

section
three

Historic Resources of Milledgeville's Local Historic District

Milledgeville consists of historic commercial, institutional, and residential buildings constructed from the early-nineteenth century into the mid-twentieth century. These historic resources are set within a historic landscape consisting of a grid pattern of streets, squares, and street trees.

This section defines the building types and architectural styles found in Milledgeville's Local Historic District.

Historic Resources of Milledgeville's Local Historic District

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3.1 Milledgeville's National Register District

The *Milledgeville National Register Historic District* encompasses approximately 563 acres of the commercial business district and adjacent residential neighborhoods. It contains historic residential, commercial, institutional, industrial, and transportation-related resources as well as a historic cemetery and various landscapes associated with these historic resources. The entire district is located within the Milledgeville city limits. The district includes essentially that part of the city laid out in the plan of 1803. It is bounded by Thomas Street on the north, Warren Street on the east, Fishing Creek to the south, and Irwin Street to the west. The district was listed in the National Register of Historic Places in 1972.

The original town plan of 1803 is still mostly intact. It included the development of four major squares set aside for institutional uses. Government Square was never developed and remains undeveloped today. State House Square now houses Georgia Military College, Penitentiary Square accommodates Georgia College and State University, and Cemetery Square continues its original function as Memory Hill Cemetery.

Numerous architectural styles and types, both commercial and residential are represented on the streets of Milledgeville. The c. 1807 Old State Capitol is considered the first example of Gothic architecture in a public building. The Masonic Hall, built 1823-1824 by John Marlor is an excellent example of a Federal style institutional building. Houses in the district range from small one-story structures to large, high-style two story dwellings built from the early 1800s to the 1940s. Local architects John Marlor and Daniel Pratt were responsible for many of the Federal style homes that line the Milledgeville streets, referred to locally as "Milledgeville Federal", including "Thirteen Columns", the Orme-Sallee House, the Stetson-Sanford House, "The Cedars", and the John Marlor Arts Center. The Old Governor's Mansion was home to Georgia's governors from 1838 to 1868 and is a fine example of the Greek Revival Style.

Also included in the district are more modest homes. The Sallie Ellis Davis House is a recently restored late 19th century home of a local African-American woman who devoted her life to education. The Compton-Fowler-McKnight Cottage, a small one-story clapboard building located on North Columbia Street, is one of the city's oldest surviving structures.

The residential lots range in size from very large to more moderately sized city lots. Many contain large lawns with designed planting beds. House setback varies from street to street, with most streets retaining their mature street trees.

The commercial downtown is composed almost entirely of one and two-story attached commercial structures built during the late nineteenth to early twentieth century. Commercial structures are concentrated around Hancock and Wayne Streets. Also included in the district are numerous religious resources including Flagg Chapel, St. Stephen's Episcopal Church, Sacred Heart Catholic Church, and Trinity CME Church, among others.

The *Milledgeville Local Historic District* is located entirely within the National Register district and includes the most historically intact portions of the district. The northern boundary of Thomas Street is the same, but the local district extends only to Elbert Street on the east and the rail line just west of Jackson Street serves as the western boundary. Franklin Street is the southern boundary, with the exception of Memory Hill Cemetery, which is also included in the local historic district.

The Milledgeville Local Historic District is designated by a local ordinance which falls under the jurisdiction of a local Historic Preservation Review Commission. The designation of a local district protects the significant properties and the historic character of the district. It provides a way to ensure that growth and development take place in ways that respect the important architectural, historical, and environmental characteristics of the district. The process of design review is initiated for major architectural changes that will take place within the local historic district, offering the most protection for the historic architecture of Milledgeville.

3.2 Architectural Style and Building Type - What's the Difference

This section illustrates architectural styles as well as residential and commercial building types that are found within the Milledgeville Historic District. A majority of the architectural resources date from the early-nineteenth century through the mid-twentieth century. A general understanding of these historic resources and their character defining features will be helpful to anyone considering a rehabilitation or new construction project that the Historic Preservation Commission will review.

