

INTRODUCTION

Despite the enormous popularity of historic preservation in recent years, there is widespread confusion and misunderstanding about what is "historic" and how far a community should go to make preservation of historic structures public policy.

The importance of preserving landmarks of national significance has been recognized for more than 100 years, ever since the Mount Vernon Ladies' Association was organized to save George Washington's home. In the 1930s the cities of Charleston and New Orleans added an entirely new dimension to the concept of historic preservation: local government regulation to preserve a group of buildings that possess a special sense of place. The new planning tool they devised--the local historic district--was based on the recognition that a special sense of place depends on, but is greater than, the sum of the individual buildings. Furthermore, they recognized that the character of "historic" districts derives from architectural qualities and relationships as well as from historical associations; thus the cities regulated all demolitions and exterior alterations that might diminish that character.

In the decades that followed, people realized that buildings with a distinctive and definable group character existed not just in Charleston and New Orleans, but in courthouse squares, along main streets and in neighborhoods throughout the country. They understood that such districts embodied a vital sense of identity, continuity and quality. They were sources of community stability and pride. But they were also threatened--by the mobility in modern American society, by a traditional disregard for conserving resources in favor of the "new" and "modern," by federally funded urban renewal and interstate highway programs and by the fact that the architectural and historical importance of these districts was not widely recognized. To help address this problem, some 600 cities throughout the country have enacted local historic district regulations.

To further address this problem, the United States Congress, in 1966, established the National Register of Historic Places as the official inventory of buildings, districts, structures, and objects of national, state or local significance. This meant that we would not limit our historical perspective exclusively to national monuments, but would recognize the value of special places in communities everywhere.

The National Register of Historic Places is essentially a planning tool--a list of architectural, historical, and cultural resources identified according to established criteria that tells state and local governments, property owners, developers and citizens which properties in their community have significance and merit preservation. To compile the National Register of Historic Places, states were given the responsibility of identifying eligible properties through a survey and planning process assisted by federal monies. The deadline for completion of state surveys is 1985.

Birmingham has been slow to participate fully in the survey and planning process. The Jefferson County Site Survey published in 1976 was an excellent beginning, but

there remains a need for more thorough consideration of districts, for specific identification of properties that meet National Register criteria, and for additional research and evaluation. There is also a need to more effectively register the importance of identified properties in local planning and development decisions. For example, despite the fact that the Fox Building at the corner of 4th Avenue and 19th Street North was written up in both Historic Sites of Jefferson County and the Birmingham Historical Society's survey of important downtown properties, Downtown Birmingham: Architectural and Historical Walking Tour Guide, the owners of the building, at the time of its controversial demolition, said they were unaware of any historical or architectural importance of their property. Even while the Southside-Highlands Survey was going on, some half a dozen houses of local significance were demolished, giving the survey data sheets immediate historical value as a record of the past.

The Southside-Highlands Survey was undertaken to address the need for a comprehensive survey of properties in four city neighborhoods: Highland Park, Five Points South, Glen Iris, and Southside. Although it was generally recognized that these areas contained some of the finest residential, religious, and commercial properties in the city, there had been no systematic and thorough evaluation of architectural and historical significance, identification of threats to preservation, and formulation of preservation priorities. This report is intended to provide that assessment of neighborhood resources and to present clear and workable recommendations to facilitate their preservation. It is a tool that the neighborhoods and the City can use to enhance the quality of life in Southside-Highlands.

SUMMARY OF FINDINGS AND RECOMMENDATIONS

1. Properties that should be given HIGHEST PRIORITY FOR PRESERVATION are LANDMARKS AND HISTORIC DISTRICTS:

Definition: Buildings or districts that, because of architectural and/or historical importance, including value as a distinctive place, must be preserved. Eligible for listing in the National Register of Historic Places. Eligible for protection under a local historic and conservation districts ordinance that would regulate according to established guidelines:

- Demolition (including demolition by neglect)
- Exterior alterations
- Design of new construction
- Height, siting and landscaping of new construction and parking lots

