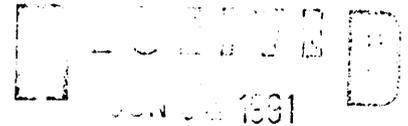


United States Department of the Interior National Park Service



National Register of Historic Places Registration Form

NATIONAL REGISTER

This form is for use in nominating or requesting determinations 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 Consolidated School
other names/site number Monticello Consolidated High School; Old Monticello Elementary School

2. Location

street & number 125 East Broad Street
city, town Monticello
state Mississippi code MS county Lawrence code 77 zip code 39654

3. Classification

Ownership of Property: private, public-local (checked), public-State, public-Federal
Category of Property: building(s) (checked), district, site, structure, object
Number of Resources within Property: Contributing (1), Noncontributing (0), Total (1)

Name of related multiple property listing: N/A
Number of contributing resources previously listed in the National Register: 0

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 request for determination of eligibility 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 does not meet the National Register criteria. See continuation sheet.
Signature of certifying official: Kenneth H. P. Pool, Deputy State Historic Preservation Officer, Mississippi Department of Archives and History
Date: May 29, 1991

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 and bureau

5. National Park Service Certification

I, hereby, certify that this property is:
entered in the National Register (checked)
determined eligible for the National Register
determined not eligible for the National Register
removed from the National Register
other, (explain:)
Signature of the Keeper
Date of Action: 7-9-91

**6. Function or Use**

Historic Functions (enter categories from instructions)

Current Functions (enter categories from instructions)

EDUCATION: School

SOCIAL: Meeting Hall

OTHER: Community Center

**7. Description**Architectural Classification  
(enter categories from instructions)

Materials (enter categories from instructions)

Late 19th and 20th Century Revivals

Prairie School

foundation brick

walls brick

roof composition shingles

other concrete water table and sills

terra cotta ornamentation

Describe present and historic physical appearance.

The Monticello Consolidated School is a symmetrical, two-story, brick building crowned by a low-pitched hipped roof with widely overhanging eaves having exposed rafter tails. The stylistic character of the building is eclectic, having both Mediterranean and Prairie influences. Roughly I-shaped in plan, the end bays of the front and rear elevations project seven feet from the plane of the walls. The central bay of the main facade also projects slightly. The school is approximately 71 feet by 100 feet in size, and has a brick foundation and concrete water table. Occupying the entire city block No. IV of the W. W. Brinson Subdivision, the school faces south onto Broad Street (Highway 84), which is the principal street of Monticello. The other streets bounding the property are Brookhaven Street on the west, Brinson Street on the north, and Erwin Street on the east. The block originally was 198 feet by 198 feet; however, encroaching streets have diminished the size somewhat. The school and playground sit on a wide, grassy lawn and are shaded by three large oak trees. Historically, there was an artesian well on the rear campus, but it no longer exists.

The main (south) facade (Photos 1, 3, 4, & 5) features a central, slightly projecting, gabled bay containing the main entrance, which has recessed, modern metal doors framed by sidelights and crowned by a multi-light transom. The exterior doors were replaced in order to conform with school building codes. Above the main entrance is a recessed, round-arched, multi-light window (Photo 3). A small, rectangular, geometric and stylized floral terra cotta panel decorates the gable, and the eaves have exposed beams and paired knee braces. On each side of the main entrance on each level are three 12-over-1, double-hung windows separated by brick pilasters with molded concrete caps. Brick soldier courses are used to create a cornice, window lintels, and decorative panels between the windows of the first and second stories. At each end of the facade is a three-bay pavilion that projects seven feet and features on each level a band of three, square, asteriated windows with concrete sills (Photo 5). Above and below these windows are brick soldier courses, and between the central windows of the two levels are brick panels and a geometric and floral terra cotta ornament.

 See continuation sheet

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Monticello Consolidated School, Monticello, Lawrence County, Mississippi

Section number 7 Page 1

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The east elevation (Photos 1, 2 & 6) is a symmetrical, 11-bay facade featuring a central double-leaf entrance containing modern metal doors. Above the entrance is a tripartite window with decorative stucco and brick panels above and below it. Framing the entrance are massive brick piers with molded concrete caps and decorative cast-stone cartouches. On either side of the entrance are five 12-over-1, double-hung windows on each level. The windows are separated by brick pilasters extending from the water table to the top of the second story windows. The pilasters have molded concrete caps. The windows of the first and second stories are separated by decorative brick panels. The west elevation is identical to the east elevation.

The interior of the first floor contains a transverse hallway, with entrances and stairs at the east and west ends, and a short hallway that leads from the main entrance to the central corridor. The two-flight, closed-string stairways (Photos 7 & 8) have balustrades with plain balusters, molded handrails, and plain newel posts with molded caps. On the first floor are seven classrooms, two restrooms, and an office, while the second floor contains four classrooms, an auditorium with a stage (Photo 10), and two dressing rooms. The walls throughout the building are plaster, and the floors are cypress. The modern dropped ceilings accommodate updated electrical wiring and light fixtures.

**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)  A  B  C  D  E  F  G

Areas of Significance (enter categories from instructions)

Period of Significance

Significant Dates

Architecture  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

1925-26  
\_\_\_\_\_  
\_\_\_\_\_

1925-26  
\_\_\_\_\_  
\_\_\_\_\_

Cultural Affiliation

N/A  
\_\_\_\_\_  
\_\_\_\_\_

Significant Person

N/A  
\_\_\_\_\_

Architect/Builder

Architect: Spain, James M. of Jackson, MS  
Contractor: Easley, W. W.  
\_\_\_\_\_  
\_\_\_\_\_

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Monticello Consolidated School is architecturally significant to the city of Monticello as an excellent example of the architectural eclecticism of the 1920s and as an intact example of the larger consolidated schools that appeared in small towns throughout the state in the 1920s. It has long been one of Monticello's most architecturally prominent public buildings and is the only school building in Lawrence County that has survived from the 1920s, a major period of school consolidation in Mississippi.

The stylistic character of the building is eclectic, having both Mediterranean and Prairie influences. The Mediterranean influence can be seen in the low-pitched hipped roof with widely overhanging eaves as well as the basic form of the building, a symmetrical hipped-roof building with forward projecting wings. Also typical of the Mediterranean style is the recessed arched entry and the symmetrical elevations. Prairie influences include the massive brick piers with decorative cast-stone cartouches that frame the entrances on the east and west elevations, the intricate brick work, the brick and stucco panels on the side elevations, the geometric and stylized floral terra cotta panels decorating the main facade, and the two-story brick pilasters framing the windows. Although the hipped roof with wide eaves is also characteristic of the Praire style, the exposed rafter tails, paired knee braces, and exposed beams in the gable suggest a Craftsman style influence as well.