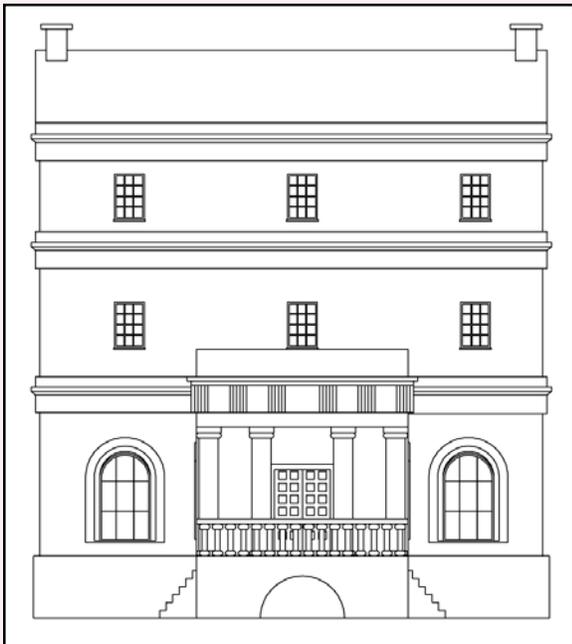
The **architectural style** of a building is defined by the exterior materials, detailing, and decorations. These features are often associated with a particular architectural style such as Federal or Italianate. **Building type** is determined by the overall form, or "envelope," and is not effected by exterior ornamentation. Type takes into account the interior floor plan as well as the height, and in some cases other considerations such as roof shape and the location of chimneys are taken into account as well.



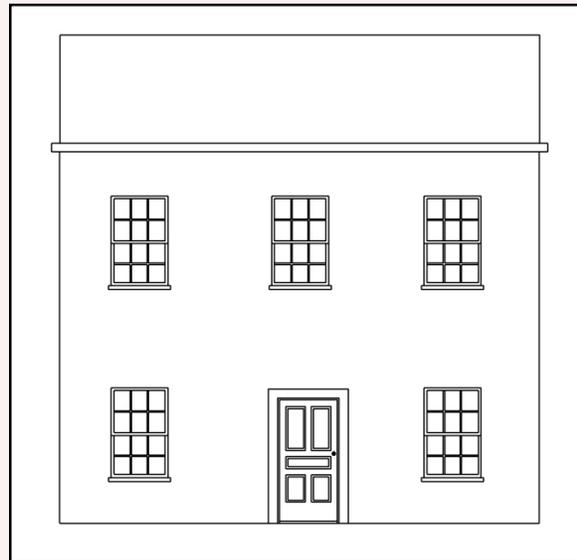
The examples above are both Georgian building types, but vary in style. The Georgian Cottage, left, has no applied style. Yet the Georgian House, right, has Federal style elements.

3.3 High Style or Vernacular

When applying the design guidelines, a building with minimal ornamentation is considered to be the equal of a building with numerous decorative elements. A “typical” building is sometimes referred to as **vernacular**, meaning that it is the work of a craftsman following local traditions without a conscious attempt to mimic current fashion. Many are built by non-professional builders and have little ornamental detailing. **High-style** buildings, on the other hand, are usually architect-designed and show the influence of current architectural styles. Such buildings are accentuated with architectural elements and details that reflect a specific architectural style or styles. Both vernacular and high style buildings can have a clear building type.



This sketch is an example of a high style, architect designed building.

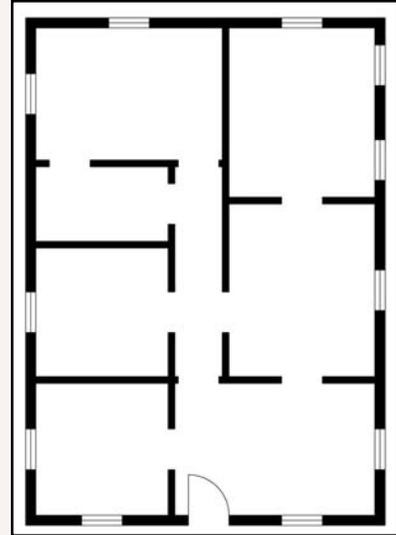


This sketch is an example of a vernacular building, designed by local craftsmen.

