

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Registration FormNATIONAL  
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 &amp; number 125 East Broad Street

N/A not for publication

city, town Monticello

N/A vicinity

state Mississippi

code MS

county Lawrence

code 77

zip code 39654

## 3. Classification

## Ownership of Property

- ☐ private  
☒ public-local  
☐ public-State  
☐ public-Federal

## Category of Property

- ☒ building(s)  
☐ district  
☐ site  
☐ structure  
☐ object

## Number of Resources within Property

| Contributing | Noncontributing |
|--------------|-----------------|
| 1            | buildings       |
|              | sites           |
|              | structures      |
|              | objects         |
| 1            | 0 Total         |

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. PoolDate May 29, 1991Mississippi Department of Archives and History  
State or Federal agency and bureauIn 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.  
☐ See continuation sheet.  
☐ determined eligible for the National  
Register. ☐ See continuation sheet.  
☐ determined not eligible for the  
National Register.

- ☐ removed from the National Register.  
☐ other, (explain):

entered in the  
National RegisterMelores Byers

7-9-91

Signature of the Keeper

Date of Action

## 6. Function or Use

Historic Functions (enter categories from instructions)

EDUCATION: School

Current Functions (enter categories from instructions)

SOCIAL: Meeting Hall

OTHER: Community Center

## 7. Description

Architectural Classification  
(enter categories from instructions)

Late 19th and 20th Century Revivals  
Prairie School

Materials (enter categories from instructions)

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

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Monticello Consolidated School, Monticello, Lawrence County, Mississippi

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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 accomodate 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  
\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_

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 Prairie 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

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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

Acreage of property less than one acre

### UTM References

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Zone Easting Northing

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☐ 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

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Monticello Consolidated School, Monticello, Lawrence County, Mississippi

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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.

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National Park Service**

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Monticello Consolidated School, Monticello, Lawrence County, Mississippi

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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

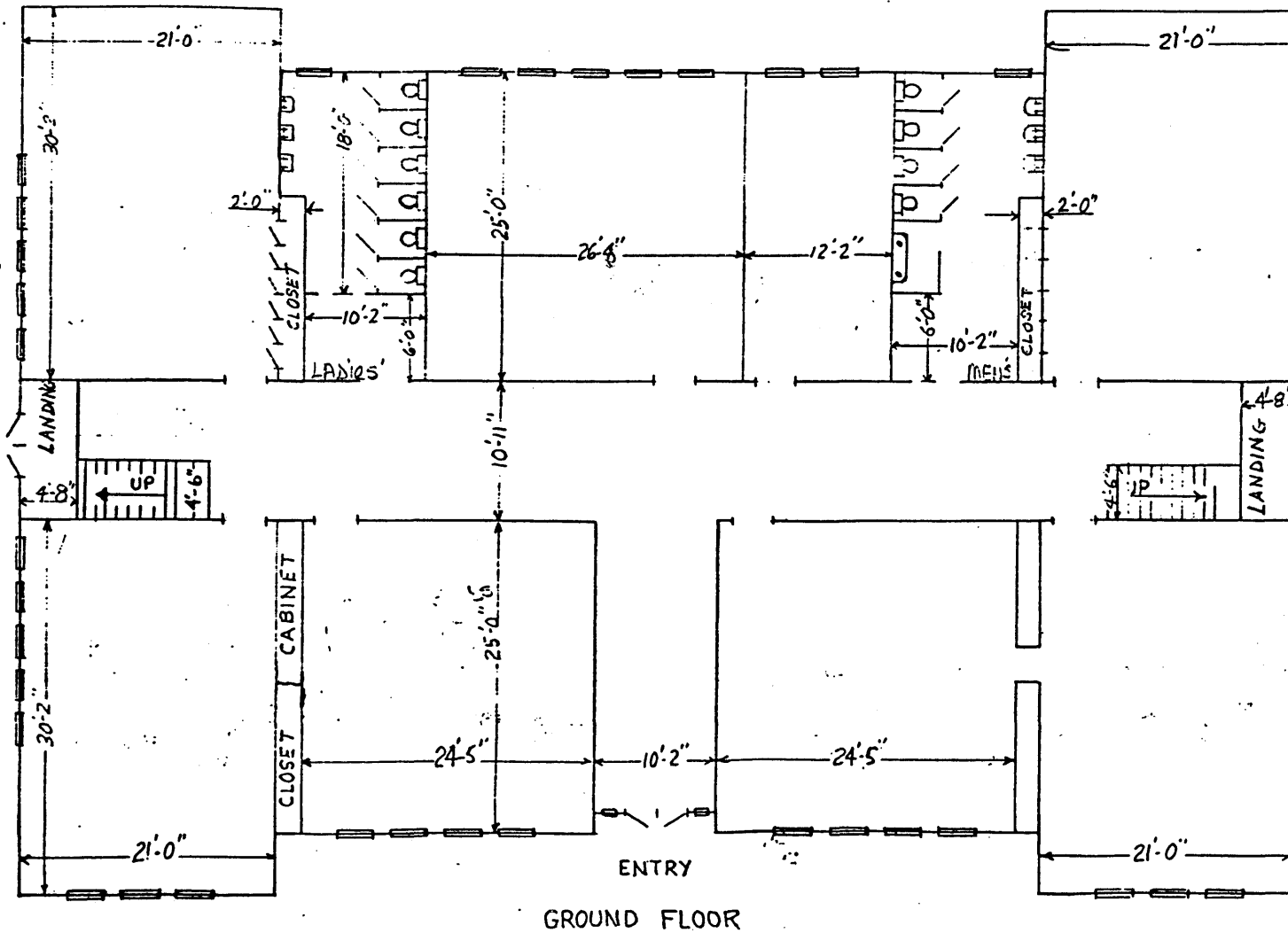
Photo 8--(6) Landing and window of east stairway, view to northeast

