

RECEIVED 2280 OMB No. 1024-0018
 JUN 24 1997
 812

National Register of Historic Places Registration Form

This form is for the use in nominating or requesting determination of eligibility for individual properties or districts. See instructions in "Guidelines for Completing National Register Forms" (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Monticello Historic District
 other names/site number N/A

2. Location

street & number Roughly centered on the courthouse square and College, Eatonton, Forsyth, Hillsboro, and West Washington streets, and Funderburg and Madison drives and mostly within the incorporated Monticello city limits.

city, town Monticello () vicinity of
 county Jasper code 159
 state Georgia code GA zip code 31604

() not for publication

3. Classification

Ownership of Property	Category of Property
(x) private	() building(s)
(x) public-local	(x) district
() public-state	() site
(x) public federal	() structure
	() object

Number of Resources within Property:

	<u>Contributing</u>	<u>Noncontributing</u>
buildings	372	183
sites	4	0
structures	1	2
objects	1	0
total	478	185

Contributing resources previously listed in the National Register: 4

Name of previous listing(s): Hitchcock-Roberts House (2/14/79); Jordan-Bellew House (1/20/78); Monticello High School (12/14/78); Jasper County Courthouse (9/18/80).

Name of related multiple property listing: N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets the National Register criteria. () See continuation sheet.

Mark R. Edwards
Signature of certifying official

6/17/97
Date

Mark R. Edwards
State Historic Preservation Officer
Georgia Department of Natural Resources

In my opinion, the property () meets () does not meet the National Register criteria. () See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency or bureau

5. National Park Service Certification

I, hereby, certify this property is:

entered in the National Register

Malcolm W. Way

8/8/97

determined eligible for the National Register

determined not eligible for the National Register

removed from the National Register

other, explain: _____

see continuation sheet _____

Malcolm W. Way

Signature, Keeper of the National Register

Date

6. Function or Use

Historic Functions:

DOMESTIC: single dwelling

COMMERCE: business; restaurant; financial institutions; specialty stores; department store; warehouse

GOVERNMENT: courthouse; post office

EDUCATION: school; library

RELIGION: religious facilities

FUNERARY: cemeteries

AGRICULTURE/SUBSISTENCE: processing storage; agricultural fields

INDUSTRY: manufacturing facilities; industrial storage

TRANSPORTATION: rail-related; road-related

Current Functions:

DOMESTIC: single dwelling

COMMERCE: business; professional; restaurants financial institutions; specialty stores;

GOVERNMENT: city hall; post office; courthouse

RELIGION: religious facilities

FUNERARY: cemeteries

RECREATION and CULTURE: sports facility; monument

TRANSPORTATION: rail-related; road-related

7. Description

Architectural Classification:

Mid-19th Century: Greek Revival, Gothic Revival

Late Victorian: Gothic, Italianate, Second Empire, Queen Anne

Late 19th and Early 20th Century Revivals: Colonial Revival, Classical Revival, Tudor Revival

Late 19th and Early 20th Century American Movements: Commercial Style, Bungalow/Craftsman

Modern Movement: Art Deco

Other: gabled-ell cottage, hall-parlor house, I-house, pyramidal cottage

Materials:

foundation: Brick, Stone

walls: Wood: weatherboard, Brick, Stucco, Asbestos

roof: Asphalt, Metal

other:

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7

Description of present and historic physical appearance:

Overview

The city of Monticello is located in the north-central Piedmont region of Georgia, approximately fifty-five miles southeast of Atlanta. Located in the center of Jasper County, Monticello serves as the county seat. The site for the town was chosen for its flat hilltop location and nearby deep springs. Monticello's original city limits were defined by a circle with a one-and-one-half-mile radius centered on the town square. It was expanded in recent years to accommodate growth. The town plan is a grid pattern in the center with development following an axial growth pattern as houses and institutional buildings were constructed along the seven major roads leading into town. The plan has remained unchanged since it was first laid out in 1808. The landscape consists primarily of gently sloping land with oak, maple, and elm trees lining neighborhood streets and additional hardwoods located elsewhere in the district. Several productive pecan groves are located in Monticello. The railroad, which was extended through Monticello in 1887, wends its way through town in a roughly southwest to northeast direction. The late-19th-century railroad station was demolished in the early 1990s.

The Monticello Historic District is an intact, small town characterized by a commercial district in the center with residential neighborhoods radiating outward. Six of the seven main roads leading to the town square are almost identical in terms of their visual characteristics. All are two lane, tree-lined roads with very similar lot widths, setbacks, building densities, and mixed architectural styles. Both high style and vernacular architecture can be found along these streets and neighboring streets. The seventh road, Funderburg Drive, and nearby streets are characterized by small lots with equally small houses sited just a few feet back from the street. Although no formal, public landscapes exist in the town, except for the town square, there are open spaces in the form of wooded areas. Both the downtown and residential areas have survived with few incompatible changes and intrusions.

Downtown Development

Monticello's commercial district, located in the middle of the historic district, contains commercial architecture from the late 19th and early 20th centuries. The commercial district comprises four main blocks of attached commercial and governmental buildings on each side of the courthouse square and warehouses and industrial buildings located directly behind the square. Other freestanding commercial establishments dot the historic district.