3.4 Residential Building Types

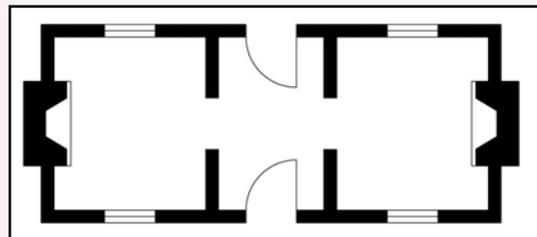
3.4.1 Bungalow (1900-1930s)

- 1 to 1 ½ stories
- overall rectangular in shape
- low-pitched roof with wide overhang
- subtypes based on roof shape: front gable, side gable, hip, and cross gable



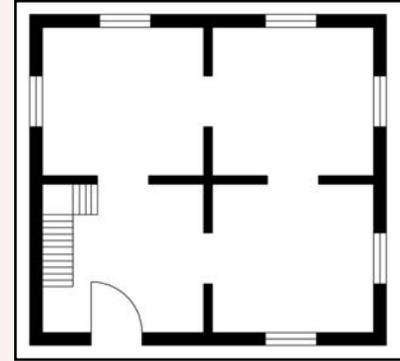
3.4.2 Central Hallway (1840-1900)

- symmetrical front, usually with chimneys at each end
- consists of a two rooms with a hallway between
- one room deep



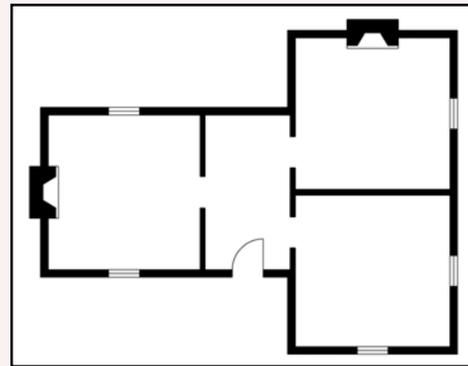
3.4.3 Four Square (early 20th century)

- square, two story mass with a hip or pyramidal roof
- usually has a side hallway entrance generally devoid of ornamentation, but sometimes has craftsman elements



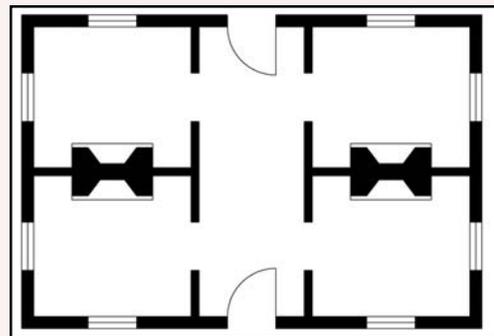
3.4.4 Gabled Ell (1875-1915)

- L or T shaped in plan
- gable front at one end
- recessed wing with entrance that is parallel to the front facade



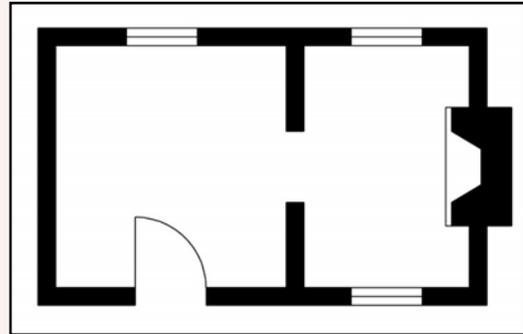
3.4.5 Georgian Cottage (1850-1900)

- square or nearly square in plan
- symmetrical front facade with central hallway flanked by two rooms on either side
- hip or gabled roof