In the Highland Park Neighborhood:

1. Rhodes Park Historic District
2. Niazuma-Pawnee Historic District
3. Lakeview School (NRHP) c. 1901
4. Independent Presbyterian Church c. 1926

In the Five Points South Neighborhood:

1. Five Points Circle Historic District
2. Five Points Residential Historic District
3. Anderson Place Historic District
4. Cullom Street-12th Street South Historic District
5. Agee House c. 1900
6. Saint Andrew's Episcopal Church and Parish House c. 1913, c. 1900
7. Eleventh Avenue South Methodist Church, 1902
8. Second Presbyterian Church (UAB Ballet House), 1901
9. Commercial Building, SW corner 12th Street & 11th Avenue South, c. 1927
10. Royal Arms Apartments c. 1926
11. Bradshaw House (NRHP), 1892
12. Temple Beth-El c. 1926
13. Bottega Favorita Building, 1926
14. Hillman Hospital, 1904

In the Glen Iris Neighborhood:

1. Glen Iris Park Historic District

In the Southside Neighborhood:

1. Third Presbyterian Church c. 1902
2. Properties that NEED TO BE PRESERVED but may not be eligible for listing in the National Register of Historic Places are designated CONSERVATION DISTRICTS:

Definition: Districts that contribute to local architectural, historical and/or neighborhood identity and should be preserved, although they may not meet the criteria for the National Register of Historic Places. Because of their special character and distinctive architecture and/or because of their value as protective buffer zones next to Historic Districts and Landmarks, Conservation Districts are eligible for protection under a local historic and conservation district ordinance that would regulate according to established guidelines:

- Demolition (including demolition by neglect)
- Height, siting and landscaping of new construction and parking lots

and CONSERVATION BUILDINGS:

Definition: Buildings interesting for their period but relatively isolated from an architectural, historical or neighborhood context. May merit protection under a local historic and conservation districts ordinance that would regulate according to established guidelines:

- Demolition (including demolition by neglect)
- Height, siting and landscaping of new construction and parking lots

In the Highland Park Neighborhood:

1. Chestnut Hills Conservation District
2. Milner Crescent Conservation District
3. Hanover-Caldwell Conservation District
4. 13th Avenue-Cliff Road Conservation District
5. Twelve Conservation Buildings (see Highland Park Neighborhood analysis).

In the Five Points South Neighborhood:

1. Five Points Residential Conservation District
2. 26 Conservation Buildings (see Five Points South Neighborhood analysis)

In the Glen Iris Neighborhood:

1. Waverly Place Conservation District
2. Glenwild Conservation District
3. Idlewild Circle Conservation District
4. Two Conservation Buildings (see Glen Iris Neighborhood analysis)

In the Southside Neighborhood:

1. Southside Warehouse Conservation District
2. 7th Avenue Conservation District
3. 29th Street Conservation District
4. Southside-Downtown Conservation District
5. 11 Conservation Buildings (see Southside Neighborhood analysis)

NOTE: Additional research on these districts and individual properties may indicate that some merit listing in the National Register of Historic Places and recognition as Historic Districts or Landmarks.

3. Buildings and areas in the neighborhoods that have MINIMAL HISTORICAL OR ARCHITECTURAL VALUE or that are ISOLATED WITHIN A REDEVELOPED AREA are designated PLANNERS' DISCRETION AREAS.

In the Highland Park, Five Points South, Glen Iris and Southside Neighborhoods:

All areas except those designated as Historic Districts, Landmarks, Conservation Districts, and Conservation Buildings.