The square and adjacent streets were surveyed and laid out in 1808 in a grid pattern which has become known as the Washington plan. This plan, consisting of a central square and surrounding blocks of equal size, is in evidence today. The square is surrounded by four streets named for generals of the Revolutionary War: Washington, Green, Warren, and Forsyth. The character of the grassy, courthouse square remained the same through the late 1950s until one of the four large trees that punctuated the corners died. Within a decade the other three were removed. Bradford pear trees have subsequently been planted. Another feature of the square is the Confederate monument, dedicated by the Daughters of the Confederacy in 1910. The stone obelisk is surrounded by a low brick wall and is located in the center of the square on the site of the old courthouse which was demolished in 1909. Hexagonal pavers form walkways around the monument and the sidewalks around the square.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7

Early commercial buildings around the square were of frame construction. Three separate fires in 1843, 1874, and 1878 destroyed nearly all of the commercial buildings facing the square. The one remaining building from this period is believed to have been built in 1877. The three-bay storefront, on the corner of South Warren and East Washington streets, was built for John H. Roberts and was the first brick building on the square. Today, the buildings on the square are generally one-and-two-story buildings set flush against the sidewalk to form a continuous facade. They feature load-bearing masonry construction, and for the most part do not represent any particular style of architecture. Although academic styling is notably absent on most buildings, Italianate elements, such as decorative window hoods and bracketed cornices are found on some of the commercial buildings. Other decorative elements include cast-iron cornice decoration and storefronts, geometrically patterned brickwork, and the use of pilasters. Many original storefronts still exist and are characterized by recessed entrances, large display windows with transoms, wood bulkheads, and flush signboards.

The Benton Supply Company and Department Store, built in 1903, is designed with Neoclassical Revival elements: symmetrical five-bay facade, pressed-metal cornice with dentils, cast-iron Corinthian pilasters, and second-floor round-arch window openings with transoms in the Palladian motif. The second floor housed professional offices and the telephone exchange. Although this building has deteriorated, the city plans to rehabilitate it for use as a governmental building.

The north side of the square is dominated by the Jasper County Courthouse, which was built in 1907. This large brick building is a good example of the Neoclassical Revival style. It features a central, full-height pedimented porch supported by four colossal Ionic columns, fanlight, dentil molding, and a corbeled cornice. A large, domed clock tower with round-arched windows rests atop the structure. The U.S. Post Office, located on East Washington Street behind the square, rests on the site of the Stage Coach Inn. The brick building, built in 1936, is another example of the Neoclassical Revival style popular at the turn-of-the-century. A mural depicting the early settlement of the Georgia Piedmont hangs in the lobby above the entrance to the postmaster's office.

Large brick warehouses and other transportation-related buildings are located on the streets adjacent to the square. The H.C. Tucker Motor Company building, located on West Washington Street, was built in 1929. Originally constructed as an automobile showroom and service center, this brick building displays Art Deco elements with heavy piers and geometric inserts in the facade and includes a unique drive-through corner with gas pump.

Residential Architecture

Houses in Monticello are concentrated along the main road corridors: College, Eatonton, Forsyth, Hillsboro, and West Washington streets, and Funderburg and Madison drives. The district contains a range of residential architectural styles and building types constructed in the 19th and early 20th centuries. The majority of houses are wood framed structures, though some are some are constructed of masonry. Some of the earliest houses in Monticello are I-houses--two-stories tall, one-room deep, usually with a center hall. The Jeremiah Pearson House, on West Green Street, was built in 1816. It is a good example of the I-house plan, although the porch and first-floor windows are late-19th-century alterations, and the rear kitchen is an early 20th-century addition.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7

Houses designed in the Greek Revival style are found throughout Monticello. In many cases, Greek Revival-style details were added to a pre-existing houses, such as the c.1820 Reese House on East Green Street. The Reese House displays the common characteristics of Greek Revival architecture with its large colonnade and prominent columns, the wide plain entablature, symmetrical block massing, and low-pitched roof.

The Italianate influence, while found mostly in Monticello's central business district, can also be found in residential architecture. The Jordan-Bellew House on Madison Road, built in 1838, displays many identifying features of the style, including a hipped roof, decorative brackets, and turned balusters on the elaborate front porch.

Many of Monticello's late-19th-century buildings combine several styles popular in the Victorian Era. These influences can be traced to the Gothic Revival, Second Empire, and Queen Anne styles. High-style examples of Queen Anne architecture demonstrate an asymmetrical facade, steeply-pitched roof, wrap-around porch, round-or-multi-sided tower at the corner of the house, and a plethora of decorative devices: patterned shingles, cut-away bay windows, spindlework and cutwork, and elaborate brickwork on chimneys.

The historic district includes large Neoclassical Revival-style houses from the turn-of-the-century, such as the J. D. Persons House on College Street, built c.1903. This house is characterized by a semi-circular, colonnaded entrance porch, symmetrical facade, and Classical details.

There are several good examples of English Vernacular architecture in Monticello. The two Benton houses on North Warren Street, built in 1934 and 1935, display the characteristic half-timbering and stucco facade, casement windows, and steeply pitched roof. When executed in brick, the details include patterned brickwork and crenellations at the roof line. The Henderson House on Eatonton Street, built in 1932, is an example of a brick English Vernacular Revival-style house. However, Craftsman is the most common early 20th-century architectural style in Monticello. The style, which is identified by low-pitched roofs with overhanging eaves, knee braces, and battered porch supports, is usually applied to the Bungalow house type. Bungalows are low, irregularly massed dwellings with integral porches.