The Monticello Consolidated School is a larger and more imposing building than many rural and small-town consolidated schools built in the 1920s in Mississippi. Consolidated schools of the 1920s were typically one-story buildings, of which many examples survive. Other multi-story, small-town consolidated schools of the period include the Old Tunica School (1920), Louisville School (1928-29), Shaw School (1923), Okolona Public School (1924), and the Leaf River Consolidated School in Petal (1923). These schools are somewhat smaller in size

See continuation sheet

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Monticello Consolidated School, Monticello, Lawrence County, Mississippi

Section number 8 Page 1

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and less ornate than the larger urban-type schools, such as the Old Ocean Springs Public School. Monticello Consolidated School is representative of the slightly smaller class of schools found in small-town consolidated districts.

On June 9, 1924, five schools in the central part of Lawrence County--Monticello Academy, Beech Grove, Robinwood, Strong Hill and part of Sharpe's Academy--petitioned to join with Monticello Separate School District. Within a year four other areas of the county formed consolidated districts. This rash of consolidations was due to the progressive leadership of W. T. Lambert, County Superintendent of Education. Of these first consolidated schools, the Monticello Consolidated School was the first to be built and is the only one that is still standing.

The architect was James M. Spain of Jackson, and the contractor was W. W. Easley of Magnolia, who signed the contract June 12, 1925. The total cost of the building and furnishings was \$47,000. It was designed to house 12 grades with a 300-seat auditorium and all necessary facilities. The building was completed and occupied in January 1926.

Continuing consolidation made additional space necessary. Around 1935, the elementary grades were moved to new quarters and the building became Monticello Consolidated High School. It remained a high school until 1962, when a new high school was constructed. This first building was closed and stood idle for seven years. In 1969, the building was again called into service when court-ordered integration caused its emergency use for two elementary grades. It served the Elementary School System for 18 years until 1987 when it was permanently closed.

In 1989, the City of Monticello purchased the building for \$30,000 for use as a civic center. The Monticello Consolidated School is a fine, intact example of public institutional architecture of the early twentieth century and was declared a Mississippi Landmark on February 8, 1987.

**9. Major Bibliographical References**

- Catt, Daphne, teacher Monticello Elementary School, 1968-78, interviewed by A. W. Clinton by telephone, January 12, 1991.
- Clinton, A. W. and E. W. Clinton, recollections of conversation with James M. Spain, c. 1945.
- Hicks, Wilma Rhea, student in Monticello Consolidated School, 1926-38, interviewed by A. W. Clinton at Monticello, MS, October 15, 1989.
- Lawrence County, MS, Office of Chancery Clerk, "Minutes of County Supervisors," Vol. I, pages 552, 553, Vol. J, pages 6, 35, 61-80, 1925, 1926.
- Lawrence County, MS, Superintendent of Education Administrative Office, Minute Book E, 1924, 1925 meeting June 9 and Aug. 23, 1924; July 25, 1925.

See continuation sheet

**Previous documentation on file (NPS):**

- 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
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

**Primary location of additional data:**

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

**Specify repository:**

Mississippi Department of Archives and History, Jackson, Mississippi

**10. Geographical Data**

Acreeage of property less than one acre

**UTM References**

A 

1	5	7	7	4	5	4	0	3	4	9	4	4	4	0
Zone				Easting				Northing						

C 

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

B 

Zone				Easting				Northing						

D 

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

See continuation sheet

**Verbal Boundary Description**

According to the plat of the Town of Monticello, this property includes all of City Block No. IV of the W. W. Brinson Subdivision of the Town of Monticello.

See continuation sheet

**Boundary Justification**

The boundary includes the entire city block historically associated with this property.

See continuation sheet

**11. Form Prepared By**

name/title Anita W. Clinton, Steering Committee (edited by Brenda Rubach, MDAH)  
 organization Lawrence Co. Civic Center Steering Com. date January 1991  
 street & number P. O. Box 7 telephone 601/587-7175  
 city or town Monticello state MS zip code 39654

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Monticello Consolidated School, Monticello, Lawrence County, Mississippi

Section number 9 Page 1

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Lawrence County Press, May 1, 7, June 12, September 8, November 26, December 8, 1925.

Monticello City Hall, 1989 minutes of City Aldermen.

Ward, Vera Celeste, "A History of Education in Lawrence County," Specialist in Education Dissertation, University of Southern Mississippi, 1982, pages 96-98.

Ward, Vera Celeste, Principal of Monticello Elementary School, interviewed by A. W. Clinton by telephone, January 3, 1991.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Monticello Consolidated School, Monticello, Lawrence County, Mississippi

Section number Photos Page 1

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The following information is the same for all photographs:

- (1) Monticello Consolidated School
- (2) Monticello, Lawrence County, Mississippi
- (3) Joan Hartzog
- (4) December 1990
- (5) Mississippi Department of Archives and History

Photo 1--(6) Front (south) and east elevations, view to northwest

Photo 2--(6) East and north elevations, view to southwest

Photo 3--(6) Second floor window above main entrance, view to north

Photo 4--(6) Detail of main (south) facade, view to northwest

Photo 5--(6) Detail of east projecting wing of main (south) facade, view  
to north