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

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

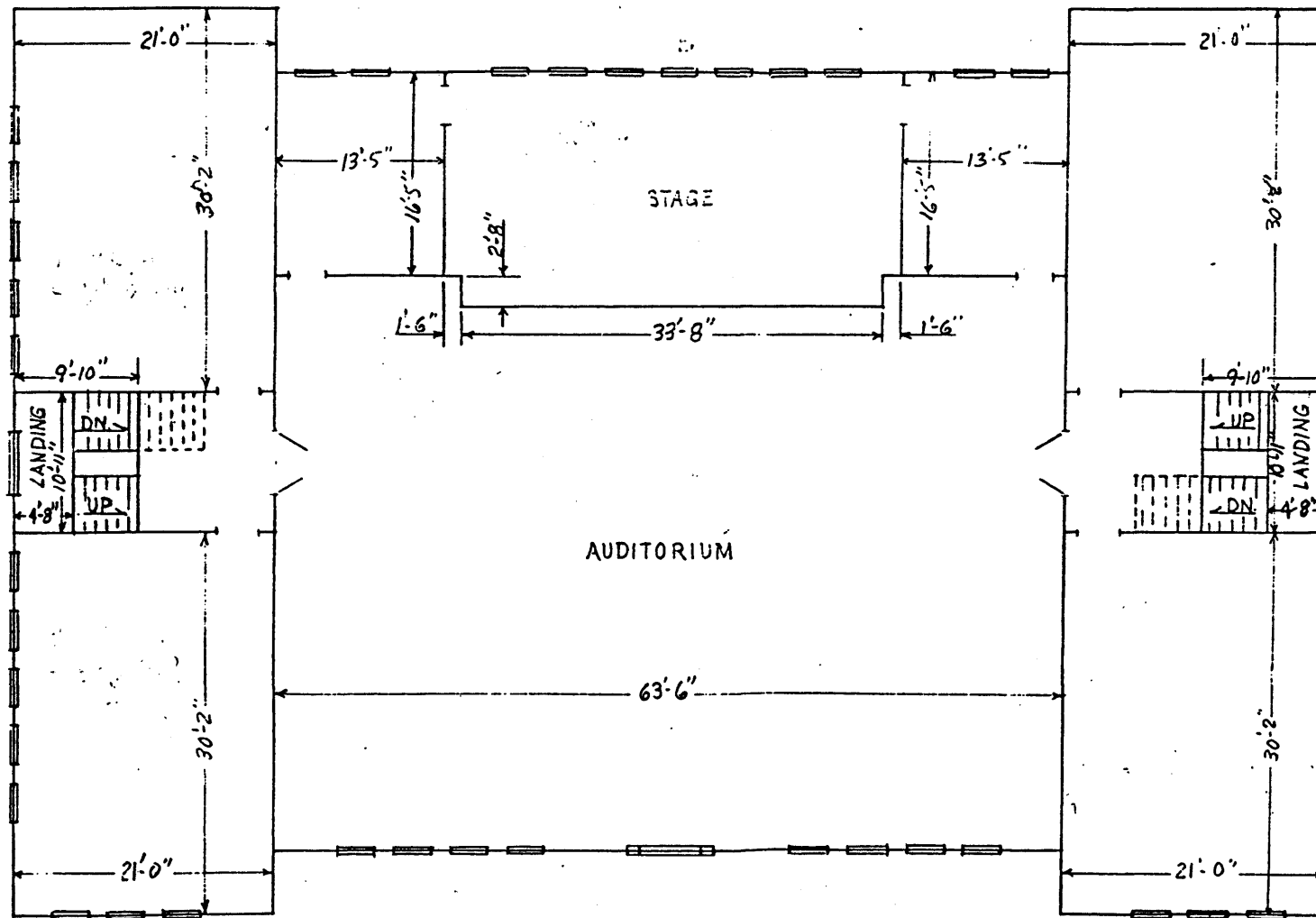


# MONTICELLO CONSOLIDATED SCHOOL

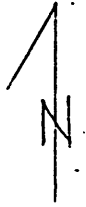


- NOTES:
- 10'-6" DROP CEILINGS, TYP
  - 48" REST ROOM ENTRIES FROM HALL
  - 40" DOOR OPENINGS TO ROOMS FROM HALL
  - JANITORS' CLOSET UNDER EACH LANDING & STAIR
  - ALL OUTSIDE ENTRIES 5'-0"

# MONTICELLO CONSOLIDATED SCHOOL



SECOND FLOOR



United States Department of the Interior  
National Park Service

FEB 1 1995

## National Register of Historic Places Continuation Sheet

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Monticello, Lawrence County, MS

### 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

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FEB 1 1995

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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.