A large number of one-and-two-story houses that can be characterized as Vernacular are located in the district. These plain houses feature traditional house forms, such as the gabled-ell cottage and the pyramidal cottage, with applied decoration. These decorative details are often turned or jig-sawn wood elements and are particularly noticeable on porches, vents, and barge board. These types are heavily concentrated in the Funderburg Drive corridor and in the Key Street area. These areas are densely settled and consist of small houses with very little setbacks. Originally built with metal roofs, the roofs have been replaced over the years with asphalt shingles. Nearly all of the historic houses in this neighborhood were clad in Masonite siding during the late 1940s.

Numerous houses in Monticello feature outbuildings. Located toward the rear of the lot and usually built of wood, these buildings served as sheds, barns, garages, smokehouses, and servant and tenant dwellings. A historic outbuilding is located on the Shady Grove Plantation on Forsyth Street. The double-pen building measures 24'-6" x 12'-6" and features weatherboard siding, two entrances, and evidence of a

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7

chimney that no longer survives. Its original use is not known, though it served as a schoolhouse in the first decades of the 20th century.

Community Landmark Buildings

In addition to the courthouse and post office, community landmark buildings in Monticello include four historic churches, including two that are very good examples of the Carpenter Gothic style of architecture. Monticello Presbyterian Church on East Washington Street, built in 1898, is constructed of wood and features trefoil sawn work on the gables, and Gothic windows and vents. The facade is asymmetrical with a corner turret and a square bell tower. Nation Church on Short Street, built in 1895, also features Gothic details, including ogee windows and door openings, quatrefoil details, and a bell tower with Gothic vents.

Monticello High School, now the Jasper County Community Center, was built on College Street in 1922. It is an early work of local architect Henry H. Jordan and displays characteristics of the Italian Renaissance style, notably, the arched, recessed entrance, stone string course and water table, symmetrical facade, and flat roof with a parapet. Also located on the lot are the gymnasium and library, both contributing resources. The Rose Bowl, located at the corner of West Green and College Streets, is the site of the athletic field that was selected in 1926 as the high school football field. Its natural bowl shape provides a low playing field and terraced seating on the slopes. The Rose Bowl is also the site of high school graduations. The football field was rehabilitated in 1992. It includes home-team and visitor bleachers, lights, goal posts, landscaping, restrooms, a concession stand, and fencing and walkways.

The Washington Park Elementary School, located on Martin Luther King, Jr. Drive at the south end of Monticello, is a large school complex that comprises mostly recent construction. The school supports the surrounding African-American community. A brick gymnasium with a segmental-arched roof is part of the complex. It was probably built in the 1930s and contributes to the significance of the historic district.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria:

A B C D

Criteria Considerations (Exceptions): N/A

A B C D E F G

Areas of Significance (enter categories from instructions):

Architecture
Commerce
Community Planning and Development
Politics/Government

Period of Significance: 1808 - 1946

Significant Dates:

1807-1808 - Monticello founded and laid out.
1907 - Jasper County Courthouse built.
1922 - Monticello High School built.
1936 - Monticello Post Office built.

Significant person(s):

N/A

Cultural Affiliation:

N/A

Architect(s) / Builder(s):

Beeland, W. J. (Macon contractors) - Jasper County Courthouse, Farmers National Bank (currently Tyler Insurance).
Gay, Thomas P. (local builder) - First Presbyterian Church, Bank of Monticello (corner of E. Washington and S. Warren Streets).
Jacobsen, Frederick (master builder) - 359 E. Green St.
Jordon, Henry H. (architect) - 519 Eatonton St., 1025 Forsyth St., Monticello High School.
Lockwood Brothers (architects) - Jasper County Courthouse, Farmers National Bank (currently Tyler Insurance).
Lynch, Travis (local builder) - 238 N. Warren St.
McCrary, J. B. (engineer) - Monticello water system.
Melick, Neal A. - (supervising engineer) U.S. Post Office.
Nichols, Thomas (local builder) - Benton Supply Company & Department Store.
Robert, Captain Lawrence Wood (chief civil engineer) - Central of Georgia Railway, Athens to Macon line through Monticello (Monticello resident).

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8

Simon, Louis A. (supervising architect) - U.S. Post Office.
Union Point, Georgia contractors - 359 Green St.
West Point Iron Works - Monticello High School.
Wilson, L. L. (contractor) - 509 College St., 573 College St.

Narrative statement of significance (areas of significance)

The Monticello Historic District is significant as a 19th-and-early 20th-century residential, commercial, and industrial district. The historic district is significant in the area of architecture, because it contains a large, intact collection of commercial, residential, governmental, institutional, and industrial buildings constructed from 1816 through the 1940s. Styles represented in the district illustrate the evolution of architecture in Georgia from the early settlement of the Piedmont in the early 1800s through the mid-20th century. Architectural styles represented in the historic district include: Greek Revival, Gothic Revival, Italianate, Second Empire, Queen Anne, Colonial Revival, Neoclassical Revival, English Vernacular Revival, Craftsman, and Art Deco. However, the vast majority of buildings are vernacular and feature few elements of academic style.

The focal point of the commercial district is the historic courthouse square containing blocks of attached commercial buildings and freestanding commercial and governmental buildings built between 1885 and 1930. These buildings are typical of historic downtown commercial development in Georgia. They are built of brick and one-and-two-stories in height. Although a few include stylistic influence, most do not represent any particular style of architecture. Italianate elements are most commonly seen in the form of window hoods and bracketed cornices. The courthouse, built in 1907, is the largest building on the square. It was designed in the Neoclassical Revival style, as were many Georgia courthouses built between 1900 and 1930.