4. The Historic Districts, Landmarks, Conservation Districts, and Conservation Buildings within the survey area are THREATENED BY:
 - a. Demolition (including demolition by neglect and arson)
 - b. Incompatible new construction (for example, new construction that differs drastically in height, bulk, siting, and landscaping)
 - c. Incompatible uses (uses that alter the essential physical character of the district or building, such as commercial or office uses with heavy traffic in a residential district)
 - d. Severely deteriorated or neglected property
 - e. Unscreened parking lots
 - f. Inadequate financial assistance for persons who want to buy and rehabilitate older houses for residential use
 - g. Loss of scenic green space and views that provide distinctive settings
 - h. Excessive traffic from outside the neighborhood

5. To counter these preservation threats, THE NEIGHBORHOOD ASSOCIATION SHOULD:

- a. Organize a Neighborhood Revitalization Committee composed of representatives from the city, the banking community and the neighborhood and invite funding experts from other cities to make recommendations about innovative but feasible funding sources for the neighborhood conservation and revitalization, particularly for purchase and restoration of properties in Historic and Conservation Districts and designated Landmarks and Conservation Buildings. The recommendations should address:
 - (1) Neighborhood residents and potential residents who have incomes insufficient to purchase and rehabilitate older properties, but too high to qualify for existing assistance programs. Many have demonstrated or are willing to make a commitment to their neighborhood's renewal. They need low-interest loans or rebate programs to help them finance home purchase and improvements.
 - (2) Local financial institutions that need good investment opportunities. They need to recognize the long-term benefits of revitalizing distinctive in-town neighborhoods and to develop better ways of supporting this effort.
 - (3) The city, which needs additional revenue and healthy neighborhoods. It must realize that revitalized neighborhoods can result in population stability, raised property values, and increased construction jobs, sales of materials and sales taxes. Older neighborhoods with a distinctive character can attract young people, suburbanites who have raised their families, and newcomers relocating from other cities. The city can expedite revitalization by:
 - (a) Coordinating efforts between the local financial institutions and individuals buying or rehabilitating in the neighborhood.
 - (b) Exploring the possibility of using federal funds (for example, U. S. Department of the Interior Historic Preservation Grants-in-aid or appropriate HUD funds) to stimulate rehabilitation in Historic and Conservation Districts.
- b. Appoint a committee to work with the city staff and recommend an appropriate course of action to counter the preservation threats in their neighborhood. Among the possibilities they should study are:
 - (1) A Landmarks, Historic Districts and Conservation Districts ordinance that would provide protection to designated districts and properties through regulation of demolition (including demolition by neglect), exterior alterations, and new construction.
 - (2) Zoning revisions to maintain the characteristic use, siting, height, and bulk in identified districts.
 - (3) Stricter enforcement of housing and building codes at earlier stages of neglect and in conjunction with financial assistance for rehabilitation.
 - (4) Easements to protect scenic green space and open land.

- c. Appoint a committee to work with institutions that own property in the neighborhood and to review regularly any activities or plans that might have a negative impact on neighborhood character.
- d. Consider establishing a revolving fund to purchase threatened property or vacant lots for resale with appropriate restrictions or to provide low-interest loans for rehabilitation.
- e. Inform residents about Ordinance 8096 that sets standards for property maintenance.
- f. Organize and promote a semi-annual neighborhood clean-up and basic improvement program, perhaps using neighborhood recognition awards.

6. To counter preservation threats, THE CITY OF BIRMINGHAM SHOULD:

- a. Support the organization of the Neighborhood Revitalization Committee (5.a. above), providing professional assistance and cooperation to facilitate the neighborhood's efforts.
- b. Continue to make available financial assistance programs to low-income homeowners, such as:
 - (1) Section 312 loans
 - (2) 20% cash rebate
 - (3) Rehabilitation grants
 - (4) Deferred payment loans
 - (5) Nonprofit sponsor program
- c. Review zoning and make appropriate revisions to encourage the characteristic use, siting, height, and bulk in identified districts.
- d. Seek listing of Historic Districts and Landmarks in the National Register of Historic Places to clearly establish their importance and provide owners of income-producing properties with tax incentives and other financial benefits for rehabilitation.
- e. Encourage additional historical research to identify other properties eligible for National Register listing or for conservation designation.
- f. Periodically review the parking needs and traffic flow generated in the neighborhoods by institutional, commercial and professional office expansion to insure that there are adequate facilities and to carefully route traffic to avoid or minimize disruption to the residential neighborhood.