# LAWRENCE COUNTY CIVIC CENTER

## PRESERVATION/RESTORATION PROJECT

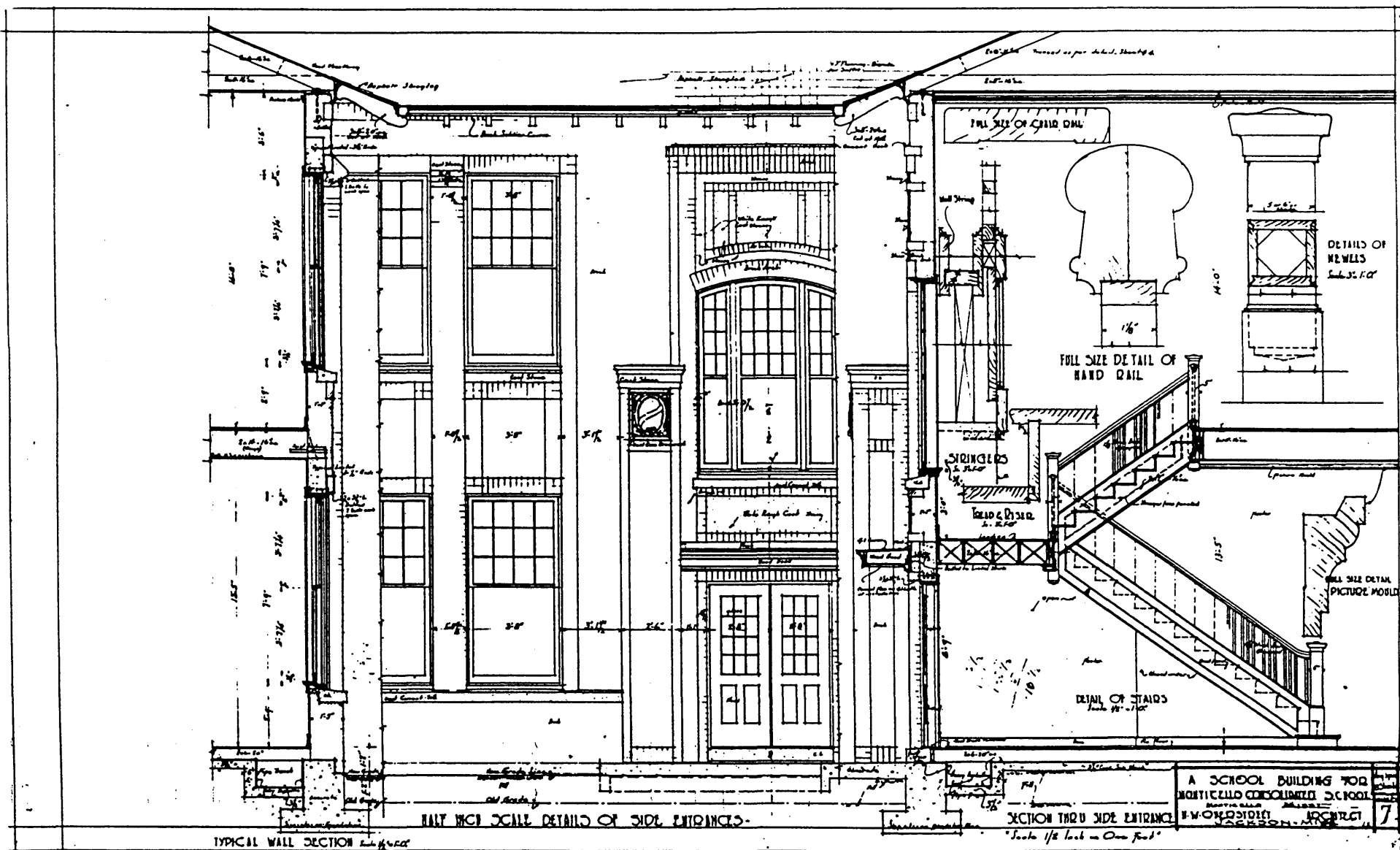
BROAD STREET, MONTICELLO, MISSISSIPPI

Walter E. Cooper, Jr. AIA, Architect

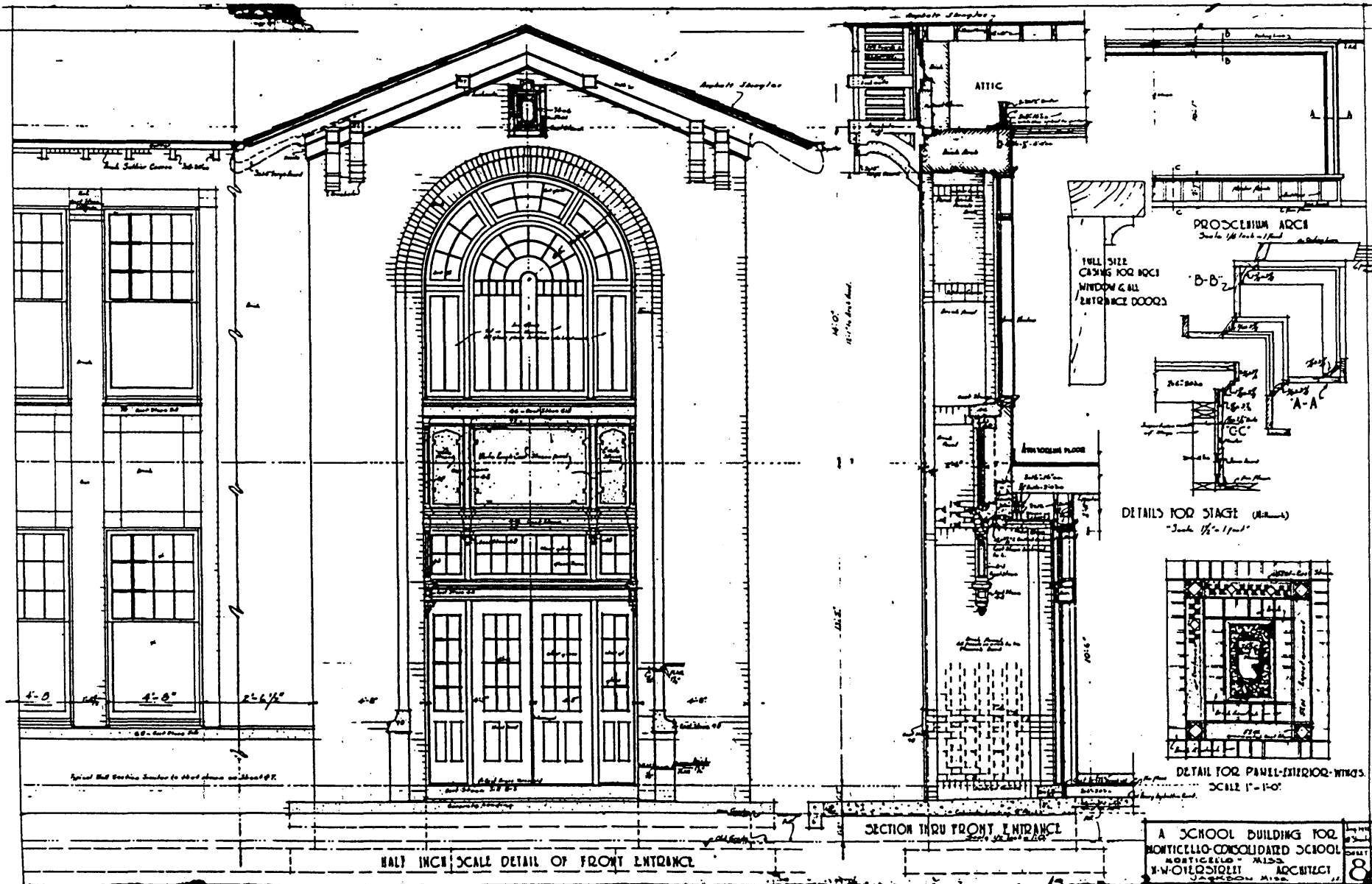
Original drawings for Monticello Consolidated School  
by N. W. Overstreet, Architect c. 1922-1925

