



Monroe Historic Resources Survey

HISTORIC PRESERVATION
COMMISSION MEETING

NOVEMBER 23, 2021



What is a Historic Resources Survey?

The Georgia Historic Resources Survey is an ongoing, statewide inventory of buildings, sites, structures, and objects of historical, architectural, and cultural significance.

Historic Resources Surveys collect and record information on extant resources, including a description of each resource, as well as its age, setting, location, any documented history and/or significance, and photographs.

The survey information is then entered into Georgia's Natural, Archaeological, and Historic Resources Geographic Information System online database (GNAHRGIS).



1909 Sanborn Map of Downtown Monroe

The Historic Resources Survey is a process of systematically **identifying, researching, and documenting properties that reflect important themes in the city's growth and development** such as architecture, city planning, social history, ethnic heritage, politics, industry, transportation, commerce, entertainment and others.

Historic resources include **buildings, structures, objects, cultural landscapes, natural features** and groupings of resources or areas known as **historic districts**.



Residential Buildings



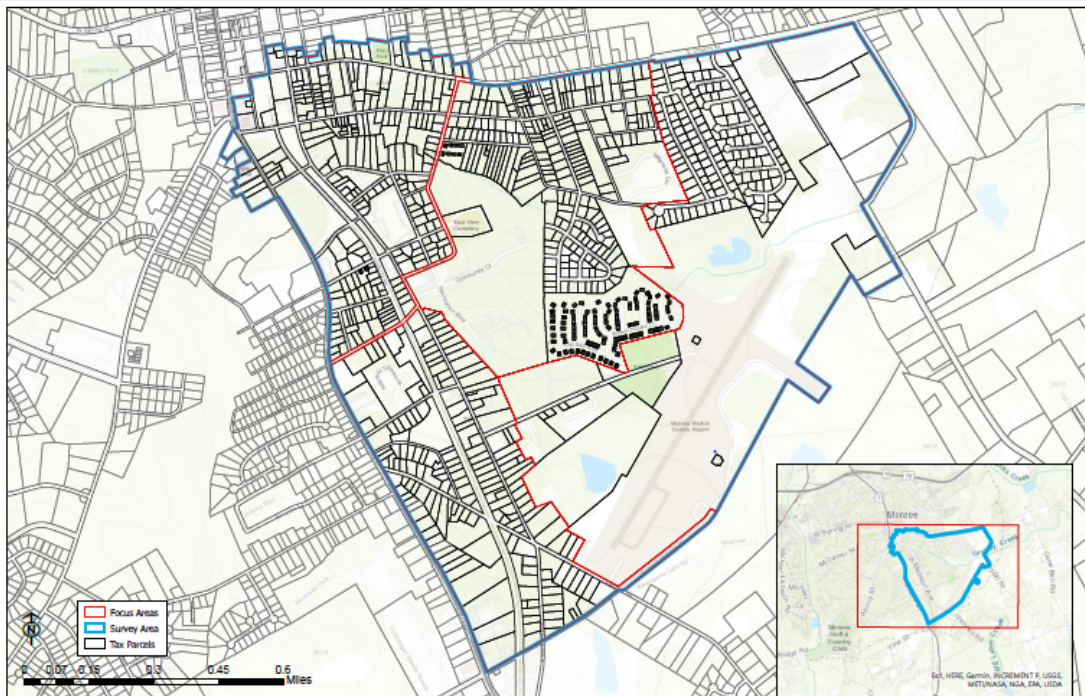
Commercial Buildings



Institutional Buildings



Contributing Features and Landscapes



Map of Survey Area One

Why is the city conducting a Historic Resources Survey?

The City of Monroe is conducting the survey in order to update and expand upon the Historic Resources Survey conducted in 1987.

Conducting an up-to-date survey is one of the requirements for maintaining Monroe's status as a Certified Local Government (CLG).

The 2021 Historic Resources Survey will resurvey and provide updated documentation for the resources identified in 1987. It will also survey and document previously unidentified historic resources.

The City of Monroe has been divided into four Survey Areas. Survey Area One contains an estimated 550 parcels.

The Historic Resources Survey will serve as the primary planning tool to **identify, record, and evaluate** historic properties and districts within Monroe. Survey data provides baseline information on **potential historic resources** to inform planning decisions and support policy goals.