Monticello's residential buildings are mostly built of wood. The Hitchcock-Roberts House, built c.1817, with common-bond brick construction is a notable exception. The earliest residential building type found in Monticello is the I-house. One-story Georgian-plan cottages, gabled-ell cottages, shotgun houses, pyramidal cottages, and bungalows were built in Monticello from the middle of the 19th century through the early 20th century. Numerous two-story Neoclassical Revival-style houses with colossal columns supporting massive porticos were constructed at the beginning of the 20th century.

The Monticello Historic District is significant in the area of commerce because it served as a center for economic activity in the region. Initially, the town developed as a commercial center for the region's farms. After the extension of the railroad through Monticello in 1887, and with the expansion of industry after 1890, the business district and commercial centers along the rail line grew rapidly to meet the increasing commercial demands of a growing population. At the beginning of the 20th century, the number of banks, retail stores, warehouses, mills, and factories dramatically increased. Most of these buildings survive.

Monticello is also significant under the theme of community planning and development because it includes the town's intact courthouse square and gridiron plan that was laid out in 1808 as well as the irregular pattern of streets and alleys that indicate later 19th-and-20th-century growth. Settlers selected Monticello as the county seat in 1807 because of its hilltop setting and the abundance of spring water in the vicinity. The development of the town's courthouse square, which has subsequently become known as the

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8

Washington plan, is typical of many Georgia communities. First laid out in the Wilkes County seat of Washington, Georgia, a number of towns across the region repeated this layout when they were established. The Washington Plan consists of a central square containing only a courthouse. Other blocks of equal size were then placed around the central square forming a grid. Major streets intersect at right angles at the corners. Monticello's first settlers were from the Carolinas and Virginia where the central courthouse square plan was common in town planning in county seats. The county built the first courthouse in 1823 but did not site it on the square. A larger brick building replaced that structure in 1845, and was built in the center of the square. The second courthouse was in turn replaced in 1907 by a courthouse located on the north side of the square. The older structure was subsequently demolished in 1909, returning the square to an open space. One year later, a Confederate monument was added to the center of the square.

The town developed through the 1940s. The parcels adjacent to the courthouse square served as commercial lots while those on the major roads further from the square served residential needs. The grid pattern at the center of town gives way to angular streets with a pattern that only follows the major roads out of town. Between 1885 and 1930, industry and commerce grew in Monticello. When the rail line was established through Monticello in 1887, manufacturing and warehouse buildings were constructed along the line creating a corridor of commercial development, which is still evident today. To accommodate the large number of mill and agriculture workers, a planned neighborhood was established on the south side of town close to one of the mills. The relatively isolated historic black settlement was laid out in block divisions with the tenant houses densely sited. The majority of post-World War II residential development has occurred outside the historic district. The town's circular-shaped city limits have expanded only slightly since its founding and the town plan remains unaltered.

Lastly, the Monticello Historic District is significant in the area of politics and government because of its role as the governmental center for Jasper County. Since its founding, the town square has been the location of the county's courthouse and has served the local and county governmental needs of the town's citizens. Jasper County (named Randolph County from 1807 to 1812) was created by the state legislature in 1807, and Monticello was designated as the county seat in 1808. The sale of lots in the county provided funds to build the first courthouse and jail in 1823. Significant governmental buildings include the current Jasper County Courthouse, which was built in 1907, and the post office, which was built in 1936.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section 8

National Register Criteria

A and C.

Criteria Considerations (if applicable)

N/A

Period of significance (justification)

The 1808-1946 period of significance represents the period in which Monticello was laid out in 1808 to 1946, when the city's most-recently built historic resources achieved their significance. During this period, the Monticello Historic District attained the characteristics that qualify it for listing in the National Register.

Contributing/Noncontributing Resources (explanation, if necessary)

Contributing resources in this district are those constructed between 1807 and 1946 that are architecturally significant and/or represent a historic theme and retain historic integrity. Noncontributing resources are those constructed after 1946 and those that have lost their historic integrity. The contributing sites are the courthouse square, the Rose Bowl, Westview Cemetery, and Southview Cemetery. The courthouse plan is a contributing structure. The noncontributing structures are the water tower, built in 1954 on Frobel Street and the electrical transformer on South Street. The Confederate monument, located on the courthouse square, is a contributing object. In addition, small lots and larger tracts throughout the historic district do not contain any historic resources. These parcels may have once included historic resources that no longer survive or they may never have been developed. In many cases, especially near the outskirts of the district, these tracts were placed in cultivation or served as pasture lands.

Developmental history/historic context (if applicable)

Monticello was surveyed in 1808. Its layout is based on the "Washington plan," which features a central square for the courthouse and streets on all sides of the square radiating out at right angles. The smallest lots ringing the center of town served as commercial lots while the larger lots away from the square fulfilled residential needs. In Monticello, the four streets surrounding the square were named for generals of the Revolutionary War: Washington, Green, Warren, and Forsyth.