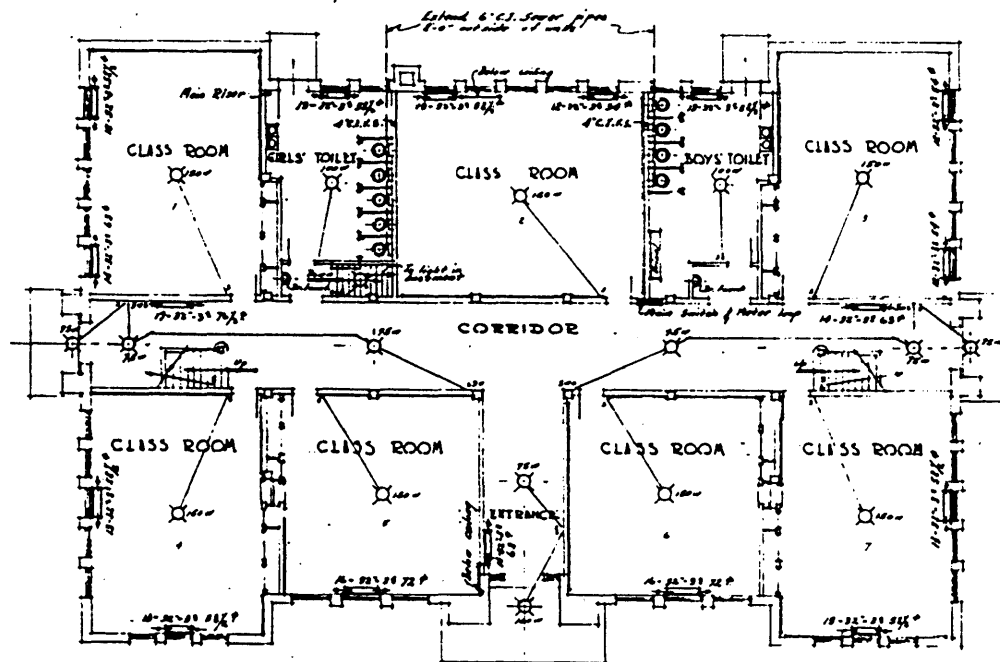






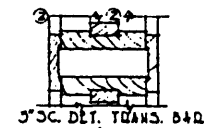
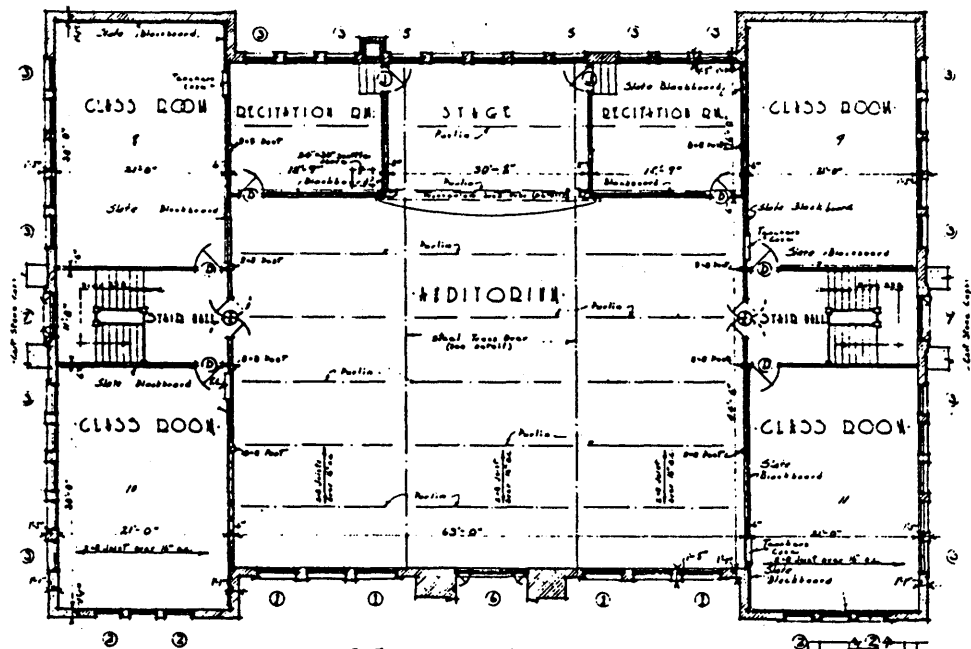




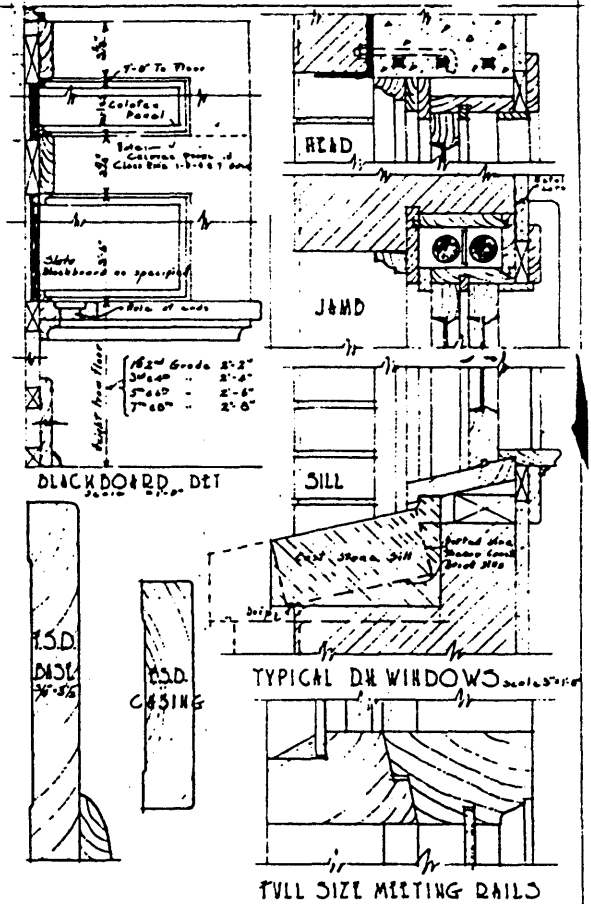


-FIRST FLOOR PLAN-  
Scale 1/8"=1'-0"