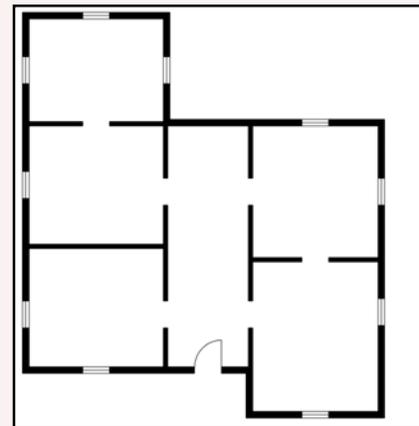
3.4.6 Hall Parlor (1850-1930)

- two unequal rooms wide, with entrance into the larger of the two rooms
- one room deep
- typically has a gabled roof



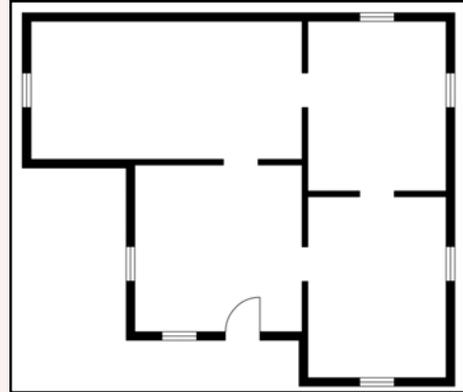
3.4.7 New South Cottage & House (1890-1920)

- square main mass, usually with a hipped roof and gabled projections
- central hallway plan emphasizes symmetry, with one or both of the side rooms projecting forward
- a pair of gables, either over projecting rooms, or flush with the wall of the main mass, frequently adds to the symmetrical look of this type



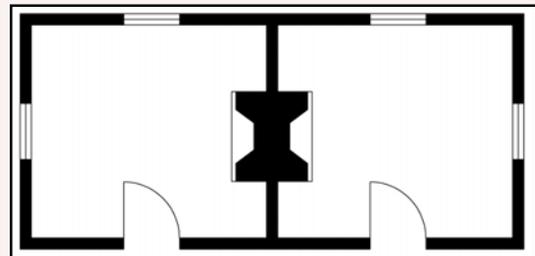
3.4.8 Queen Anne Cottage & House (1880-1990s)

- square main mass with a hipped or pyramidal roof
- projecting gables facing both the front and side
- interior rooms are arranged in an asymmetrical plan with no central hallway



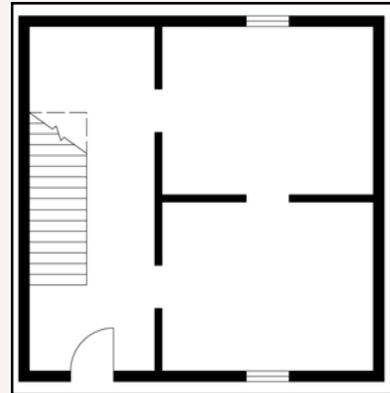
3.4.9 Saddlebag (1880-1930)

- central chimney in gabled roof, flanked by one room on either side
- can have either one central exterior door, or two doors leading into each room



3.4.10 Side Hallway (1820-1850)

- named for the location of the hallway at the side of the house
- in a two-story house, the hallway normally contains the stairway
- usually two rooms deep



3.5 Residential Building Styles

3.5.1 Colonial Revival (1890s-1920s)

- revival of the interest in the architectural heritage of the colonial and early federal periods in American history
- accentuated front door, often with fanlights and sidelights
- decorative pediment supported by slender columns that creates an entry porch
- front facade is almost always symmetrical



3.5.2 Classical Revival (1770s-1850s)

- entry porch dominates front facade
- triangular pediment supported by four columns
- front facade is symmetrical, typically five bays
- a prominent fanlight over the main entry door is common



3.5.3 Craftsman (1910s-1930s)

- low pitched roof with wide overhanging eaves and exposed roof rafters
- decorative brackets or braces commonly added under gables
- full- or partial- width porch with roof supported by tapered square columns
- use of decorative woodwork, masonry, and stone that reflects building material craftsmanship is common



3.5.4 English Vernacular Revival (1920s-1940s)

- asymmetrical front facade with steeply pitched roofs
- massive chimney, sometimes ornamented with decorative chimney pots
- round arched entryway is common
- brick is the usual exterior material, often with stone or half-timbering accents



3.5.5 Federal (1780s-1820s)

“Milledgeville Federal” (circa 1820) is a regional name for houses built in the Federal style during the early years of the city. In particular, it is associated with local architect Daniel Pratt and John Malor.