The Washington plan allowed for the development of a commercial district surrounding the center square, which usually contained a courthouse. Monticello's first courthouse was built of logs in 1823 and served for 22 years. This structure was located northeast of the square. Previous meetings of the Inferior Court had met at the judge's home. In 1840, the Inferior Court was authorized to levy a tax for three years to fund a new courthouse. The town raised the money and erected a new brick courthouse in the center of the town square in 1845. In addition to its official functions, the courthouse was used for social gatherings such as concerts, recitals, and dances for the community. A stone retaining wall raised the square above street level, and young men of the town planted elms, named for their wives and sweethearts, around the courthouse.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8

The second courthouse operated for 52 years. By the early 1900s, the structure was too small and county officials made the decision to erect a new courthouse. After the county sold the second courthouse in 1909, it was demolished. The current courthouse is located on the north side of the square and was designed by the Lockwood Brothers. It was built in 1907 by the W. J. Beeland Company of Macon. The American Bonding Company of Baltimore supplied the brick and stone.

The United Daughters of the Confederacy purchased a Confederate monument from the McNeal Marble Company of Marietta. It was dedicated on April 6, 1910 in the center of the courthouse square. Four walkways, paved with hexagonal blocks, were added to the square between 1910 and 1920. In 1920, the United Daughters of the Confederacy planted four water oaks around the monument in honor of four local men who lost their lives in World War I.

As intended in its 1808 plan, the blocks surrounding the square developed as a downtown commercial district. Many of these first buildings were wood frame and were destroyed by fire in 1843. Although rebuilt, fires continued to destroy portions of the downtown commercial district. The small shops that manufactured shoes, tools, leather goods, and forged iron and wagon wheels, crowded the area south of the square between Church and East Washington Streets and were considered fire hazards by the "respectable" merchants on the square. In 1876, two years after a fire destroyed buildings on the north side of the square, J. H. Kelly introduced to the city council an ordinance creating a fire alley behind the square from Forsyth Street to Washington Street and from the square to South Street. The present alley between the Benton Supply Company and Joe's Department Store is one of these historic fire alleys.

In 1879, a fire originating in a blacksmith's shop spread to the south and east sides of the square, ravaging the wooden buildings. The square was reconstructed with brick made locally at a brickyard on Tanyard Street; most of the buildings were completed between 1880 and 1898. The last wooden store, built in 1883 as a pharmacy and doctor's office, was demolished in the early 1950s and replaced by a service station.

By the early 1900s, the city paved most of the walkways around the square with brick or hexagonal pavers, many of which are still in place. With the advent of the automobile, the streets were narrowed and the square was enlarged. Paving of the streets around the square in 1930-1931 destroyed several large trees which framed the square. The paving of the square completed Georgia Highway 11 from Gray, Georgia, to Hub Junction in Newton County, creating a continuously paved road.

In September 1908, property on the south side of town, now the neighborhood centered on Funderburg Drive, was auctioned as small residential lots to African Americans on behalf of an estate in the care of the Farmers National Bank. The Washington Park neighborhood was named for educator Booker T. Washington. Over the next several years, local builders constructed the small, one-and-two-room houses that currently survive on most of the lots. Numerous lots were never built upon and several lots are occupied by larger homes built in the 1930s and 1940s. The neighborhood is still owned and occupied by African Americans.

The home and office of Dr. Douglass Funderburg, a leading member of the African-American community in Monticello, are located in this area. Dr. Funderburg was the only physician in Jasper and Putnam counties during the flu epidemic which hit Georgia in 1938. Dr. Funderburg worked around the clock to

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8

serve the hundreds of rural patients afflicted with the flu. His efforts won him respect and gratitude. Within six months his practice was 45 percent white. Dr. Funderburg retired in 1972.

A second, smaller African-American neighborhood is located on the northeast side of the courthouse square between Frobel and Blue Ruin Streets. These one-and-two-room houses are very similar to the those in the Washington Park neighborhood. Although both of these neighborhoods were located near industry and appear to be mill villages, the property here has been African-American owned since the beginning of the 20th century. The majority of the residents were employed as domestic or agricultural workers.

Transportation

In Piedmont Georgia, two systems of roads developed: the farm or market roads and the public roads. The market roads were used for farm equipment, supply wagons, and postal riders. The public roads served stagecoaches, carriages, buggies, and horseback riders. In an effort to keep America working during the Great Depression, the Federal Works Progress Administration paved Monticello roads in the mid-1930s. State roads in Jasper County began receiving asphalt as well. By 1954, all state roads in the county were paved.

The railroad ensured a boom period in Monticello during the 1880s. Developer E. C. Machen of New York obtained a charter in 1885 for the Covington and Macon Railroad to run from Macon to Social Circle. He hoped to obtain line rights from the Georgia Railroad to run to Covington, but when his request was denied, Machen decided to run his railroad to Athens. The first passenger train reached Monticello on June 2, 1887, amidst much jubilation. By December 1888, the line to Athens was complete. In 1889, three trains ran between Macon and Athens: a through freight, local freight, and "Fast Mail." train. The Fast Mail ran daily while the others ran less frequently. The railroad was reorganized in 1891 as the Macon and Northern Railroad because it could not function profitably. The line was subsequently bought by the Georgia Railroad in 1896. Daily passenger service for the city continued until 1953 when the Southern Railroad, the line's third owner, suspended passenger service to Monticello. The depot located on Frobel Street was demolished in 1996.

Agriculture

Agriculture has always played an important role in the economy of Monticello and Jasper County. The first settlers cleared the land and practiced subsistence farming. Corn, cattle, and other livestock were the first products raised in the county. By 1821, with new land awarded in land lotteries across the Ocmulgee River, many farmers sold their land to large landowners and moved across the river, thus beginning the trend of land consolidation and large, slave-owning cotton plantations in Piedmont Georgia.