-MECHANICAL-  
SCHOOL  
NORTHFIELD, CONN.  
N.W. OVERSTREET

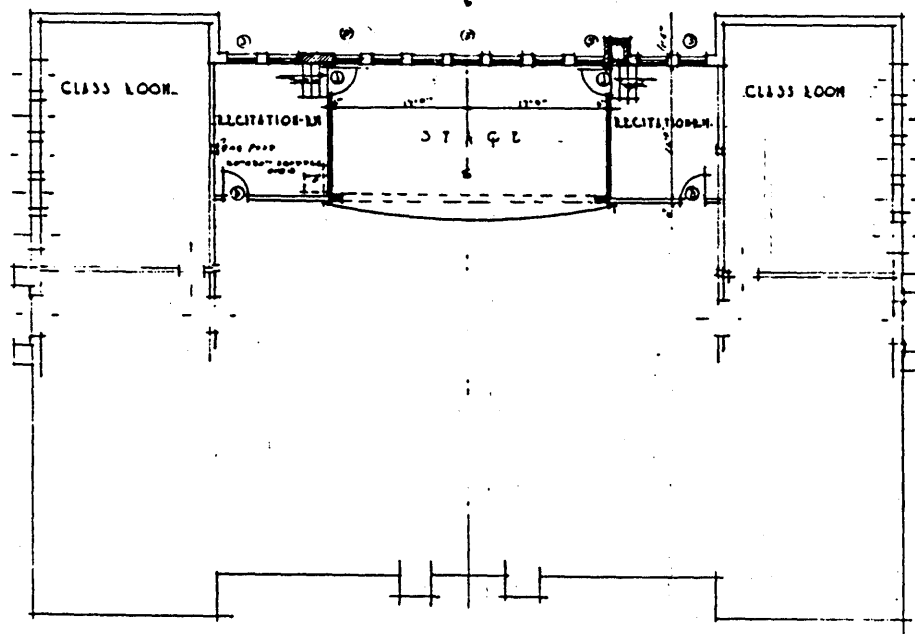


5' SQ. DET. DOOR FRAME



SEE REVISION 6-21-23

SCHOOL BUILDING FOR  
MONTICELLO CONSOLIDATED SCHOOL  
MONTICELLO - MISS.  
N.W. OVERSTREET - ARCHTCT.  
JANUARY - 1923



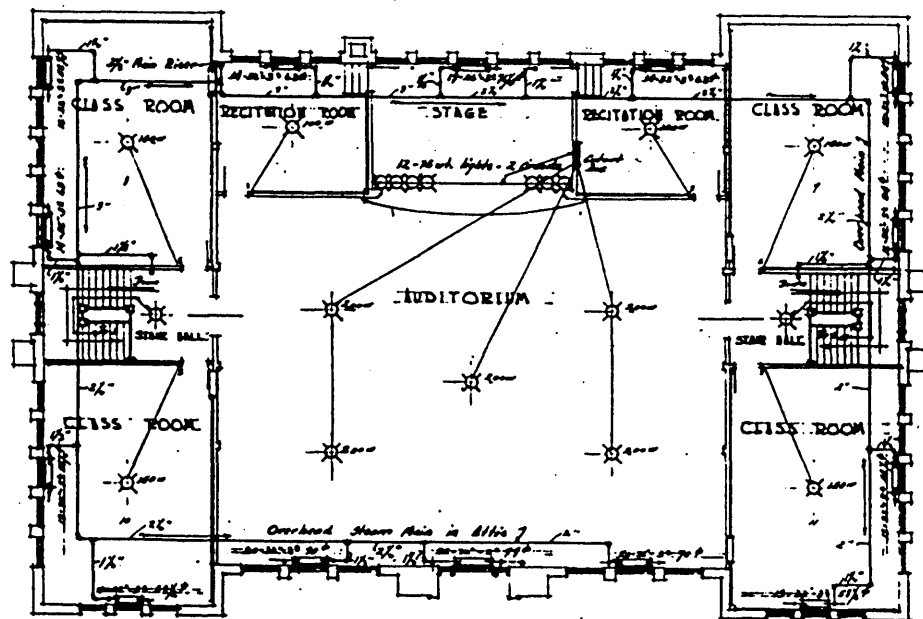
SECOND FLOOR PLAN

Scale 1/4" = 1'-0"

- REVISED 11-22-25 -

REVISION-6-21-25

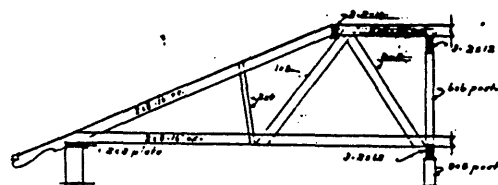
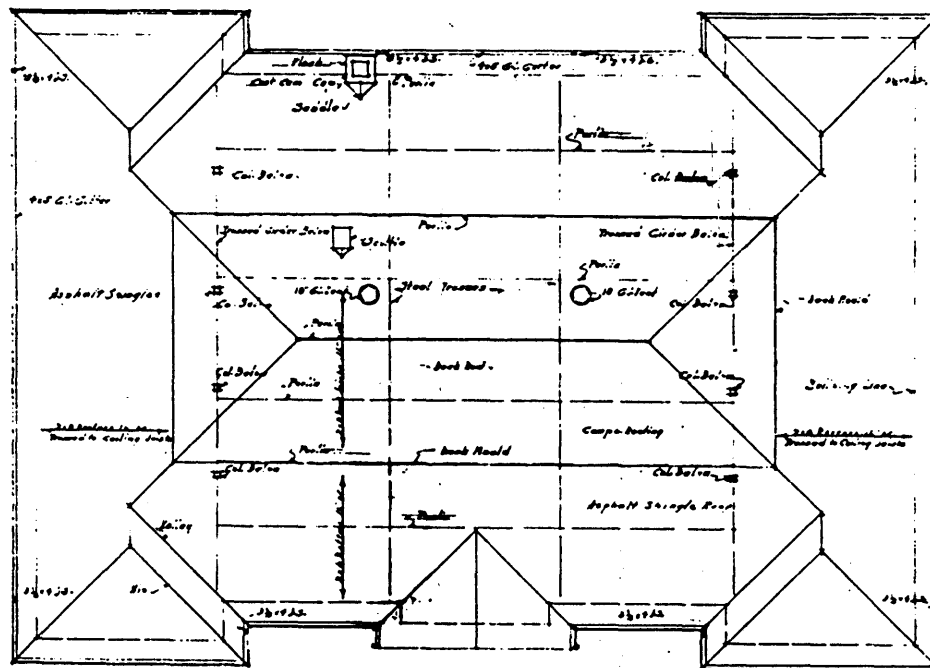
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| 1. SCHOOL BUILDING, 101        | DATE |
| MONTICELLO CONSOLIDATED SCHOOL | 3    |
| M. M. O'NEILL, ARCHT.          |      |