Uses of survey data include:

- Community Plan Updates
- Zoning Decisions and Plan Approval
- Cultural Tourism
- Potential Designation





What are the benefits of the survey?

- Property owners, planners and other interested parties will benefit from the upfront identification of a property's historic status. This saves time and money during the Planning Department's review process for certain building alterations.

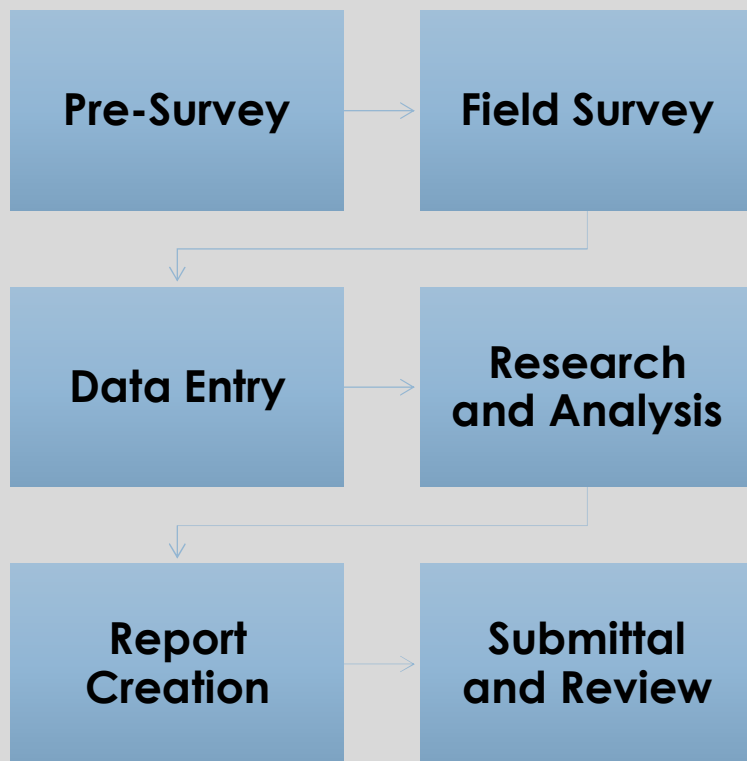
Can property owners “opt-out” of the survey?

- No. Property owners cannot opt out of a survey. The survey only evaluates buildings from the public right-of-way and does not include a building's residential or commercial interiors.

Do surveyed resources automatically become designated?

- No. Although surveys identify and evaluate resources that **may** be eligible for designation, no actual designations result directly from survey activity. Designation by the City of Monroe and nominations to the National Register are separate processes which include property owner notification and public hearings. This would occur separate from this project.

Survey Process



The **Pre-Survey** process typically involves preliminary research, map making, and survey planning.

During **Field Survey**, the survey team will document each building in the survey area and record the resource's architectural, physical, and material qualities on a survey form. Field surveys are conducted from the public right-of-way.

Survey findings will be recorded online in the GNAHRGIS database during the **Data Entry** process.

Field survey and data entry is followed by a more intensive phase of **Research and Analysis**, during which the survey team will draft a developmental history and architectural analysis.

These findings will be compiled in the **Historic Resources Survey Report**, which will be submitted to the City and the Georgia Historic Preservation Division for review.

RESOURCE #: _____ **HISTORIC RESOURCE SURVEY FORM**

1. Name of resource: _____

2. Location: _____

3. Total number of resources on site: _____

4. Number of each kind of resource on site: (answer below)
 Building _____ Site _____ Landsc Feature _____ Structure _____ Object _____
 (Outbuildings _____)