According to the will book of 1808, these new settlers brought their slaves with them from the very beginning. In the census of 1810, the population of Jasper County was 7,573, almost half of whom were slaves. By 1830, there were 6,809 free persons and 6,332 slaves. As Monticello became the focus of the county's agricultural interest, brokers erected cotton warehouses, merchants built farm hardware stores, and wagon trains left from the county seat to carry cotton to port. Grist mills for grinding corn developed

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8

along the rivers and creeks, such as those at Seven Islands, Eudora, and Mechanicsville. By the 1840s, Jasper was among the three leading cotton-producing counties in the state.

The census of 1840 reveals that Jasper County had the second largest concentration of free blacks in the state. Many of these free blacks lived in Monticello, working as artisans and craftsmen. According to the 1850 census, Jasper County had a population of 11,486, of which 7,134 were slaves. The census also recorded 1,812 dwellings, 588 farms, and 12 manufacturing establishments. Many of the manufacturing establishments were cotton gins and related industries. The Civil War prompted the Grand Jury in 1861, to advise growing nothing but grain, and "let cotton go the four winds." However, planters continued to raise cotton because of the high demand in Liverpool, England.

The 1911 cotton crop was the largest ever grown, with 32,000 bales sold. In succeeding years the devastating effects of the boll weevil, which first hit the area in 1918, was evident in the number of bales sold:

1915	20,487	1920	8,472
1917	19,761	1926	3,793
1919	12,322	1927	3,207

Many farmers and workers left the county in the late 1920s. The town's population in 1823 decreased by 230. Many of the farms in the county were sold to the U.S. Government and now make up much of the Oconee National Forest. In 1930, the total population was 1,593. Although the total population declined in the county over the next 60 years, Monticello's total population continued to grow. The 1990 census recorded a total population of 2,266 and 947 total housing units.

The railroad was of particular benefit to cotton planters. Their cotton could now be stored in brick warehouses, which sat beside the tracks in Monticello. One of these cotton warehouses still stands on South Warren Street. When an agreeable price was reached, the cotton could be sold and shipped to market. The introduction of the railroad also made growing peaches profitable, because it decreased the transport time to the markets. Peach production remained an important industry in Jasper County through the 1960s.

Business and Industry

Early industries in Monticello included grist mills, sawmills, numerous cotton gins, and a woolen mill at Smith's Mill. By the 1820 census, Jasper County contained the fourth-highest concentration of manufacturing activity in the state behind Augusta, Savannah, and Washington. In 1899, three carriage and wagon manufacturers operated in Jasper County.

Soon after the construction of the railroad, local entrepreneurs recognized the opportunity that it provided. In 1899, Bonner Jordan liquidated his furniture business, using the proceeds to purchase a small bobbin mill in Augusta. After moving the mill to Monticello and obtaining financial backing from his cousin Charles Jordan and friend "Mote" Thompson, Jordan began making bobbins for textile mills under a charter for Southern Spool and Bobbin Manufacturing Company. Because the wood he used was unseasoned, the bobbins suffered from shrinkage and the initial venture failed. Thompson withdrew from the enterprise,

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8

and Bonner Jordan left soon afterward to pursue the electric power business. Charles Jordan, who stayed in the bobbin business, found backers in Macon, but ran into financial difficulty again. Finally, in 1906, Charles Jordan received family backing for the business and ran a successful bobbin mill for more than forty years. The Jordan Manufacturing Company, formerly Southern Spool & Bobbin, was purchased in 1929 by U.S. Bobbin & Shuttle. Because of declining sales during the Depression, the Jordan division was divested from U.S. Bobbin in 1939 and it reverted back to Charles Jordan. The business has since dissolved and the buildings have been demolished.

Another successful manufacturing business was the Empire Cotton Oil Company, established in 1902. Built next to the railroad near South Warren Street, the company produced 20 tons of cotton oil per day and was one of the most successful local industries until the boll weevil hit the area in 1918. In 1935, the mill was converted to a plant for canning pimentos, and in recent years has functioned as a feed mill. Another large company, The Benton Manufacturing Company, located on Madison Street, manufactured farm hardware for local use.

During the post-World War II economic boom, several new industries started in the area. In 1947, the Appalachian Minerals Company started mining and processing feldspar in Jasper County. That plant is now owned by the Feldspar Corporation and continues operation. Earthpak also moved into the county along State Route 83, and employs local residents in the processing of organic garden products. In 1969, Georgia Pacific completed its panelboard manufacturing factory south of Monticello. Georgia Pacific has subsequently added a plywood factory and a studmill, making it one of Jasper County's largest employers. The Monticello Manufacturing Company, a subsidiary of Oxford Industries, produces garments and is the largest employer of female labor.

Central to the development of industry in Monticello was the creation of local banks that could back local business ventures. The first bank in Jasper County, the Bank of Monticello, was organized in 1892. Originally located on the northwest side of the square (now Tyler's Barber Shop), in 1910 the bank moved to the Stone Building (known now as the Leverette Building) at the corner of Washington and South Warren streets. In 1964, it moved to its namesake building on East Green Street. The Farmers National Bank opened in 1906, occupying a lot on the Warren Street side of the square (now occupied by Tyler Insurance). Designed by the Lockwood Brothers, architects of the courthouse, the Farmers National Bank followed the lead of the Bank of Monticello and moved off the square in 1965 to a new building at Green and Mill streets. The Farmers National Bank was later bought by Bank South. The only other bank to serve Monticello was incorporated in 1898 as the Jasper County Bank. It was located in the building at the corner of Washington Street and South Warren (now a sandwich shop). The bank liquidated 28 years later because of a county-wide downturn in cotton production due to the boll weevil.