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

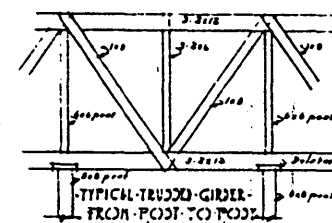
Note -  
Pike show main at least 1" in 2'-0"  
in direction of arrows.

ARCHITECT  
J. SCOTT  
ENGINEER  
J. S. GIBSON



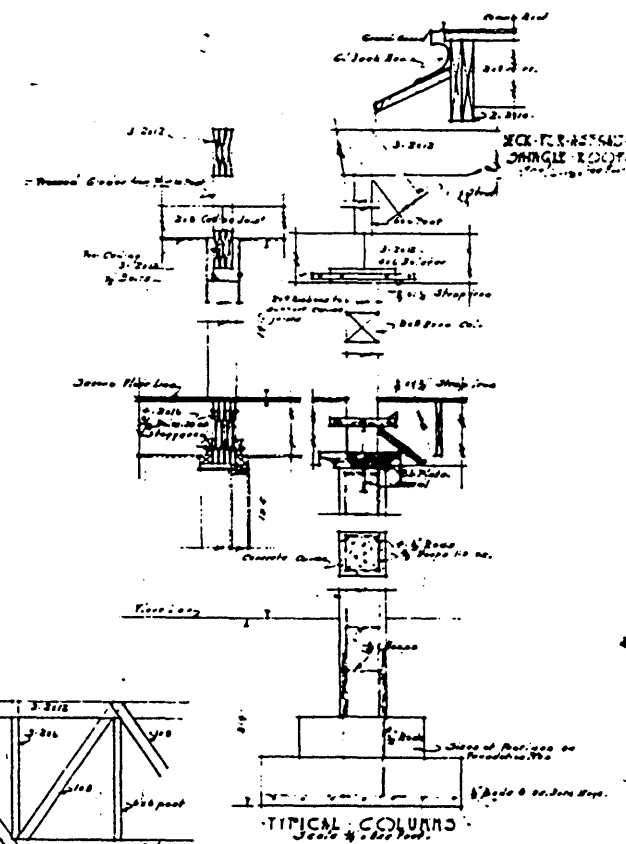
TYPICAL ROOF CONSTRUCTION  
OVER CLASS ROOMS

Scale: 1/4" = 1'-0"



TYPICAL TRUSS GIRDER  
FROM POST TO POST

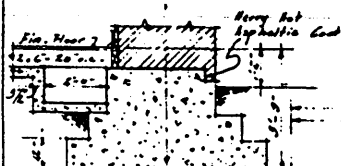
Scale: 1/4" = 1'-0"



TYPICAL COLUMNS

Scale: 1/4" = 1'-0"

A SCHOOL BUILDING FOR  
MICHIGAN COMBINED SCHOOL  
NO. 100 - MICHIGAN  
N. W. OIL STREET  
ARCHIT.



SECTION 1-1 & J-J  
Scale 1/2" = 1'-0"



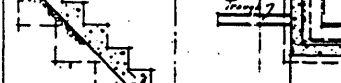
SECTION 2-2  
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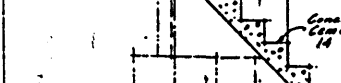
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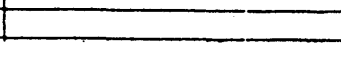
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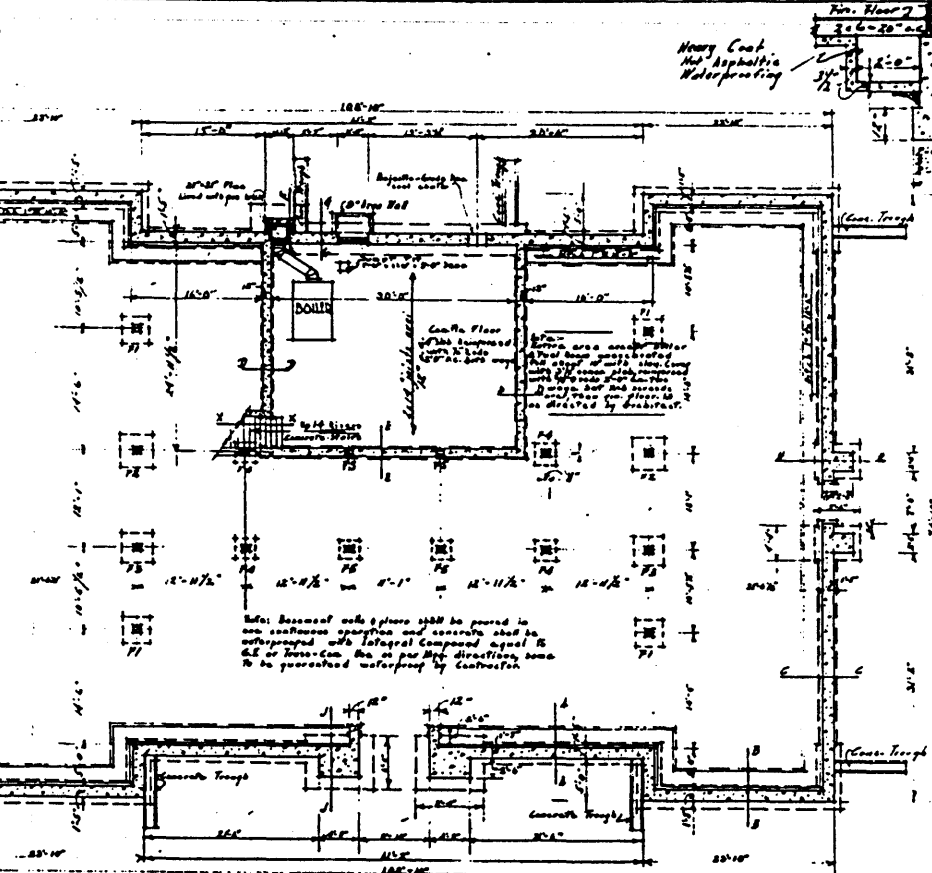
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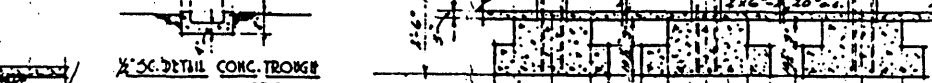
SECTION 6-6  
Scale 1/2" = 1'-0"



