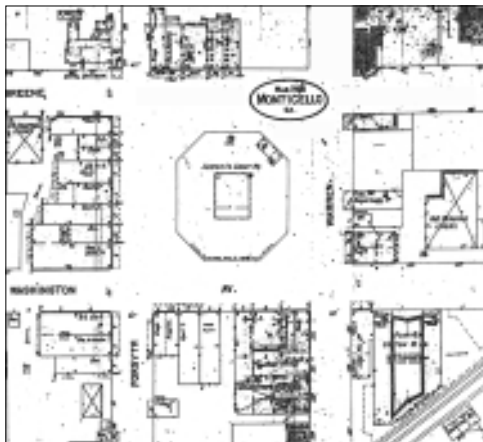


◆ VISUAL CHARACTER ◆

Monticello has a unique and distinctive physical appearance because of the manner in which it developed (historic context) and because of the pattern formed by its construction (visual character). **Visual character** - the general appearance of an area created by its architecture, site planning, streetscape elements, natural features, landscape features, etc. - defines specific areas and distinguishes different areas from one another (e.g. downtown vs. residential areas).

◆ *Historic Context*

Located in the north-central piedmont region of Georgia, Monticello serves as the seat of Jasper County. The earliest influx of European settlers in the area began following the land cession by the Creek Indian Nation in 1805



Monticello's use of the "Washington Plan," as depicted on the 1903 Sanborn Fire Insurance Map. Note the defining visual characteristic - a central square formed by the intersection of four roads and surrounded by commercial blocks.

and continued until 1830. Following the creation of four new counties by the state legislature, the town was officially founded in 1807 and designated as the seat of Randolph County (subsequently renamed Jasper County) the following year. Monticello, named after Thomas Jefferson's estate, was surveyed and laid out in 1808 in a distinctive pattern that has become known as the "Washington Plan." As a basic layout for many Georgian communities, this plan featured a central square with streets radiating out at right angles from each other. The original city limits were established along a one and one-half mile radius centered upon the town square, forming the circular municipality also common to Georgia.

Downtown Monticello developed around this central core. Many of the first commercial buildings around the square were frame and vulnerable to fire. The fires of 1843, 1874 and 1878 resulted in the destruction of nearly all of the commercial buildings facing the square. Subsequently, fire alleys were established to group fire-prone businesses off of the square and reconstruction efforts began to use brick. In addition to commercial enterprises, the downtown area also grew as a community and government center. After occupying a log cabin for its first twenty-two years, a formal brick courthouse was erected in 1845 on the town square, raised above street grade by a gray stone retaining wall and shaded by elm trees.

The early transportation routes in the area were the Ocmulgee River, eight miles west of Monticello, and the stage coach roads to the north and to the south (Seven Islands Stage Road and Old Alabama Road respectively). A stagecoach from Augusta via Greensboro and Eatonton later served Monticello. The first formal road through Monticello, established in 1823,

served as a postal route from Athens to Macon. However, as with many Georgia communities, the coming of the railroad heralded a new era. The Covington and Macon Railroad line and the Monticello's first passenger train arrived 1887 and connected to Athens within a year. By 1889, three trains ran between Macon and Athens: a through freight, a local freight, and the "Fast Mail." The railroad became the impetus for tremendous growth in terms of retailing, manufacturing, banking, and agriculture.

The visual character of downtown Monticello, as it survives today, was predominantly a result of the Railroad Era (1885-1930). One-story and two-story commercial buildings of brick construction lined the town square and extended the downtown area. Such buildings featured brick detailing and often elements of the Italianate style, such as decorative window hoods and bracketed cornices. However, the majority of the construction was commercial vernacular and indicative of small town architecture. Some prominent buildings evidence a higher degree of architecture, such as the Neoclassical Benton Supply Company and Department Store (1903), Neoclassical Jasper County Courthouse (1907), Art Deco H.C. Tucker Motor Company (1929), and Colonial Revival U.S. Post Office (1936).