5. Uses:
Current Use (6) & Original Use (7)

Domestic / Residential	Industrial/engineering
Single dwelling	Mill / processing / mfg
Multiple dwelling	Mill / company housing
Apt bldg	Waterworks
Rowhouse	reservoir / dam /
Duplex	water tower / canal
Secondary structure	Extractive facility or site
Storage shed	Communications facility
Garage / Carriage house	Energy facility
Kitchen	Transportation
Privy	Rail / Road / H2O / Ped / Air
Wellhouse	Government/Public
Springhouse / Ice house	Fire station
Smokehouse	Post office
Dwelling (secondary)	City / town hall
Dairy	Jail / prison / police station
Greenhouse / Pool house	Public works
Commercial	Courthouse (co / fed)
Business / office	Militia district
Professional office	Gov't office (type)
Bank/savings & loan	Public housing
Retail store / shop	Entertainment / recreation / cultural
General store	Theater / opera hall / cinema /
Restaurant / bar / café	playhouse
Hotel / inn / motel / b&b	Museum / gallery
Department store	Sports facility
Warehouse	Outdoor rec / campground / picnic
Multiple com'l / shop ctr	Auditorium
Professional assn / trade org	Fair / amusement park
Market	Music fac. / bandstand
Religious	Zoo
Church / religious structure	Commem. monument / marker
Church school	Resort
Church-related housing	Work of art
Campground / arbor / retreat	Bot. / horticultural garden
Ceremonial site	Funerary
Educational	Cemetery
School	Grave / mausoleum
College / university	Mortuary / funeral home
Library	Military
College-related housing	Battle site
Research facility	Fortification
Agriculture / Food Processing	Military facility (type)
Agricultural outbuildings	Armory / arms storage
Barn / shed	Military housing
(mule / cattle / horse /	Health care
dairy / wagon / machinery /	Hospital / Medical Clinic
implement)	Business / office
Tobacco	Spa / springs
Chicken coop	Nursing home / sanatorium
Silo / Windmill	Civic / social
Corn crib	Fraternal / patriotic org
Agricultural storage	Club (common interest)
Cotton / Peanut warehouse	Social / civic org
Grain elevator	Philanthropic housing
Tobacco warehouse	Work in progress
Agricultural processing	Vacant/not in use
Animal / Fishing facility	unknown
Agricultural fields	
Tree farms	
Irrigation facility	

8. Date of construction: _____

9. Altered (see item #26)

10. Addition (see item #26)

11. Moved / Destroyed (see item #26)

12. SHPO Evaluation: appears NOT to meet NR criteria because of integrity / age / significance more information needed (refrain)

13a. (circle one)
High style or elements of style

13b. Style(s) (in alphabetical order)
 No academic style

Art Deco	International
Beaux Arts Classicism	Italian Renaissance revival
Chicago School	Italianate
Colonial revival	Mediterranean revival
Craftsman	Moderne
Dutch Colonial revival	Neoclassical revival
Early Classical revival	Prairie style
English vernacular	Queen Anne
revival	Richardsonian Romanesque
Eclectic revival	Romanesque revival
Federal	Second Empire
Federal revival	Shingle
Folk Victorian	Spanish Colonial revival
French Vernacular	Stick
revival	Stripped Classical
Georgian	Tudor
Gothic revival (or)	N/A
Academic Gothic revival	unknown
Greek revival	
High Victorian eclectic	
High Victorian Gothic	

14. Building Type(s)
1 to 1 1/2 story types

single pen	Ranch
rectangle	Side Gable Cottage
square	
double pen	2 story types
hall-parlor	-house
saddlebag	Cent hallway
2 doors	Hall parlor
cent. door	Dbl pen
central hallway	Saddlebag
dogtrot	Plantation plain
Georgian cottage	Side hallway
Sand Hills cottage	Gabled ell house
Shotgun / Double shotgun	Queen Anne house
Gabled ell cottage	New South house
Queen Anne cottage	American foursquare
New South cottage	Georgian house
Pyramid cottage	Split level
Saltbox	
English cottage	N/A
Extended hall parlor	unknown
Bungalow	
Front gable	
Side gable	
Hip	
Cross gable	

15a. Floor Plan: (original width)
 one room
 square
 rectangular
 two equal rooms
 two unequal rooms

15b. Depth : (original depth)
 one room
 two rooms
 more than two rooms

16. Plan Shape:
 rectangular/Octagonal
 square
 L / T / U / H / E
 Greek Cross
 Latin Cross

17. Number of stories: _____

18a. Façade: symmetrical or asymmetrical

18b. Front door: 1 2 3 or more _____

19a. Roof types

gable	shed / pent
side	flat
front	truncated hip / deck-on-hip
cross	dome
multi	conical
clipped	complex
stepped	Unknown
parapet	
hip	
pyramidal	

19b. Roof materials

composition/asphalt shingle	slate
metal	asphalt roll
standing seam	wood shingle
pressed shingle	concrete tile
corrugated sheet	unknown
built-up tar and gravel	
clay tile	