Photo 6--(6) East entrance, view to west

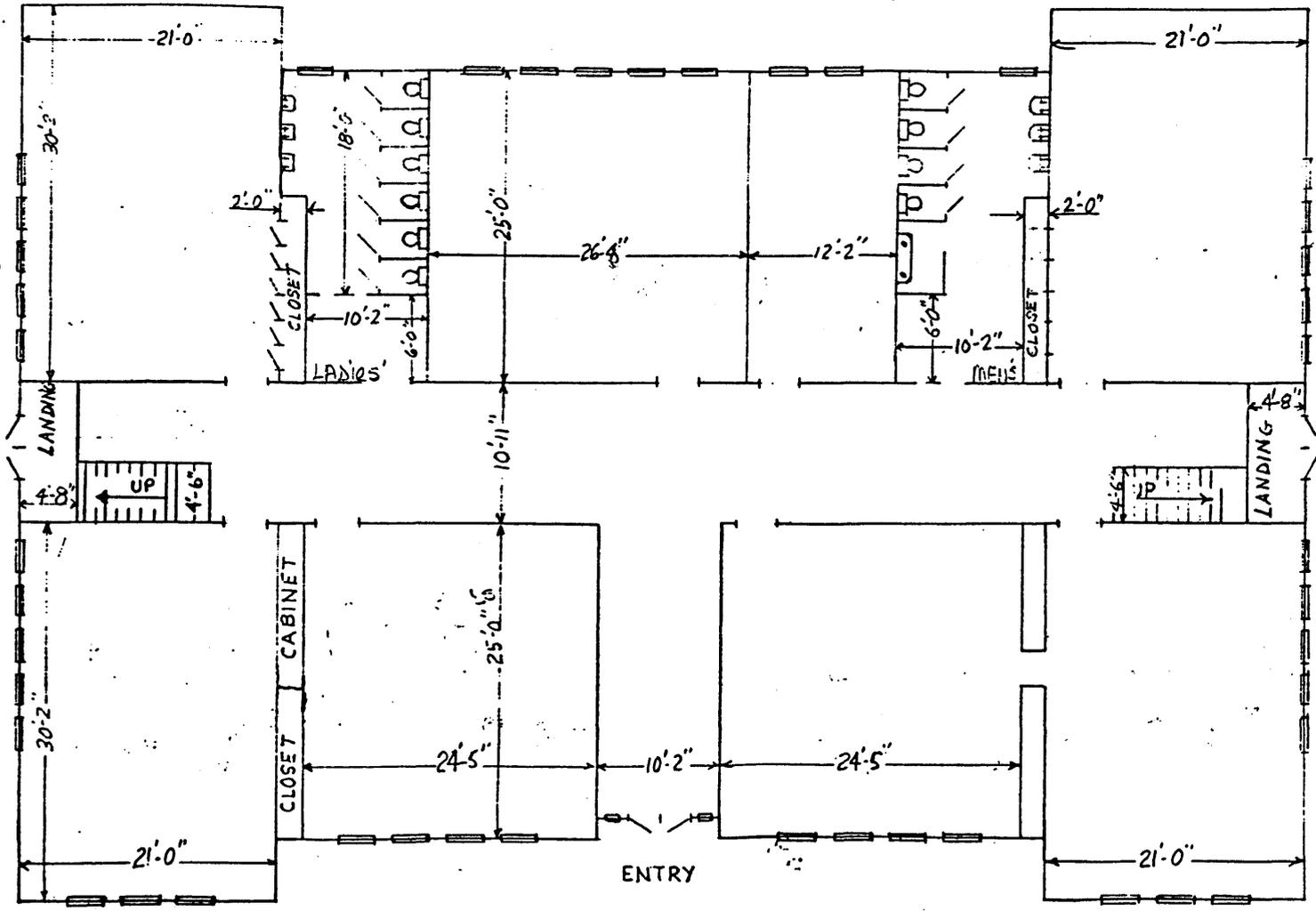
Photo 7--(6) East stairway, view to east

Photo 8--(6) Landing and window of east stairway, view to northeast

Photo 9--(6) Auditorium window (over front entrance), second floor, view to south

Photo 10--(6) Stage, second floor, view to north

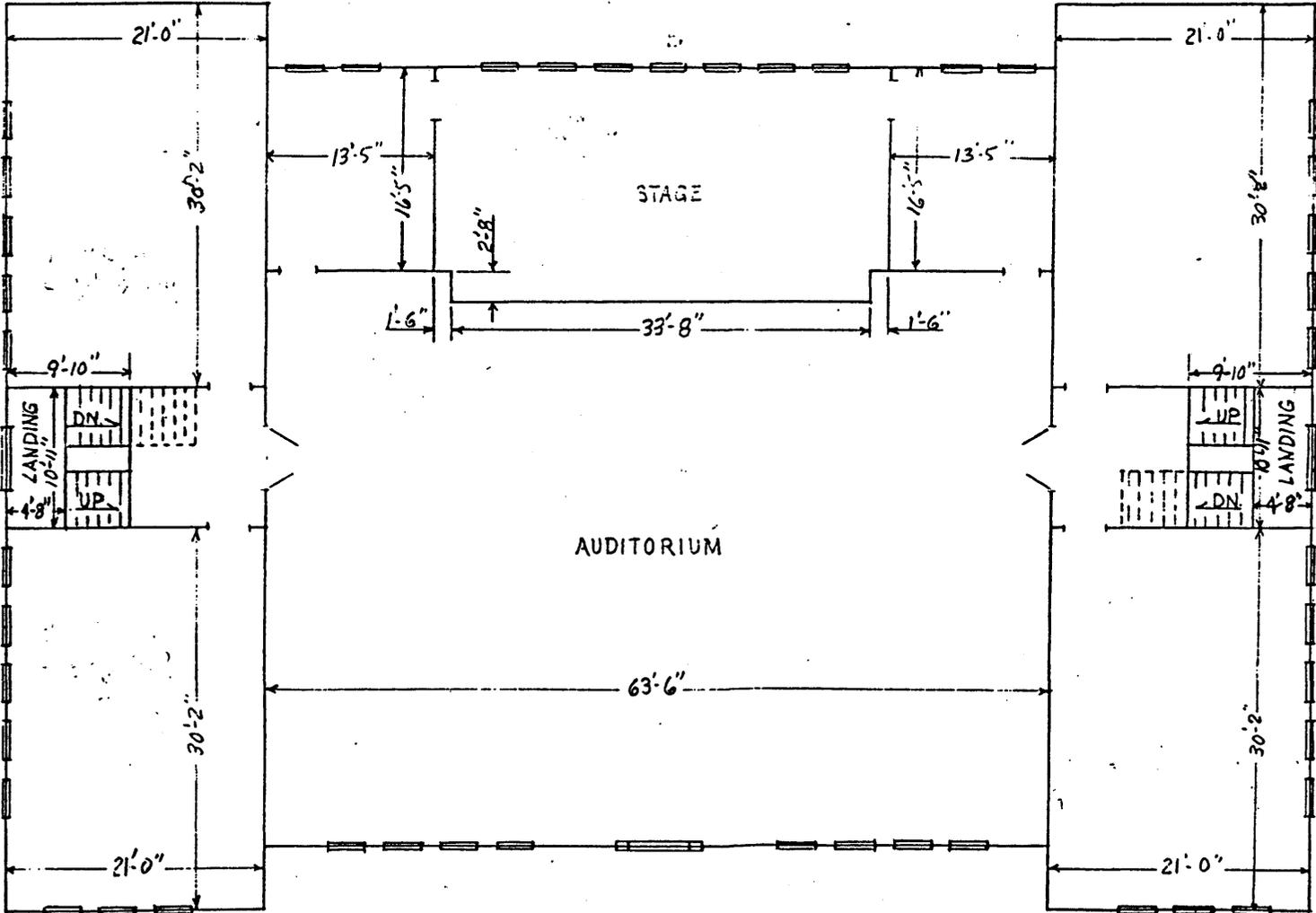
# MONTICELLO CONSOLIDATED SCHOOL



GROUND FLOOR

- NOTES:
- 10'-6" DROP CEILINGS, TYP
  - 48" REST ROOM ENTRIES FROM HALL
  - 40" DOOR OPENINGS TO ROOMS FROM HALL
  - JANITORS' CLOSET UNDER EACH LANDING & STAIR
  - ALL OUTSIDE ENTRIES 5'-0"