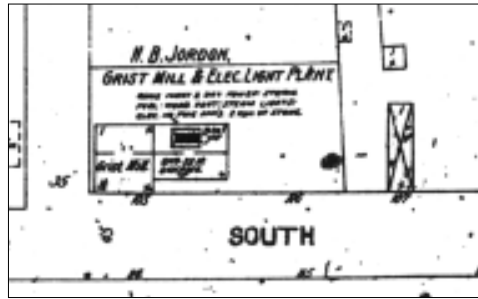


North side of Green Street flanking the central square features a range of commercial buildings, including the high-style Jasper County Courthouse. Note that brick construction and storefronts at street level are the predominant visual characteristics.



Despite the demolition of the 1845 courthouse, the central square remained a town focal point. The square became a new public greenspace with a monument and hexagonal paver walkways. By the 1900s, most of the sidewalks around the square reflected this distinctive concrete pattern.

Hexagonal paver sidewalks in Downtown Monticello. Note that the hexagonal paver walks are a distinctive visual element, retaining the unique charm and character of small town Georgia.



H.B. Jordan's grist mill and electric light plant on the corner of Mill and South Streets, shown by the 1903 Sanborn Fire Insurance Map, provided Monticello's first electricity..

electric system and to install a water works system. The public natural gas system and the sewage system would follow some thirty years later.

Institutional resources also contributed to the town's character. The Methodists and Baptists organized in the early 1800s with their respective black congregations splitting off in the 1860s. Chartered in 1829, the Presbyterians constructed a prominent edifice in the Carpenter Gothic style in 1898. Another superlative example of such religious architecture was constructed on Short Street. The development of the town also included the establishment of two large independent cemeteries - Westview Cemetery, operated by the Monticello Garden Club, and Southview Cemetery, an important African-American resource.

In terms of educational resources, as the town grew the early "field schools" were replaced by gender-specific private academies, which were in turn supplanted by Monticello's first district school in 1868. The Cargile Institute, established for the education of the black community, erected its first school on South Warren Street by 1889 (burned in 1980); with rapid growth in enrollment, the institution renamed itself the Jasper County Training School and constructed a new building in 1921 on Mason Street (no longer extant). When Jasper County schools consolidated in 1956, the Washington Park School served the black community. Architect Henry H. Jordan of Atlanta designed the first brick school, Monticello High School, which opened in 1922, integrated in 1970, and served as an education facility until 1974. With elements of the Italian Renaissance Revival, the high-style building with its gymnasium, library, and the "Rose Bowl" football field became notable visual assets.



The Monticello High School remains a highly valuable community landmark. Note that institutional construction amid residential development utilizes the typical large front yard and sensitively hides parking in the rear.

Monticello's residential development concentrated along its main corridors leading to the town square: College, Eatonton, Funderburg, Green, Hillsboro, Washington, and Warren streets. Developed along these radiating roadways, the parcels and dwellings followed a unique pattern. Instead of neighborhoods of a specific era or the typical large house on large lot development along major corridors followed by subdivision of the rear yard for later construction, residential construction in Monticello resulted in large houses on deep lots which typically subdivided the side yards. Thus, large homes are interspersed with smaller houses and the periods of development varies from the 19th and 20th centuries.

Some of the earliest and most significant dwellings are not necessarily the grandest. Modest houses, such as the Jeremiah Pearson House on West Green Street (c. 1816), was built following an I-House plan with a few stylistic porch details. The Hitchcock-Roberts House on Warren Street (c. 1817), one of the earliest brick residences in town, was once part of the Jeremiah Smith estate and later gained prominence as the home of a freedwoman and the community's first library.



The Hitchcock-Roberts House, a simple yet significant dwelling, is individually listed in the National Register of Historic Places. Note that the Monticello has only three other individually listed properties: the Jordan-Bellew House, the Monticello High School, and the Jasper County Courthouse.