20a. Chimney placement (indicate # of each)

gable-end, exterior	lateral interior
both gable ends	lateral exterior
gable-end, interior	multiple random
both gable ends	outside add-on
double gable end	three or more chimneys
both gable ends	center
off-center, ridge/line	no chimney observed
off-ctr within roof surf	unknown

20b. Chimney material

brick	cobblestone / rustic
fieldstone	stuccoed masonry
coursed stone	concrete block
	unknown

21. Type of construction: (max 3)

balloon frame / platform frame	concrete frame
brick bearing	plankwall framing
stone bearing	tile block bearing
log	concrete slab
mortise-and-tenon / brace frame	glass block
post-and-beam (wood)	tabby
metal / steel framing	
concrete block	unknown
poured concrete (bearing wall)	

22. Exterior Material: (max 6)

wood	metal
weatherboard / clapboard	wrought iron
board-and-batten	cast iron / pressed tin
vertical board	sheet metal / corrugated
novelty siding / shiplap/	porcelain enamel steel
drop siding	write in
shingles	concrete
flush board siding	conc block / cinder blk
headed tongue-&groove	decorative concrete blk
half-lapbeating	poured wall
brick (note if handmade)	cast concrete detail
common / American /	textured concrete
running bond / veneer	prefabricated panel
Flemish bond	tabby
English bond	stucco
stone	glass block
fieldstone / rubble /	plate glass
regular coursed stone	pigmented sheet glass
rock-faced stone	carrara / prism glass
rusticated stone	prism synthetics
cobblestone / rustic	vinyl / aluminum siding
stone panels	tarpaper / asphalt sheet
log	patterned asphalt
hewn	asbestos siding
V-notch / square notch	permanstone
half dovetail / dovetail	masonite siding
saddle notch	plastic/fiberglass
ceramic	plywood / particle board
terra cotta	insubrick (composition)
glazed brick / enameled	
tile block / tile mosaic	unknown

23. Foundation Material: (max 3)
Also Note: pier / pier with infill / continuous

brick	stone	unknown
concrete	wood	write-in / see item #26
metal		

24. Porch Configurations: (max 4)

verandah	location	stories	width	material	roof
wrap-around					
recessed					
portico					
stoop					
balcony					
porte-cochere					
arcade					
Roof Types: (fill in above)	NO PORCH AT ALL (not even a stoop)				
hip / shed or pent / gable / hood / conical / complex					

25. Window Types: (max 3)

double hung sash	head (flat, etc.)	pattern (6/6, etc.)	shape (rect. etc.)
single-hung sash			
casement			
fixed			
factory sash			
triple-hung sash			
jalousie			
pivotal sash			
unknown			
write-in / see item #26			

26. Physical Description: (write-in)

27. Outbuildings: (max 10) (include # of each kind)

barn	pool house
dairy / milking	privy
granary	root cellar / potato bank
livestock	secondary dwelling
machinery / wagon	seed house
tobacco	sid
blacksmith house	slave / servant house
carriage house	smokehouse
chicken coop	springhouse
corn crib	store
cotton house	sweet potato house
dairy	tenant house
Delco gen shed / gas plant	well house
dovecote	windmill
flower pit	
garage	unknown
greenhouse	
guest house	
ice house	
implement shed	
kitchen	
mixed use	
office	

28a. Landscape Features: (max 10)

yard setting	informal / picturesque	rural landscape / ag fields
casual / unplanned	designed fencing / walls	field systems
designed planting beds	designed drives / walks	fence / hedgerows
terracing / retaining walls	terracing / contouring	cemetery
street trees / landscaping	street turn / fountain	terraces / orchards
town / courthouse sq	street / monument	drainage / irrigation
arbores / fountain	ornamental paving	forest / woods
medial	unknown	natural
	write-in / see item #26	planted

28b. Surrounding Resources:

new	old	mixed old and new
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29. Historical Themes: (max 5)

architecture / agriculture	African Amer / Native Amer	history
commerce / industry	other minority and ethnic groups	development
religion / education	engineering / landscape arch	activity
social / cultural level	planning / military	person
transportation	exploration / settlement	event
gov't / politics / law	conservation / public works	
recreation / entertainment	arts / letters	

29c. Description(s) of Environment

town (residential/commercial)	suburban (residential/commercial)
urban (residential/commercial)	vacant lots
rural (agricultural/forested/non-comm)	industrial setting/park
	strip development
	agricultural/crossroads
	designed landscape
(write-in)	mixed use