MONTICELLO CONSOLIDATED SCHOOL



SECOND FLOOR

United States Department of the Interior  
National Park Service

FEB 1 1995

## National Register of Historic Places Continuation Sheet

Section number 3, 8 Page 1 Monticello Consolidated School  
Monticello, Lawrence County, MS

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### AMENDMENT

#### MONTICELLO CONSOLIDATED SCHOOL MONTICELLO, LAWRENCE COUNTY, MISSISSIPPI

The purpose of this amendment is to change the name of the architect given in the original nomination. James M. Spain of Jackson was listed in Section 8 as the architect of the Monticello Consolidated School. However, copies of the original blueprints have recently been obtained that prove Noah Webster Overstreet, Sr. was actually the architect of the building. Information about Overstreet is provided below.

#### 3. State Agency Certification:

Kenneth H. P. Paul  
Signature of Certifying Official

JAN. 26, 1995  
Date

Deputy State Historic Preservation Officer  
State Agency

8. **Architect:** Overstreet, Noah Webster Sr. of Jackson, MS  
**Contractor:** Easley, W.W. of Magnolia, MS

**Statement of Significance:** The architect of the Monticello Consolidated School, Noah Webster Overstreet, Sr. (1888-1973) was one of Mississippi's most notable and prolific architects. A Mississippi native, Overstreet received a B.S. degree in Mechanical Engineering from the Agricultural and Mechanical College of Mississippi in 1908 and a B.S. degree in Architectural Engineering from the University of Illinois at Urbana in 1910. After working in Urbana for two years as an architectural engineer, he moved to Jackson in 1912 where, in association with R.B. Spencer, he established the architectural office of Overstreet and Spencer. His firm was known as Overstreet and Associates from 1918 until 1930, at which time he and A. Hays Town formed a partnership that lasted until 1938; Overstreet and Associates from 1938 until 1954; Overstreet, Ware and Ware from

FEB 1 1995

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8, 9 Page 2

Monticello Consolidated School  
Monticello, Lawrence County, MS

1954 to 1965; and Overstreet, Ware, Ware and Lewis from 1965 to 1968, when Overstreet retired (Robbins, Draft National Register nomination for the Rankin County Courthouse).

Overstreet's practice consisted primarily of institutional projects (schools, churches, hospitals, and courthouses), but he also designed corporate office buildings and had a large residential clientele. In the course of his career, his firm was responsible for more than 650 building projects (Robbins). A few of the other schools designed by Overstreet include the Leaf River Consolidated School in Petal (1923), Shaw School (1923), E.E. Bass Junior High School in Greenville (1928-29), Old Corinth High School (1929, not extant), and along with A. Hays Town, Bailey Junior High School in Jackson (1937), which won national acclaim for its innovative design and construction techniques. Overstreet's early works were of Classical Revival derivation, but by the late 1930s he was noted for his Art Moderne designs.

### 9. Bibliography

Mississippi Statewide Survey Files. Historic Preservation Division, Mississippi Department of Archives and History, Jackson.

Overstreet, N.W., Architect. Copy of original drawings for Monticello Consolidated School, undated with revisions dated 6/21/25, on file at the Historic Preservation Division, Mississippi Department of Archives and History, Jackson.

Robbins, John, Architect. Draft National Register of Historic Places nomination for the Rankin County Courthouse in Brandon, Mississippi. On file at the Historic Preservation Division, Mississippi Department of Archives and History, Jackson.

FEB 1 1995

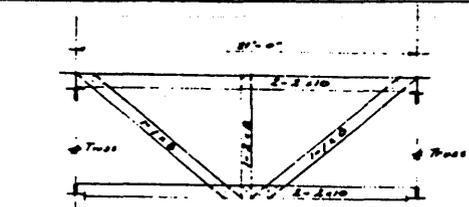
# LAWRENCE COUNTY CIVIC CENTER

## PRESERVATION/RESTORATION PROJECT

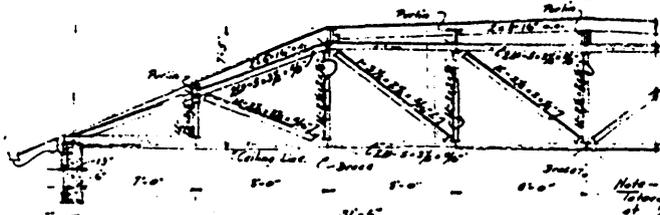
BROAD STREET, MONTICELLO, MISSISSIPPI

Walter E. Cooper, Jr. AIA, Architect

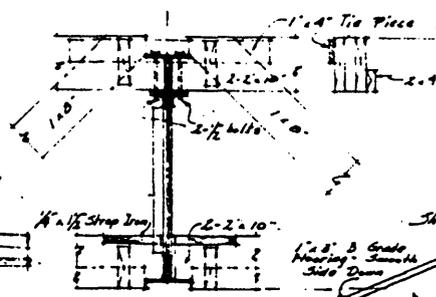
Original drawings for Monticello Consolidated School  
by N. W. Overstreet, Architect c. 1922-1925



DETAIL TRUSSED PURLIN  
Scale 1/8" = 1'-0"

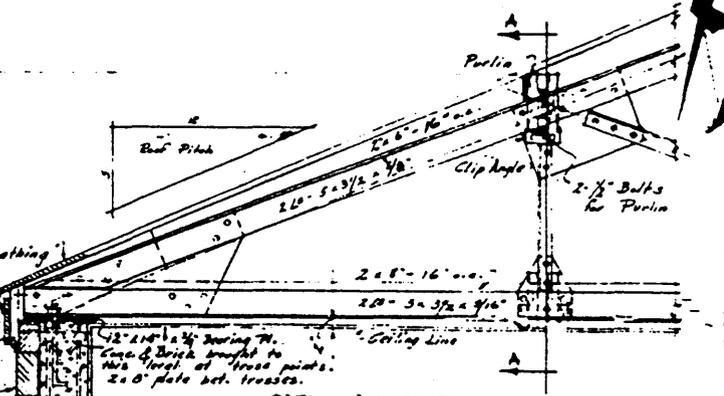


DETAIL STEEL ROOF TRUSS  
Scale 1/8" = 1'-0"