SECTION 7-7  
Scale 1/2" = 1'-0"



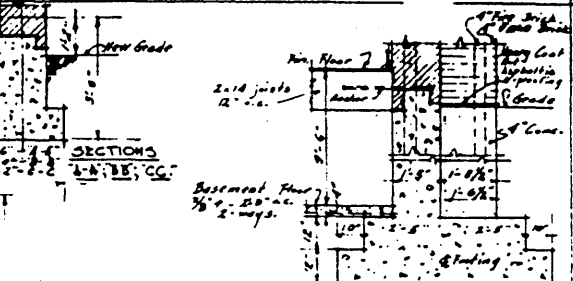
FOUNDATION PLAN  
Scale 1/2" = 1'-0"



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



DETAIL COLUMN FOOTINGS  
Scale 1/2" = 1'-0"



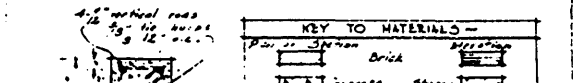
SECTION 8-8  
Scale 1/2" = 1'-0"



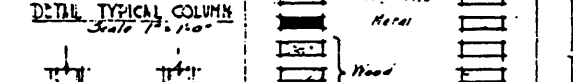
SECTION 9-9  
Scale 1/2" = 1'-0"



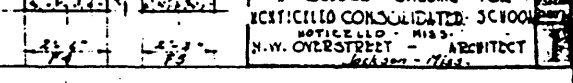
SECTION 10-10  
Scale 1/2" = 1'-0"



SECTION 11-11  
Scale 1/2" = 1'-0"



SECTION 12-12  
Scale 1/2" = 1'-0"



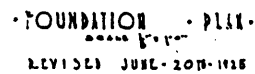
SECTION 13-13  
Scale 1/2" = 1'-0"



SECTION 14-14  
Scale 1/2" = 1'-0"

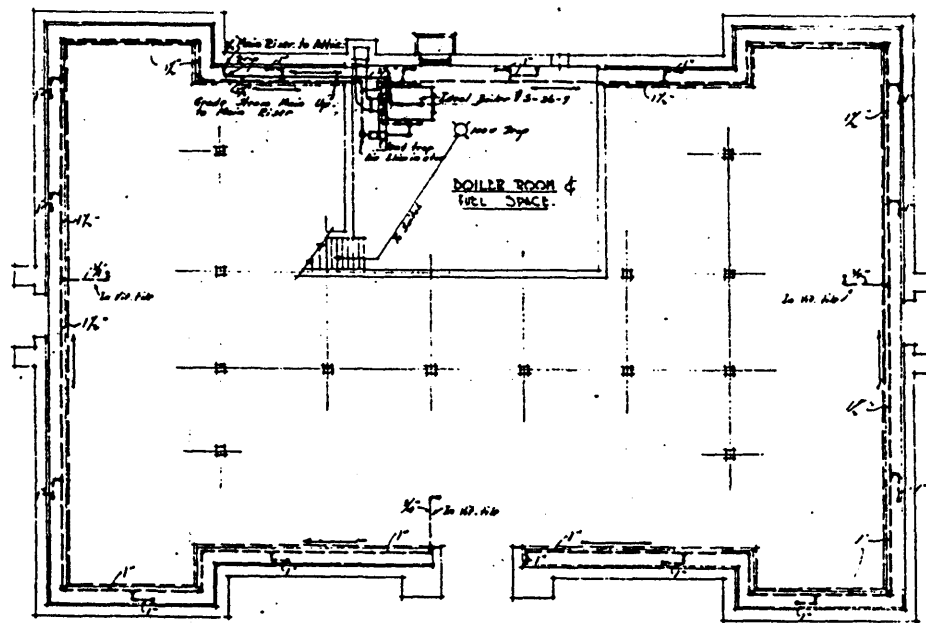
| KEY TO MATERIALS |               |
|------------------|---------------|
| Brick            | Brick         |
| Concrete         | Concrete      |
| Roofing          | Roofing       |
| Waterproofing    | Waterproofing |
| Foundation       | Foundation    |
| Basement         | Basement      |
| Roof             | Roof          |
| Foundation       | Foundation    |
| Basement         | Basement      |
| Roof             | Roof          |

SEE REVISION - 6-21-25  
1 - SCHOOL BUILDING FOR  
ACTICILED CONSOLIDATED SCHOOL  
NOTICED - MISS  
N.W. OVERSTREET - ARCHITECT  
Jackson - Miss.



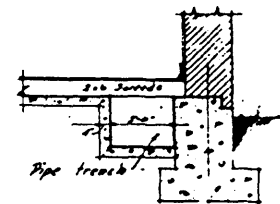
A. SCHOOL BUILDING FOR  
MONTICELLO CONSOLIDATED SCHOOL  
MONTICELLO MISS.  
N.W. OVERSTREET ARCHITECT.  
JACKSON MISS.