15a. Floor Plan: (original width)
 one room
 square
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The Historic Resource Survey Form used by the survey team to record field observations



Left Oblique



Front Facade

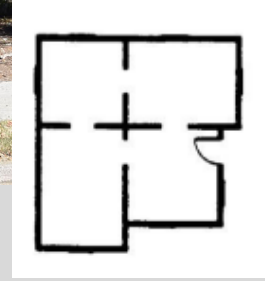
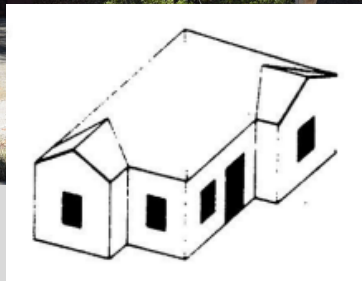


Right Oblique

Standard documentation for historic resources involves a photograph of the front façade, as well as photographs of the left and right obliques (as vegetation and topography allow).



303 E Church Street
Queen Anne Cottage, ca. 1900



Large rectangular vent
in front facing gable

Decorative porch brackets

Transom light above main
entrance

Residential building converted
to commercial use

Original windows and
decorative window trim

Brick pier foundation with
brick screen infill



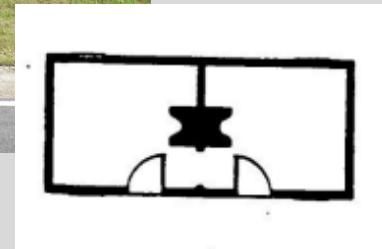
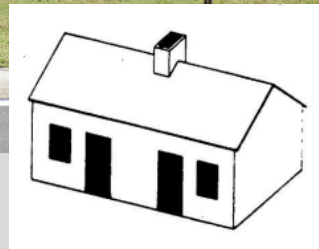
Central brick chimney

Replacement vinyl siding

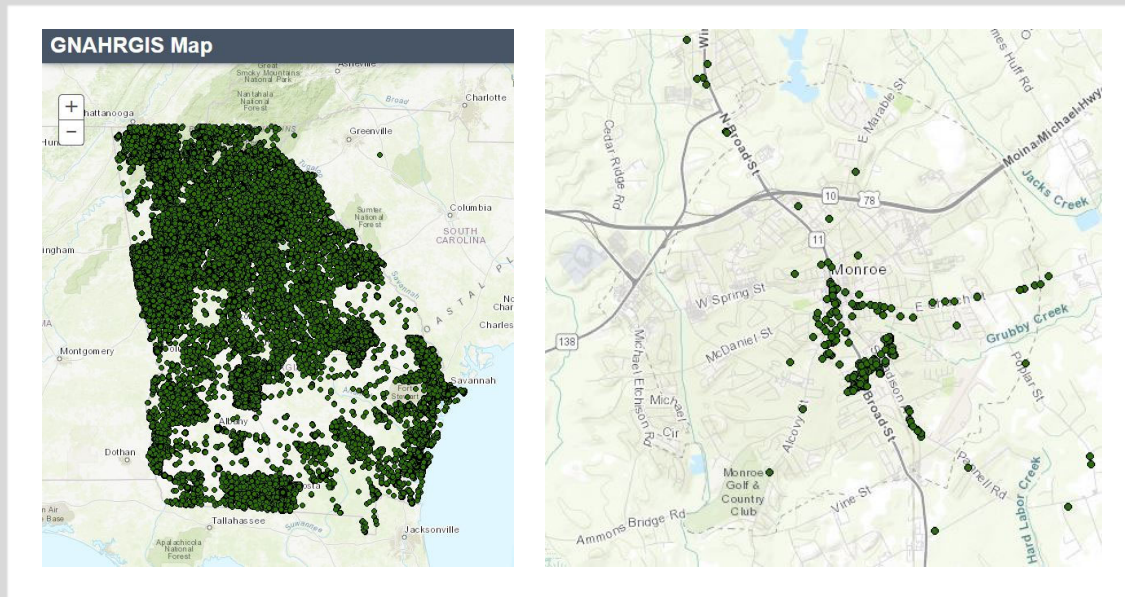
Original 5-panel doors

Original windows

Replacement mid-century metal porch supports and railing



609 Lawrence Street
Two-Door Saddlebag, ca. 1910



GNAHRGIS is an online database that serves as the statewide repository for Historic Resources Survey data.