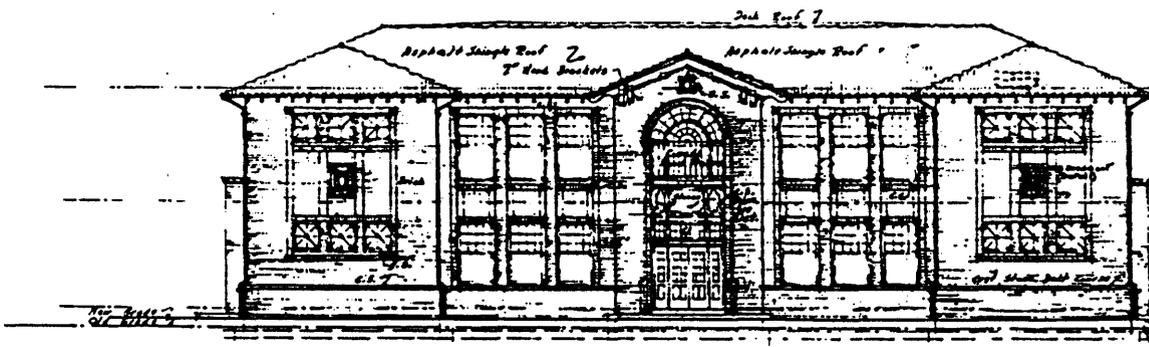
SECTION 'A-A'

Note - Trusses to be braced  
laterally with 2" x 4" rods  
at 1/4 points at span.



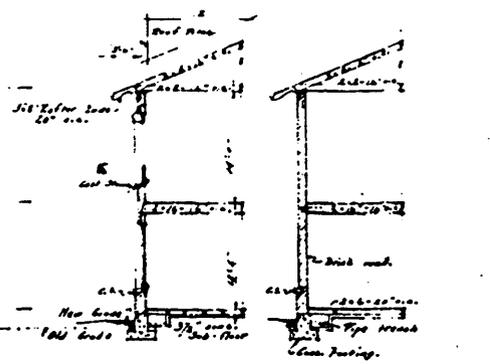
DETAIL CORNICE

Showing Truss bearing & Purlin connection.  
Scale 1" = 1'-0"



FRONT ELEVATION  
Scale 1/8" = 1'-0"

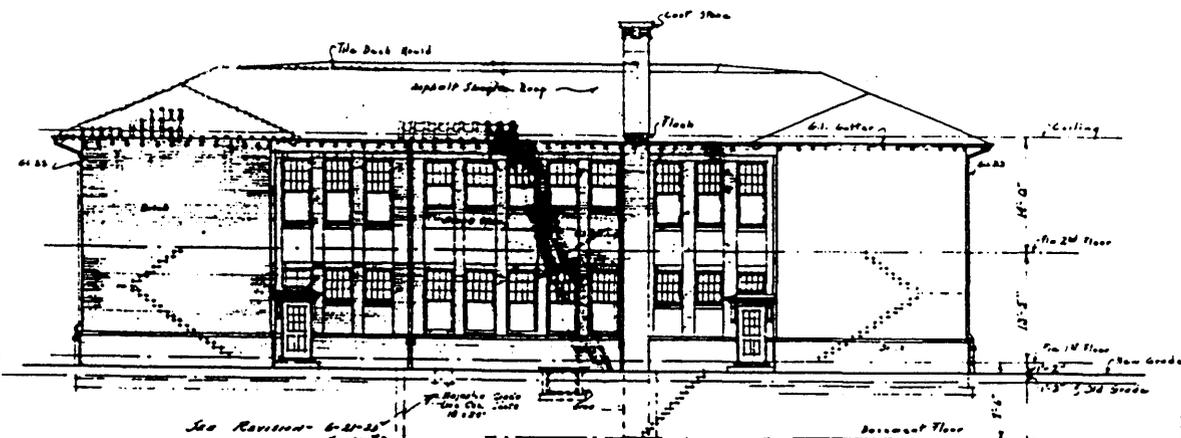
Note - All brick trim raised 1/4" out from brick  
and unless otherwise noted.



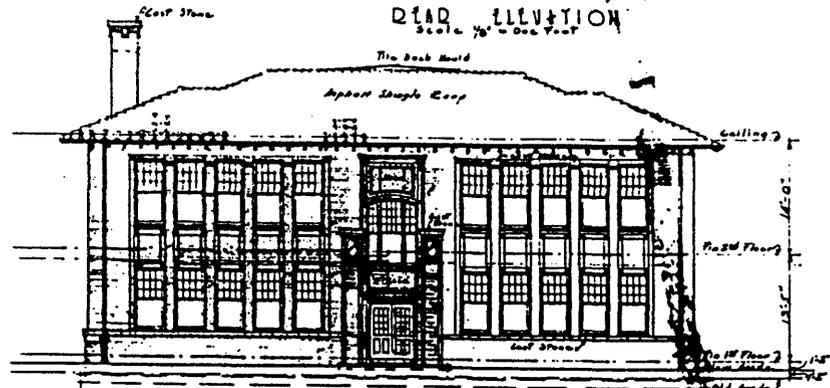
FRONT WALL SECTION

TYPICAL WALL SECTION  
Scale 1/8" = 1'-0"

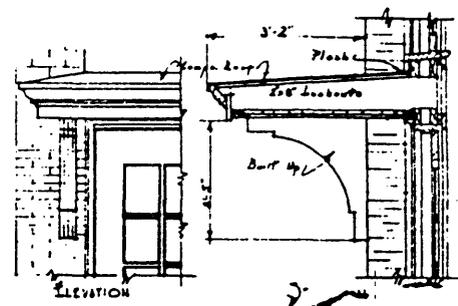
A SCHOOL BUILDING FOR  
MORTICELLO CONSOLIDATED SCHOOL  
MORTICELLO, MISSOURI  
H. W. OYER ARCHT.