High-style architecture, such as the Italianate-influenced Jordan-Bellew House on Madison Street (c. 1838) and the Neoclassical style J.D. Persons House on College Street (c. 1903), also flourished along Monticello's corridors. Residential construction experienced a boom period from around 1886 to 1915, representing a variety of building types and architectural styles [see pg. 14-17]. This growth, coinciding with that of the railroad, reflected national building trends and increased availability of materials.

Another important aspect of community development occurred in 1908, when an estate was auctioned to benefit black citizens and create the Washington Park neighborhood. These houses and those built on secondary streets within the city signified the growing independence and prosperity of the African-American community. A notable example was the prominence of Dr. Douglas Funderburg, the only physician in Jasper and Putnam counties during the 1938 flu epidemic and whose practice served the entire community.

As the town developed, Monticello also retained its gracious front yards, numerous old growth trees, and many pecan orchards and open spaces. These site features, as well as historic secondary buildings - sheds, barns, garages, servants/tenant quarters, and smokehouses - fences and walls, gates, and walks and drives, added to the town's rural setting and make a vital contribution to the Monticello Historic District's visual character.

◆ Building Types

Structures make the most obvious contribution to visual character and are commonly discussed in terms of **building type**. In general, a building type refers to structures which share a similar arrangement of features. A one story example is called a cottage whereas the same form with two stories is called a house. A building type can indicate whether a building is rare or common in an area and, in some cases, identify the historical period in which the structure was most likely built.

◆ **I-house - 1830-1890** ▶

- ▶ roof: side gable
- ▶ rooms: two typically with central hall
- ▶ doors: one, centered
- ▶ chimneys: both gable ends




◆ **Shotgun - 1870-1930** ▶

- ▶ roof: front gable or hip
- ▶ rooms: two or more in line
- ▶ doors: one
- ▶ chimneys: ridge



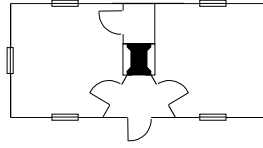

◆ **Single Pen - 1850-1900** ▲ ▼

- ▶ roof: side gable
- ▶ rooms: one
- ▶ doors: one
- ▶ chimneys: gable end




◆ **Saddlebag - 1830-1930** ▲

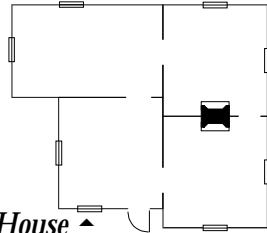
- ▶ roof: side gable
- ▶ rooms: two
- ▶ doors: one or two
- ▶ chimneys: center ridge




◆ **Georgian Cottage/House**
1850-1920 ▼ ▲

- ▶ roof: hip or side gable
- ▶ rooms: four; stacked with center hallway
- ▶ doors: one, centered
- ▶ chimneys: two, symmetric, on roof slope



▼ *Queen Anne Cottage/House* ▲
1880-1910

- ▶ roof: hip with gables
- ▶ rooms: four or more with no hallway
- ▶ doors: one, central
- ▶ chimneys: on roof slopes



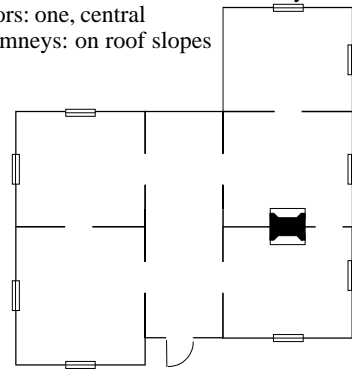
◀ *Bungalow - 1910-1950*

- ▶ roof: front gable, hip, side gable, or cross gable
- ▶ rooms: five or more with varied, irregular floor plans
- ▶ doors: varied
- ▶ chimneys: varied