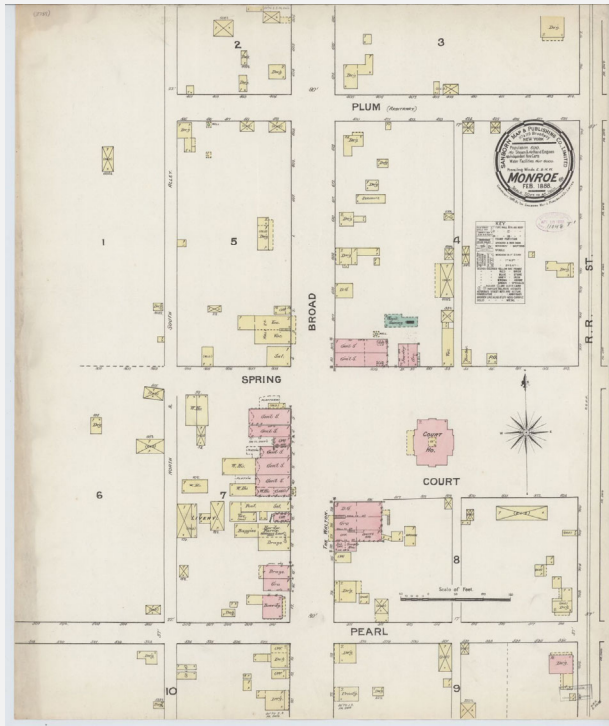
The survey data collected in Monroe will be recorded in GNAHRGIS.

Upon completion, the survey data will be made publicly available.

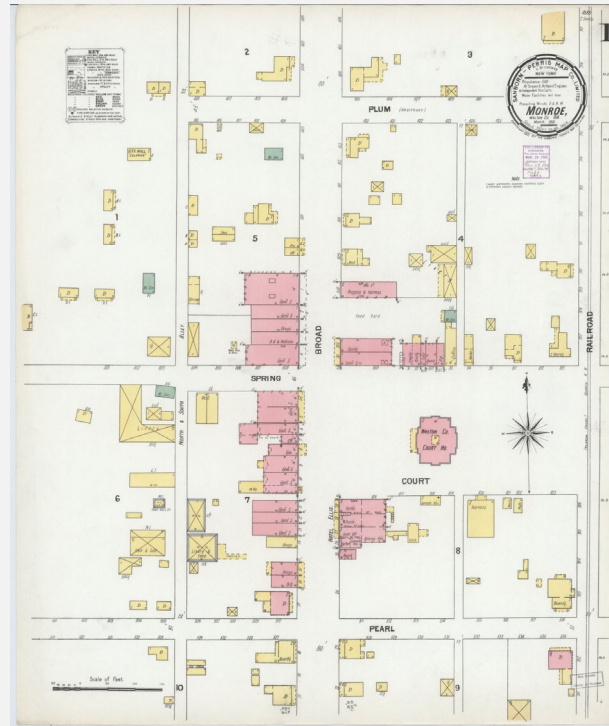
Georgia's Natural, Archaeological, and Historic Resource Geographic Information System (GNAHRGIS)