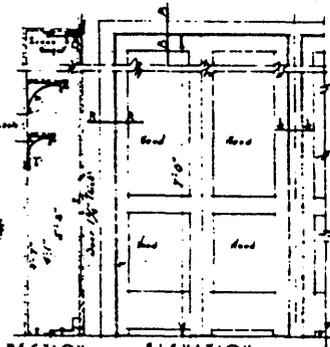
REAR ELEVATION  
Scale 1/8" = 1'-0"



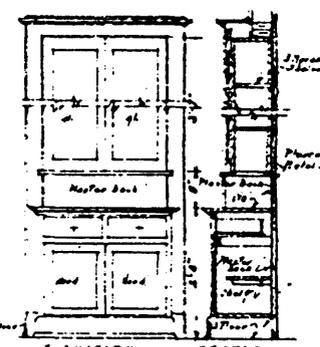
END ELEVATION  
Scale 1/8" = 1'-0"



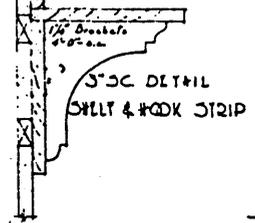
DETAIL - DOOR OVER REAR DOOR  
Scale 3/4" = 1'-0"



SECTION ELEVATION  
WARDROBE  
Scale 1/4" = 1'-0"



SECTION ELEVATION  
TEACHERS CASE  
Scale 1/4" = 1'-0"