The first telephone communication in Monticello occurred in 1894 between the Kelly Store in Maxwell, Georgia, and the Planters' Warehouse in Monticello. The service was provided for the convenience of cotton buyers who wanted to get the latest cotton prices, which were telegraphed daily to the Planters' Warehouse by the Western Union. The public telephone system was completed in 1899. In 1910, Southern Bell Telephone and Telegraph Company bought the system and rebuilt it with connections to its long-distance lines.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8

The first electric light system in Monticello consisted of a small generating plant installed by Bonner Jordan at the corner of Mill and South streets (no longer extant) in 1901. From the beginning, the system required more wires and lacked the required financial backing to continue business. Thus, in 1905 the citizens approved a bond issue for \$7,000 to purchase and improve the electric system, and to install the water works. In 1911, the Central Georgia Power Company built a hydro-electric plant on the Ocmulgee River and offered to supply power to Monticello. The city accepted the offer but maintained its own distribution system.

With the approval of a bond issue in 1905, construction of the water system, designed by engineer J. B. McCrary, started in January 1906 and was completed eight months later. While the original stand pipe and six-foot mains are still used, the city built a new filter plant in 1946 and erected an elevated water tank in 1954. In 1935-1936, the Federal Public Works Administration installed the first public sewage system, which was enlarged and modernized in 1967. A natural gas system was installed in 1962-1963. The city continues to administer these utilities.

Schools

The oldest schools in the county, called "field schools," were one-room school buildings in large abandoned fields where only reading, writing and arithmetic were taught. In 1817, the Georgia legislature passed the first Free School Act, which appropriated monies for the creation and support of free schools throughout the state. By 1820, an all-male and an all-female academy existed in Monticello. In 1868, city leaders established Monticello's first public (district) school in 1868. During the 1910s, the Jasper County Government created a county board of education and placed all public schools under its tutelage. In need of a larger building, the school board demolished the old school in 1920. A new brick school building, designed by architect Henry H. Jordan of Atlanta, opened in 1922. Abandoned as a school in 1974, the building now serves as the Jasper County Community Center. Jasper County Schools consolidated in 1956.

Before 1865, slaves and freed blacks received little, if any formal education. During Reconstruction, schoolhouses, often containing only one or two rooms, were provided for the children of the freedmen. By 1889, the Cargile Institute, established for the education of blacks, erected a two-story schoolhouse on South Warren Street (burned in 1980). Due to rapid growth in enrollment, the institution needed a new building by 1917. Jim Cargile traveled to New York to receive funds from the Julius Rosenwald Fund, which donated money for the erection of school buildings for blacks in rural areas. The Institute constructed a new building in 1921 on Mason Street and was renamed the Jasper County Training School (no longer extant). In 1956, the school board built the Washington Park School to educate African Americans. During the 1970-1971 school year, the county schools were racially integrated.

Churches

The current churches in Monticello represent the Baptist, Methodist, and Presbyterian faiths. The oldest church in Monticello is the Monticello Methodist Church, established in 1807, followed closely by the Monticello First Baptist Church, organized in 1809. The Presbyterians received their charter in 1829, and have held services as that body ever since. The St. James A.M.E. split from Monticello Methodist in 1859 when a lot on South Warren Street was donated to the congregation (currently housed in a noncontributing

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section 8

building). The second oldest African-American church is Springfield Baptist, formed by members of the Monticello First Baptist Church in 1866. The current church building was constructed between 1900 and 1921.

Social Organizations

The oldest club or service organization in Monticello is the Jasper Masonic Lodge, chartered on October 28, 1846. Two Lodge buildings remain on Funderburg Drive (1909) and on Fred Smith Street (1910). Other clubs which have operated in Monticello have been the Sons of Temperance, the United Daughters of the Confederacy, the Daughters of the American Revolution, the American Legion, the Kiwanis Club, the Jasper County Historical Foundation, and the Monticello Garden Club. Several of these clubs have performed works to beautify Monticello.

The first organizational meeting of the Monticello Garden Club was held at the Thomas J. Smith residence on West Green Street, with Mrs. Milton S. Benton as president. The Monticello Garden Club is thought to be the second oldest garden club in the nation. In the 1930s and 1940s, the club bought the majority of stock in the Westview Cemetery and reorganized it as a non-profit entity with all proceeds going toward the cemetery's beautification and maintenance. In 1938-1939, the club planted redbud and dogwood trees along the streets of Monticello. As a commemoration of the town's 175th anniversary in 1984, the club added and replaced some of these trees. In 1944, the club planted cedar trees along Madison Road in memory of all veterans of Jasper County. The United Daughters of the Confederacy, as previously mentioned, was responsible for landscaping the courthouse square.

Incorporated in May 1975, the Jasper County Historical Foundation has worked to educate the citizens of the community about their historic heritage. It spearheaded historic preservation in Monticello by undertaking the renovation of the old Monticello High School and initiating its listing in the National Register of Historic Places. In 1988, the Foundation sponsored a historic resources survey of Monticello. In 1995, a preservation architect was hired to develop a restoration plan for the courthouse.

9. Major Bibliographic References

Baldwin, Gail, et al. Monticello, Georgia Preservation Planning Study. Athens, Ga.: University of Georgia, Historic Preservation Program, 1995.