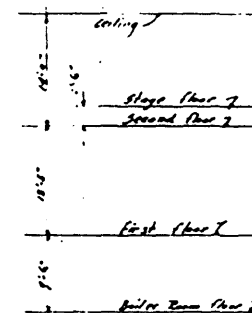


- FOUNDATION PLAN -  
Scale  $\frac{1}{8}" = 1'-0"$

Note:  
Ditch return main at least 1" in size  
in direction of arrows.



TYPICAL SECTION - PIPE TRENCH  
Scale  $\frac{1}{8}" = 1'-0"$



- DIAGRAM OF FLOOR LEVELS -

Radiator tapping list:  
0 to 60"  $\frac{3}{8}" \times \frac{1}{2}"$   
61 to 100"  $1" \times \frac{1}{2}"$   
101 to 175"  $1\frac{1}{2}" \times \frac{1}{2}"$   
All horizontal runs to be one size  
larger than tapping.

- MECHANICAL PLANS - 12427

A. SCHOOL BUILDING - FOR  
NORTHWEST COASTAL DISTRICT - N.C.  
NORTHVILLE, N.C.  
N.W. OYSTER STREET



Monticello Consolidated School  
Photo 1 of 10

Hammer Co MS

Front and east elevation

View to north west



Monticello Consolidated School / Lawrence arms  
Photo 2 of 10

East and north elevation

View to Southwest





VETERANS  
DAY  
CELEBRATION  
NOV. 9



Monticello Consolidated School Lawrence Co MS  
Photo 3 of 10

Second floor window over front entrance

View to north

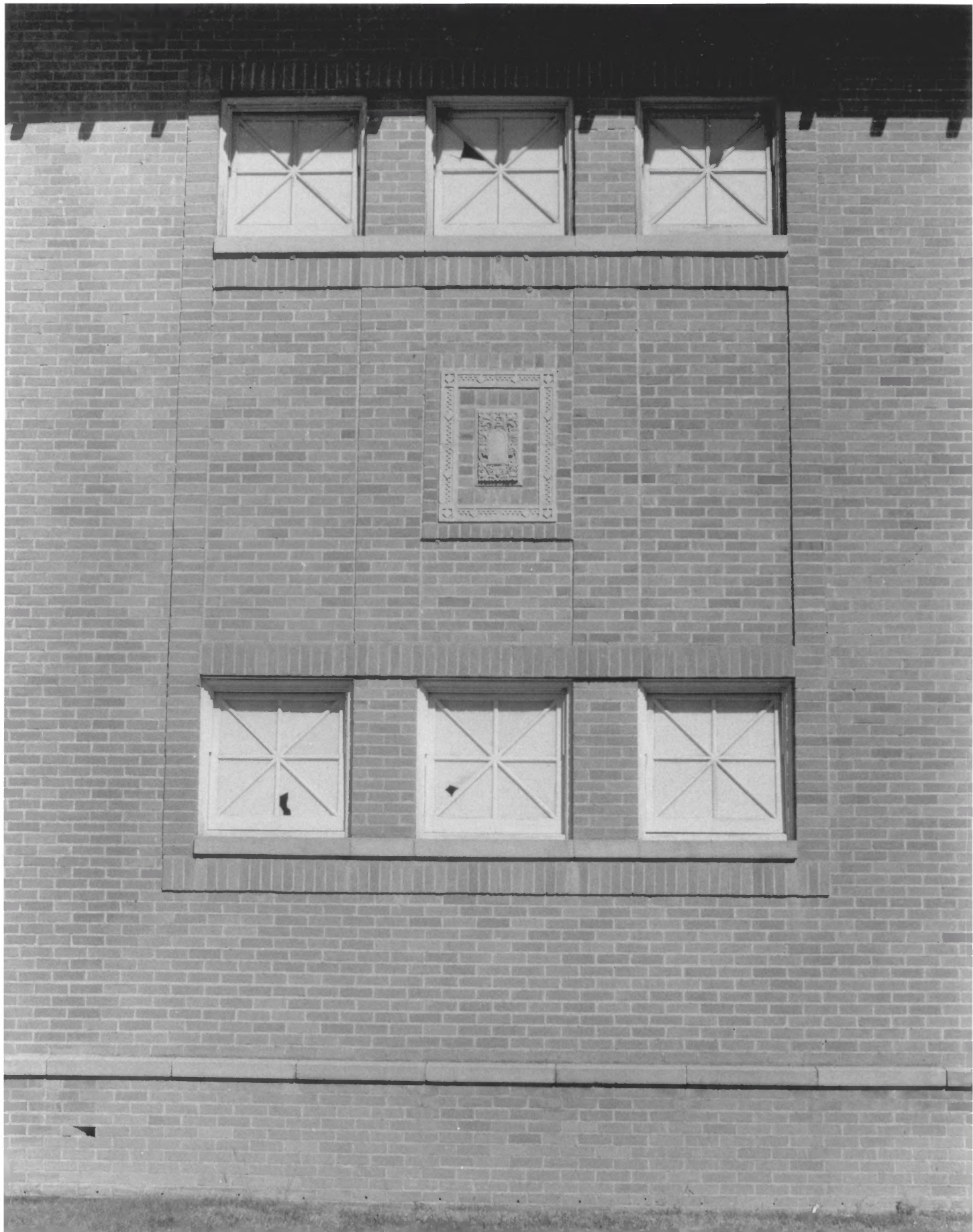




Monticello Consolidated School Lawrence a ms  
Photo 4 of 10

Details of front, second floor level

View to northwest



Monticello Consolidated School  
Photo 5 of 10

Small square windows on front facade  
View to north





Monticello Consolidated School  
Photo 6 of 10  
East Entrance  
View to West



Monticello Consolidated School  
Photo 7 of 10

East Stairway  
View to East

Lawrence ms







Monticello Consolidated School  
Photo 8 of 10

East stairway landing  
View to east

Lawrence C. M. S.



Monticello Consolidated School Lawrence  
Photo 9 of 10

Auditorium window over entrance

View to south



Morticello Consolidated School / Lumberman's  
Photo 10 of 10

Presidium stage, second floor

View to north