No.	Address	GNAHRGIS ID	X/Y Coordinates	Date of Construction	Architectural Style	Current Use	Original Use	National Register Assessment
01	942 Hank Aaron Dr SE	278999	33.72888961/ -84.38664795	1977	No Academic Style	Domestic: Multi-family	Domestic: Multi-family	May meet NR criteria
02	978 Hank Aaron Dr SE	279001	33.72780408/ -84.38775043	1915	Craftsman	Domestic: Single-family	Domestic: Single-family	May meet NR criteria
03	984 Hank Aaron Dr SE	279002	33.72766982/ -84.3877038	1910	Craftsman	Domestic: Single-family	Domestic: Single-family	May meet NR criteria
04	988 Hank Aaron Dr SE	279004	33.72753963/ -84.38772624	1910	No Academic Style	Vacant	Domestic: Single-family	Appears not to meet NR criteria: Integrity
05	980 Dunning St SE	279014	33.72776405/ -84.38689606	1910	No Academic Style	Domestic: Single-family	Domestic: Single-family	Appears not to meet NR criteria: Integrity
06	997 Dunning St SE	279028	33.72739377/ -84.38723904	1920	No Academic Style	Domestic: Single-family	Domestic: Single-family	Appears not to meet NR criteria: Integrity
07	1000 Dunning St SE	279031	33.72725374/ -84.38689832	1930	No Academic Style	Domestic: Single-family	Domestic: Single-family	May meet NR criteria
08	1010 Dunning St SE	279034	33.72696877/ -84.3869124	1950	No Academic Style	Domestic: Multi-family	Domestic: Multi-family	Appears not to meet NR criteria: Integrity
09	961 Linam St SE	279037	33.72823424/ -84.38625386	1915	Craftsman	Domestic: Single-family	Domestic: Single-family	May meet NR criteria
10	962 Linam St SE	279038	33.72820843/ -84.38588373	1915	No Academic Style	Domestic: Single-family	Domestic: Single-family	May meet NR criteria
11	964 Linam St SE	279040	33.72810763/ -84.38590882	1915	No Academic Style	Domestic: Single-family	Domestic: Single-family	May meet NR criteria
12	968 Linam St SE	279042	33.72799973/ -84.38590805	1915	Craftsman	Domestic: Single-family	Domestic: Single-family	May meet NR criteria
13	971 Linam St SE	279043	33.72807012/ -84.38629741	1955	No Academic Style	Vacant	Domestic: Single-family	Appears not to meet NR criteria: Integrity
14	976 Linam St SE	279071	33.72789435/ -84.38593965	1910	No Academic Style	Domestic: Single-family	Domestic: Single-family	Appears not to meet NR criteria: Integrity

Example of the Survey Data collected during the field survey process



1888 Sanborn Map of Downtown Monroe



1901 Sanborn Map of Downtown Monroe



1916 Sanborn Map of Downtown Monroe

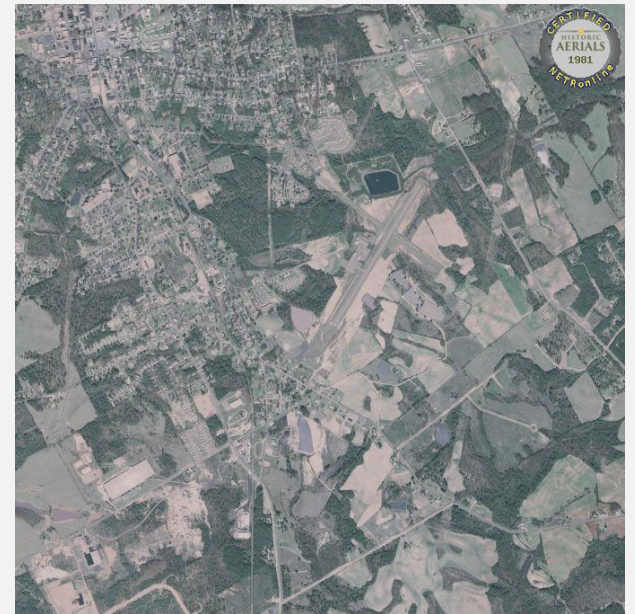
The survey team will use historic maps and aerial images to better understand Monroe's developmental history and the potential significance of the city's historic resources.



1955 aerial image of Survey Area One



1962 aerial image of Survey Area One



1981 aerial image of Survey Area One

Historic Resources Survey Report

Executive Summary

Project Description

Summary of Previous Preservation Activity

Developmental History

Survey Methodology

Survey Results and Architectural Analysis

Recommendations for Future Preservation Activity

Acknowledgements

Appendices

The findings of the Historic Resources Survey will be compiled in a comprehensive **Historic Resources Survey Report**.

The Historic Resources Survey Report will contain a **Developmental History** of Monroe, which will chronicle how the city has evolved over time.

This will be accompanied by an **Architectural Analysis** of the survey findings, profiling the different building types and architectural styles observed in Monroe, and how those resources reflect the city's developmental history.

The Historic Resources Survey Report will also provide several **Recommendations for Future Preservation Activity**, as well as spreadsheets and maps that display the survey findings.

How can you help?

Please give the survey team your input!

Let us know about any potential resources that need documentation.

Any information about your own property is also helpful, including the date of construction, dates of additions and/or material changes, and any notable features.

Research material is also welcome! Local historians and historical collections are valuable sources of information for the survey team.

Tell your neighbors!