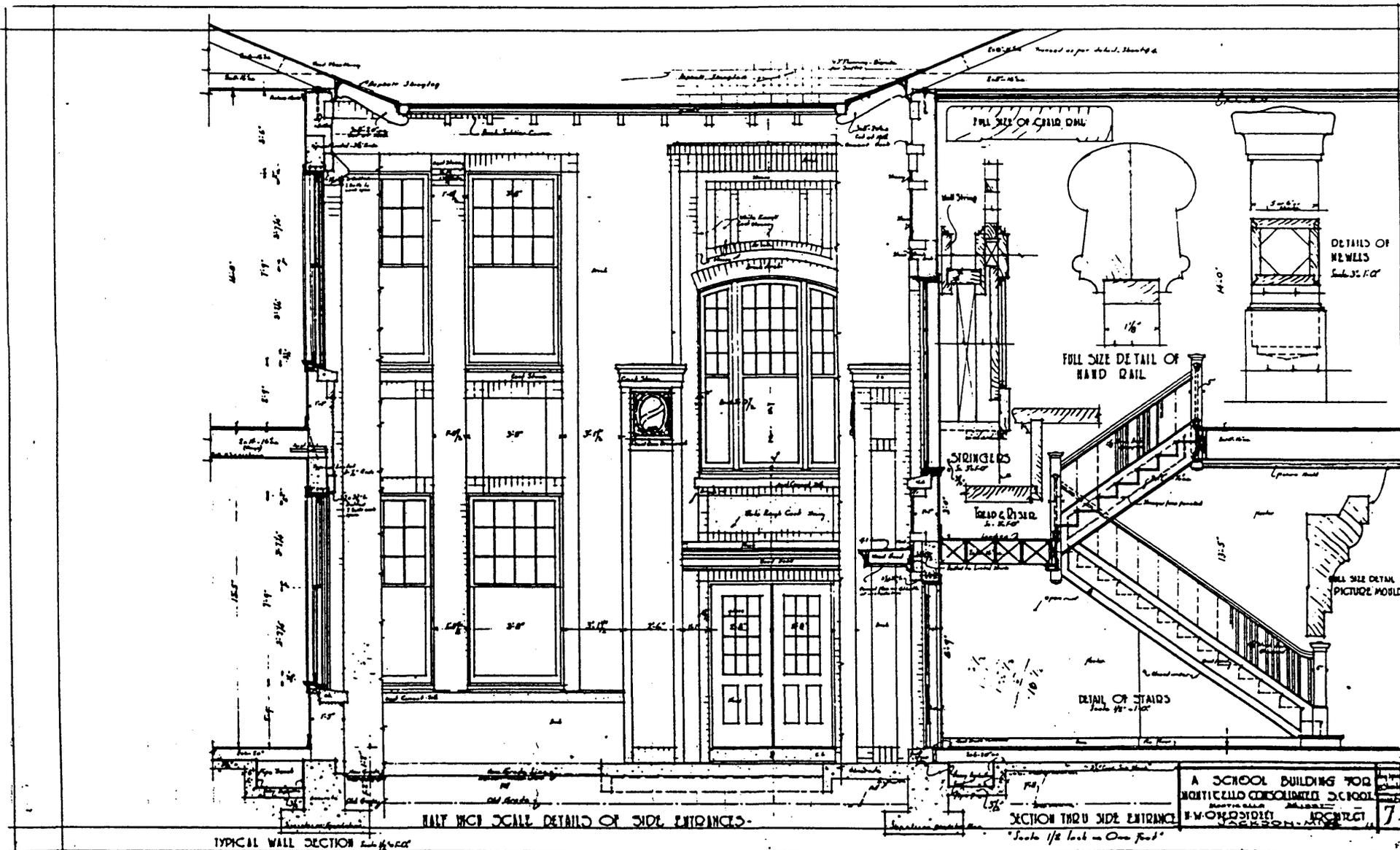


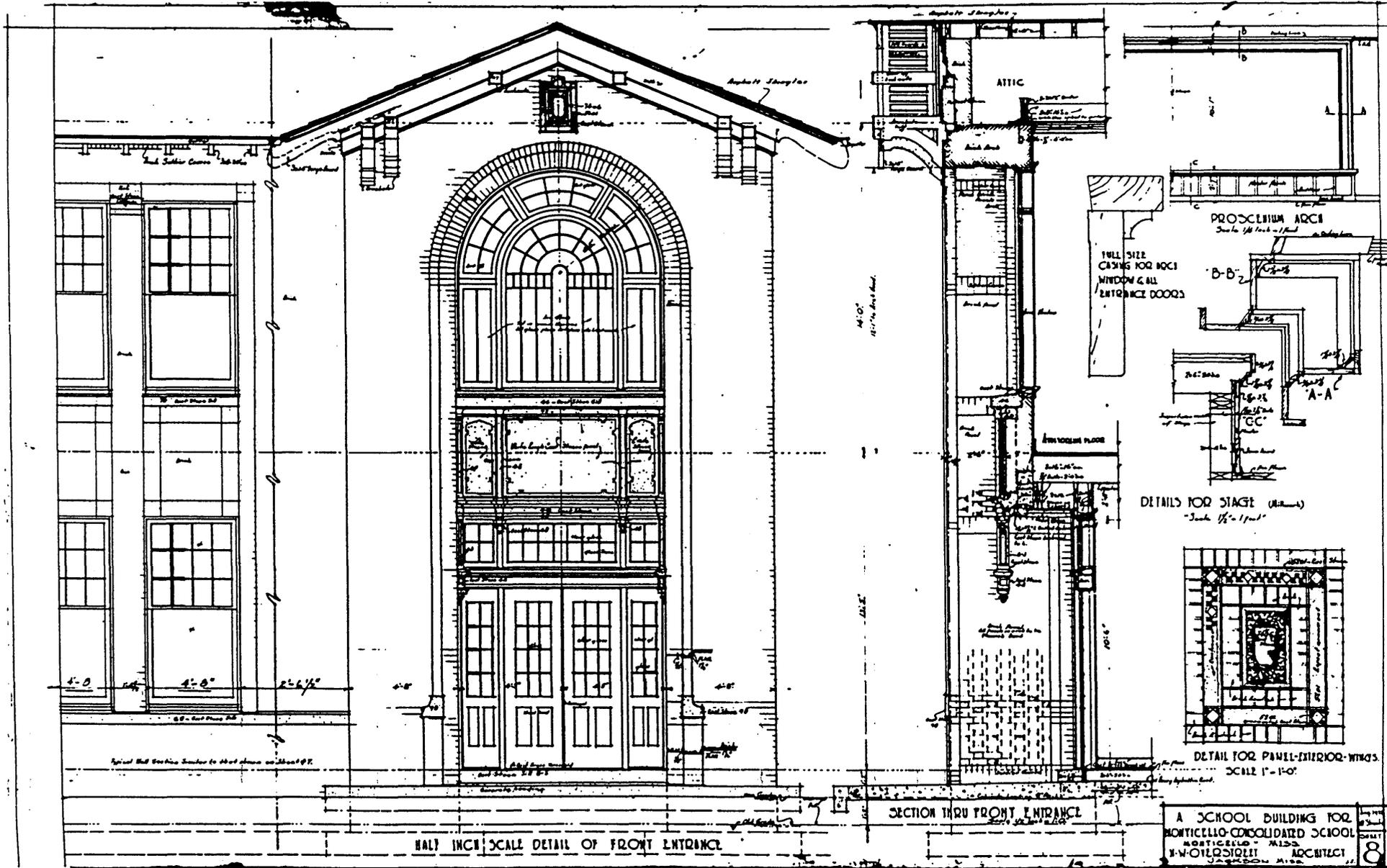
3" OC DETAIL  
DOOR & HOOK STRIP



TYPICAL CASE COMBINATION  
FOR CLASS ROOMS  
Scale 1/4" = 1'-0"

A SCHOOL BUILDING FOR  
MONTICELLO CONSOLIDATED SCHOOL  
MONTICELLO, MISS.  
N. W. OVERSOLEY  
- 1925

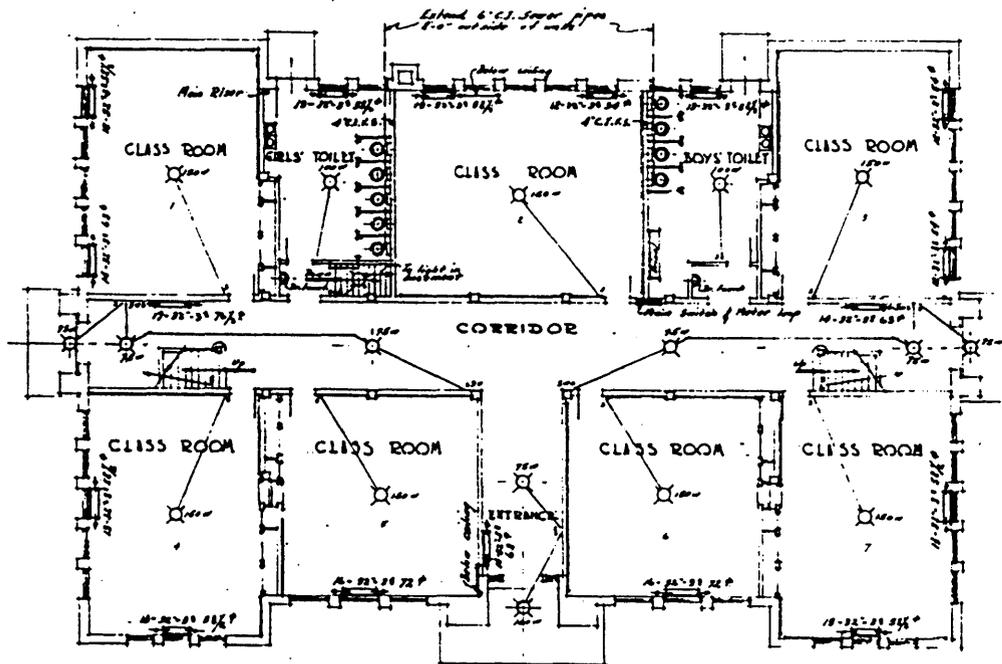




HALF INCH SCALE DETAIL OF FRONT ENTRANCE

SECTION THRU FRONT ENTRANCE

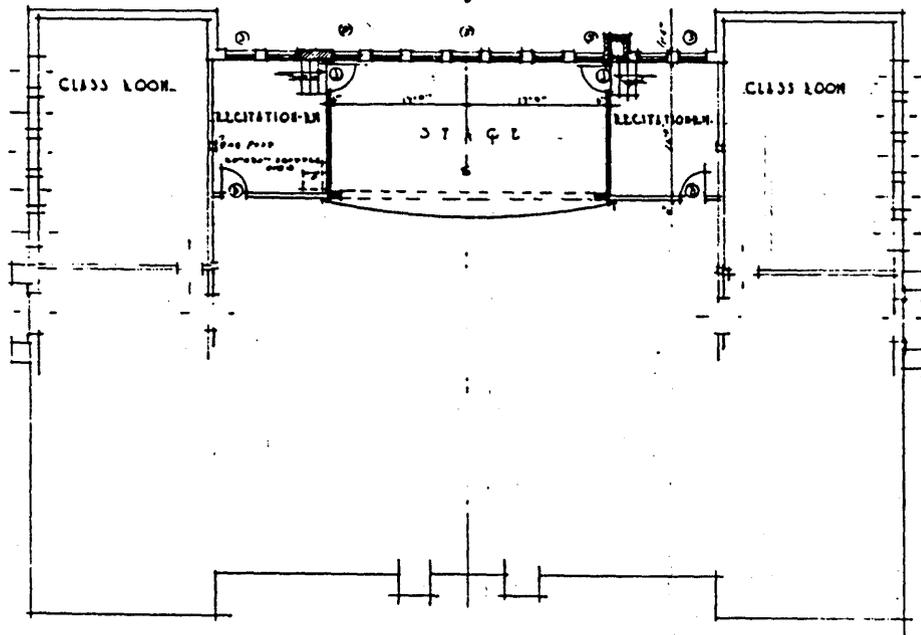
A SCHOOL BUILDING FOR  
 MONTICELLO CONSOLIDATED SCHOOL  
 MONTICELLO - VA.  
 H. W. WATSON ARCHITECT  
 JARVIS, VA.