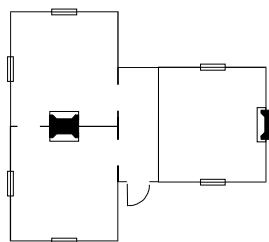
◀ *New South Cottage/House* ▼
1890-1925

- ▶ roof: hip with gables
- ▶ rooms: five or more with a hallway
- ▶ doors: one, central
- ▶ chimneys: on roof slopes



▲ *Gabled Ell Cottage/House* ▶
1875-1915

- ▶ roof: cross gable
- ▶ rooms: three or more; (in a T or L often with a hallway)
- ▶ doors: one
- ▶ chimneys: on ridges or gable end



Shown above are a few of the many examples of the most typical house forms found in Monticello. When proposing work to homes owners should take care to preserve those aspects of the house that define its form.

llway
slope

◆ *Architectural Styles*

Style, the external decoration of a building, is another classification method for describing structures. When all the defining aspects of a particular style are present, a building may be labeled as **high style**. If only a few stylistic details are present, the building is referred to as influenced by a style or as having **elements of a style**. High style buildings are few in number and are often designed by an architect; whereas, buildings with elements of a style are quite common as local interpretations of an architectural style.

Second Empire - 1855-1885 ▶

- ▶ roof: mansard, corner tower
- ▶ detail/materials: clapboard, window hoods and pediments
- ▶ door: located at tower
- ▶ windows: double-sashed
- ▶ porch: one story



Greek Revival - 1825-1860 ▶

- ▶ roof: hipped with a low pitch
- ▶ detail/materials: clapboard, classical columns, heavy entablature
- ▶ door: symmetrically oriented, framed by sidelights and transom
- ▶ windows: double-sashed, 9/9
- ▶ porch: full-height, full-facade



Italianate- 1840-1885 ▶

- ▶ roof: hipped
- ▶ detail/materials: clapboard, paneled boxed columns, detailed cornices with brackets, heavy window crowns
- ▶ door: paneled surrounded by transom and sidelights
- ▶ windows: double-sashed, 6/6
- ▶ porch: one-story, full-width



▲ *Queen Anne - 1880-1910*

- ▶ roof: multiple gables
- ▶ detail/materials: clapboard, turned posts, sawnwork
- ▶ door:
- ▶ windows: double-sashed
- ▶ porch: one story wrap, balcony

Craftsman - 1905-1930 ▾

- ▶ roof: gabled with a low pitch
- ▶ detail/materials: novelty board, knee braces, half-timbering
- ▶ door: framed by sidelights
- ▶ windows: double-sashed, 12/1
- ▶ porch: square columns on piers, porte-cochere



Tudor - 1890-1940 ▾

- ▶ roof: cross gables, steeply pitch
- ▶ detail/materials: brick, crenulations, stonework, elaborate chimney
- ▶ door: asymmetrically oriented, Tudor arch
- ▶ windows: double-sashed, casement, arched
- ▶ porch: entry porch, integrated



NeoClassical - 1895-1950 ▾

- ▶ roof: hipped with a low pitch
- ▶ detail/materials: clapboard, classical columns, heavy entablature
- ▶ door: symmetrically oriented, framed by sidelights and transom
- ▶ windows: double-sashed
- ▶ porch: full-height, full-facade



Colonial Revival- 1880-1955 ▲

- ▶ roof: side gable with a steep pitch, dormers
- ▶ detail/materials: brick, classical columns
- ▶ door: symmetrically oriented, classical door surround
- ▶ windows: double-sashed, 9/9
- ▶ porch: portico

Prairie - 1900-1920 ▲

- ▶ roof: hipped; low pitch with wide eaves
- ▶ detail/materials: stucco, eave brackets
- ▶ door: double, framed by sidelights and multi-light transom
- ▶ windows: double-sashed, 16/1, in bands of three
- ▶ porch: square stone columns, porte cochere

Shown above are a few of the many examples of homes in Monticello which exhibit a particular architectural style. Noted are the general dates of the style and features this example exhibits. When proposing work to homes owners should take care to preserve those aspects of the house that define its style.