEE MAP M-45  
PARCEL NO. 2

SEE MAP M-45  
PARCEL NO. 3

MAY 45

NOTE: See Map M-45  
FOR CONTINUATION OF  
SOUTH MADISON AVENUE/  
PATRICK ROAD OBJECT

SOUTH MADISON AVENUE/PATRICK ROAD  
HISTORIC DISTRICT  
MONROE, GEORGIA  
MAP M-55

- Contributing Structures
- ▣ Non-historic structures
- Inclusions
- Boundary (1) Photo Number/Direction

UPPER VIEW OF DISTRICT M-45  
MAP PREPARED JANUARY 1983 BY DAVID J. BROWN

Historic Resources of Monroe, Walton Co., Ga.

DISTRICT SKETCH MAP M-55

Scale: 1" ----- 200'

Legend: As marked

WALTON COUNTY

NEWBURN, GA.  
NEWS MANAGER CO.

M-55