-FIRST FLOOR PLAN-  
Scale 1/4" = 1'-0"

-MECHANICAL-  
SCHOOL  
PORTICULOS COL  
N.W. OVERST





SECOND FLOOR PLAN

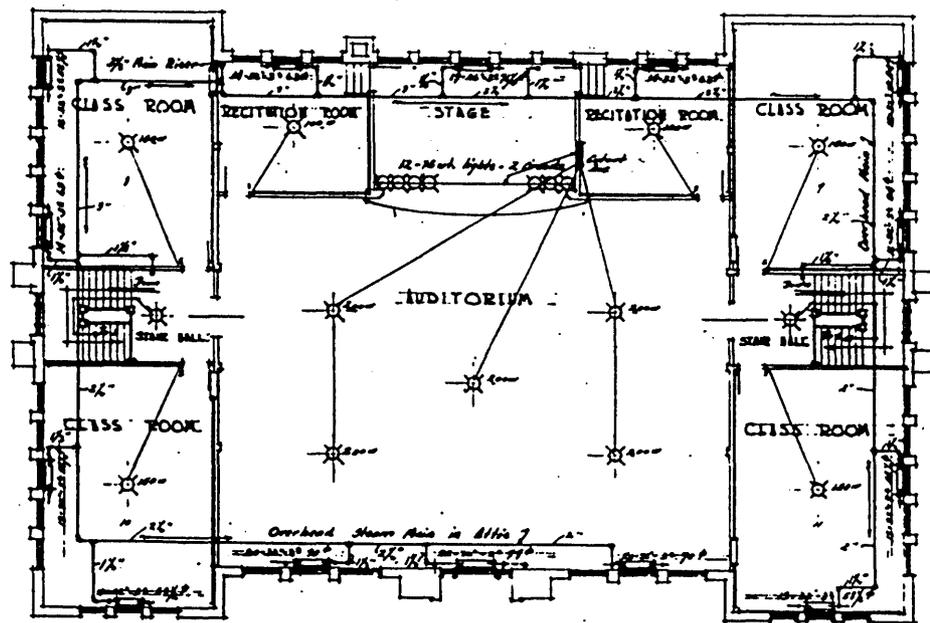
Scale 1/2" = 1'-0"

-REVISED 11-22-25 H.S.-

REVISION-6-21-25

1. SCHOOL BUILDING FOR  
 MONTICELLO CONSOLIDATED SCHOOL  
 MONTICELLO MISSOURI  
 M. W. OLLSTEEL ARCHITECT  
 ST. LOUIS MISSOURI

3



*Note -*  
 Arrows show main air flow at least 1" in 20" in direction of arrows.

**SECOND FLOOR PLAN -**  
 Scale 1/8" = 1'-0"

ARCHITECTURAL  
 RECORDS  
 150 N. 10th St.  
 ST. LOUIS, MO.



Fin. Floor 7  
 Heavy Coat  
 Asphaltic Coe

Fin. Floor 7  
 Heavy Coat  
 Asphaltic  
 Waterproofing

Fin. Floor 7  
 Heavy Coat  
 Asphaltic  
 Waterproofing

SECT'S "I-I" & "J-J"  
 Scale 1/2" = 1'-0"

SECTIONS  
 "A-A", "B-B", "C-C"

Basement Floor  
 2" - 20" - 2" - 20" - 2" - 20" - 2" - 20"

SECTION "E-E"

SECT "D-D" SECT "B-B" SECT "G-G"  
 Scale 1/2" = 1'-0"

Note: Basement walls & floors shall be poured in one continuous operation and concrete shall be waterproofed with Integral Compound equal to G.E. or Terra-Con. This on per floor direction, same to be guaranteed waterproof by Contractor.



KEY TO MATERIALS -	
	Brick
	Concrete Stone
	Plaster
	Water Tile
	Hollow Tile
	Metal
	Wood

**FOUNDATION PLAN**

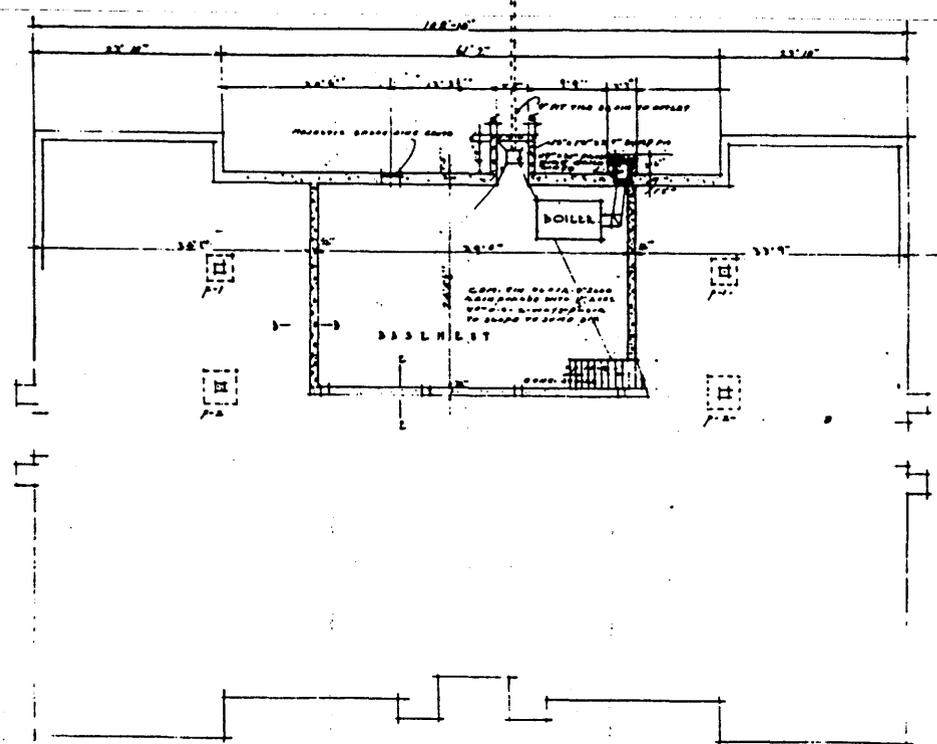
Scale 1/8" = 1'-0" (Note: One foot)

X-X DETAIL CONC. TROUGH  
 DETAIL COLUMN FOOTINGS  
 Scale 1/2" = 1'-0"

DETAIL TYPICAL COLUMN  
 Scale 7/8" = 1'-0"

1/2" SECTION "X-X"

SEE REVISION - 6-21-25  
 I. SCHOOL BUILDING FOR  
 ACITICILS CONSOLIDATED SCHOOL  
 NOTICELD. 1933  
 N.W. OVERSTREET - ARCHITECT  
 Jackson - Miss.



FOUNDATION PLAN  
 REVISED JUNE 20th 1918

REVISION - 6-21-25  
 A. SCHOOL BUILDING FOR  
 MONTICELLO CONSOLIDATED SCHOOL  
 MONTICELLO MISS.  
 N.W. OVERSTREET ARCHITECT  
 JACKSON MISS.