Georgia Department of Community Affairs. The Georgia Courthouse Manual. Georgia Department of Community Affairs, 1992.

Historic Preservation Section, Georgia Department of Natural Resources. Georgia's Living Places: Historic Houses in their Landscaped Settings. Atlanta: Historic Preservation Section, Georgia Department of Natural Resources, 1991.

Jasper County Historical Foundation, Inc. History of Jasper County, Georgia. Roswell, Ga.: W. H. Wolfe Associates, 1984.

Jasper County Historical Foundation, Inc. Walk With Us in Monticello, Georgia. n.d.

Johnson, Bertha. Interview by Jane A. Tarlov, May 30, 1996.

Jordan, Margaret, and Jane Parrot. Interview by Jane A. Tarlov, February 7, 1996.

Linley, John. Architecture of Middle Georgia: The Oconee Area. Athens, Ga.: University of Georgia Press, 1972.

Linley, John. The Georgia Catalog, Historic American Buildings Survey: A Guide to the Architecture of the State. Athens, Ga.: University of Georgia Press, 1972.

Monticello News. September 11, 1908.

Sanborn Fire Insurance Maps. New York: Sanborn-Perris Map Company, 1888-1931.

Tarlov, Jane A. Historic Property Information Form. February 1996. On file at the Division of Historic Preservation, Georgia Department of Natural Resources, Atlanta, Georgia, with supplemental information.

Turner, Julie. Georgia Historic Resources Survey, Jasper County. 1988.

Previous documentation on file (NPS): (x) N/A

- () preliminary determination of individual listing (36 CFR 67) has been requested
- () previously listed in the National Register
- () previously determined eligible by the National Register
- () designated a National Historic Landmark
- () designated by Historic American Building Survey #
- () recorded by Historic American Engineering Record #

Primary location of additional data:

- (x) State historic preservation office
- () Other State Agency
- () Federal agency
- (x) Local Government
- () University
- () Other, specify repository:

Georgia Historic Resources Survey Number (if assigned): Ja-M-001 through Ja-M-263

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Photographs

Name of Property: Monticello Historic District
City or Vicinity: Monticello
County: Jasper
State: Georgia
Photographer: James R. Lockhart
Negatives Filed: Georgia Department of Natural Resources
Date Photographed: December 1996

Description of Photographs:

1. Courthouse square, photographer facing north.
2. West Green Street, photographer facing northwest.
3. West Washington Street, photographer facing northwest.
4. Forsyth Street, photographer facing north.
5. West Washington Street, photographer facing northwest.
6. Warren Street, photographer facing northeast.
7. East Green Street, photographer facing east.
8. Forsyth Street, photographer facing north.
9. Warren Street, photographer facing northeast
10. East Green Street, photographer facing west.
11. East Washington Street, photographer facing southeast.
12. East Washington Street, photographer facing west.
13. East Green Street, photographer facing southeast.
14. Eatonton Street, photographer facing north.
15. Eatonton Street, photographer facing northeast.
16. Eatonton Street, photographer facing southeast.
17. Eatonton Street, photographer facing northwest.
18. Eatonton Street, photographer facing northwest.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Photographs

19. Monticello Presbyterian Church, East Washington Street, photographer facing south.
20. Hillsboro Street, photographer facing south.
21. Hillsboro Street, photographer facing southwest.
22. Hillsboro Street, photographer facing north.
23. Hillsboro Street, photographer facing west.
24. Hillsboro Street, photographer facing south.
25. Holy Nation Church, Short Street, photographer facing southwest.
26. Short Street, photographer facing southwest.
27. Funderburg Drive, photographer facing southwest.
28. Funderburg Drive, photographer facing north.
29. Funderburg Drive, photographer facing northeast.
30. Fred Smith Street, photographer facing west.
31. Benton Street, photographer facing northwest.
32. South View Cemetery, photographer facing northwest.
33. Funderburg Drive, photographer facing northeast.
34. Forsyth Street, photographer facing southwest.
35. Forsyth Street, photographer facing northeast.
36. Forsyth Street, photographer facing southwest.
37. Forsyth Street, photographer facing south.
38. Forsyth Street, photographer facing southeast.
39. Forsyth Street, photographer facing southeast.
40. West Washington Street, photographer facing northwest.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Photographs

41. West Washington Street, photographer facing southwest.
42. West Washington Street, photographer facing east.
43. West Washington Street, photographer facing northwest.
44. West Washington Street, photographer facing west.
45. West Green Street, photographer facing northwest.
46. West Green Street, photographer facing west.
47. West Green Street, photographer facing northwest.
48. West View Cemetery, West View Street, photographer facing west.
49. Monticello High School, College Street, photographer facing west.
50. College Street, photographer facing north.
51. College Street, photographer facing southwest.
52. College Street, photographer facing north.
53. State Route 11, photographer facing
54. College Street, photographer facing north.
55. North Warren Street, photographer facing north.
56. North Warren Street, photographer facing east.
57. North Warren Street, photographer facing north.
58. Tanyard Street, photographer facing northwest.
59. Madison Road, photographer facing northeast.
60. Madison Road, photographer facing northeast.
61. Madison Road, photographer facing north.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Photographs

- 62. Madison Road, photographer facing northwest.
- 63. Madison Road, photographer facing northeast.
- 64. Frobel Street, photographer facing northeast.
- 65. Frobel Street, photographer facing northeast.
- 66. Key Street, photographer facing northwest.
- 67. Jordan Street, photographer facing northwest.