- two-story structure with a two-story pedimented portico supported by classical columns
- two central front doors, one on each level, with a second-story balcony
- a fanlight or fan motif in the portico pediment is common, as are a fanlight and sidelights over the door



3.5.6 Folk Victorian (1880s-1910s)

- simple house with some amount of Victorian-era ornamentation
- decoration spindles or jigsaw work on the porch
- cornice-line brackets under gable eaves are common



3.5.6 Greek Revival (1830-1865)

- low pitched gabled or hipped roof
- cornice lines emphasized with wide, divided band of trim (entablature)
- entry porch is supported by square or round prominent columns
- front facades are usually symmetrical and features an entrance with sidelights and a transom light over the door



3.5.7 Minimal Traditional (1935-1950)

- low or intermediate pitched roof with close eaves
- usually there is a large chimney and at least one front-facing gable
- use of a variety of exterior materials
- almost always one story



3.5.8 Neoclassical Revival (1890s-1930s)

- distinguished by a full-height portico with classical detailing
- prominent pediment supported by classical columns (often paired)
- symmetrical front facades, often with classical cornices, dentils, or modillions
- classical doorway with sidelights, fanlights, or transoms



3.5.9 Queen Anne (1880s-1910s)

- asymmetrical form and variety of exterior surface textures, materials, and details
- irregularly shaped, steeply pitched roofs with cross gables, usually with a dominant front-facing gable
- wraparound porches with slender turned posts and balustrades are common
- bay windows and/or turrets and patterned masonry chimneys are often present



3.6 Commercial Building Types

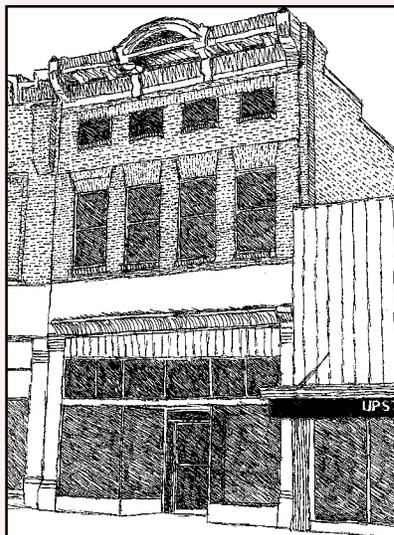
3.6.1 One Part Commercial Block (1840s-1950s)

- one story
- front facade consists of a store front with a cornice
- storefront contains large display windows and a prominent entrance
- storefront facades range from plain to ornamented



3.6.2 Two Part Commercial Block (1840s-1950s)

- most common commercial facades
- two to four stories in height and divided into two distinct parts — ground level storefront and upper floors
- ground level storefront house public spaces such as a store or restaurant and is separated from the upper floors by a cornice
- upper floors house more private spaces such as apartments or offices, marked by a row of windows



3.7 Commercial Building Styles

3.7.1 Art Deco (1930s-1940s)

- smooth exterior surface, often stuccoed
- simple geometric ornamentation
- emphasis on verticality



3.7.2 Federal (1800-1840)

- usually constructed with brick masonry
- fanlight over the entrance
- multi-paned windows with decorative lintels



3.7.3 Folk Victorian (1880s-1930s)

- most common style for simple, functional commercial buildings
- modest detailing
- corbeled brick cornice



3.7.4 Italianate (1845-1910s)

- projecting roof cornice, often with corbeled brick work or decorative brackets
- decorative window hoods
- segmentally arched window openings are common