- g. Look for opportunities to undertake public improvements and support existing environmental amenities that contribute to neighborhood character (for example, Caldwell, Rhodes, Rushton, Underwood, and Phelan Parks and other green spaces; the "plaza" character of the Five Points Circle).
- h. Whenever possible, review site plans carefully to see that there will not be adverse effects on nearby properties identified as Landmarks, Historic Districts, Conservation Districts, or Conservation Buildings.



Rhodes Park (view to south)

HISTORY OF SOUTHSIDE-HIGHLANDS DEVELOPMENT

Some of the most distinctive settings in the city lie in the Southside-Highlands area south of downtown. The hilly topography, with unexpected views of downtown skyscrapers and the Sloss furnaces; the houses that speak clearly of early 20th century lifestyles and craftsmanship; and the urban "presence" of the Five Points Circle commercial area all contribute a special character. But the Southside-Highlands story is not only a tale of streetcar suburbs and changing land use. It also provides an essential dimension to understanding the dynamics of downtown development and the city as a whole.

In 1871 the Elyton Land Company laid out the city of Birmingham between about 11th Avenue North and 8th Avenue South. Railroad lines, which would make the new city the industrial center of the New South, bisected the city. North of the tracks were the business center and earliest residential development; south of the tracks support facilities grew up: livery stables, blacksmith shops, grain barns, and scattered housing, particularly for those who worked at the furnaces and foundries that lined the tracks.

A little more than a decade later, with the city still anticipating the promise of its mineral resources, the Elyton Land Company laid a streetcar line beyond the existing city limits to open for development its "suburban" property to the south. The 1884 line ran from 1st Avenue North to the intersection at Five Points and then wound along the base of Red Mountain to reach an amusement park and resort hotel at the site of Highland Park. Several enterprising citizens, undoubtedly delighted to escape the dirt and noise of living close to industrial facilities downtown, built the first houses off the car line on wooded highlands overlooking the city. By 1887, with an industrial boom in full swing, there were enough people living south of the city limits to incorporate the Town of Highland. They erected landmark churches at the same time those downtown were being built. In 1893, as a depression slowed growth and building throughout the country, Highland became part of the City of Birmingham.

At the turn of the century a second industrial boom touched off major development downtown (the "Heaviest Corner" and other early steel-frame skyscrapers) and in outlying areas. By this time Southside, stretching from the railroad tracks to about 8th Avenue South, was almost fully developed as a working class neighborhood close to furnaces, rolling mills and other industrial enterprises. Pockets of Italians, Germans, and blacks provided a racial and ethnic mix. Groceries, markets, saloons, and churches stood side-by-side with breweries, ice houses, stables, car barns, and houses of prostitution. (Southside's "red-light" district was vividly described in Hudson Strode's autobiography, The Eleventh House.)

Meanwhile, South Highlands--the present Glen Iris, Five Points, and Highland Park neighborhoods--attracted residents from all levels of the middle class. By 1900 they were well-established in the vicinity of Clairmont Avenue and near the Five

Points South Circle, where residential development concentrated along 8th and 9th Avenues, 20th Street, and nearby blocks of 11th, 12th, and Highland Avenues. Highland Avenue soon replaced 5th Avenue North as the city's most fashionable residential address. In the Glen Iris neighborhood, Robert Jemison, Sr., was developing his private park and T. M. Bradley gathering property that would become Idlewild Circle and Green Springs Park.

Most of the houses in South Highlands were built between 1906 and 1917. These houses, mostly Craftsman, Colonial Revival, Tudor Revival, and Beaux Arts styles--probably the finest collection of residential architecture of this period in Birmingham--gave South Highlands a lasting flavor of comfortable middle class neighborhoods within sight of downtown, which was readily accessible by foot or public transportation. Residents not only worked in town but went there to high school, to shop, and for entertainment. The houses reflect a development pattern that had characterized South Highlands--and the city--from its early days: A mixture of grand and less pretentious houses, often on adjacent streets, developed in a piecemeal fashion by small developers, builders, and individual investors. Thus while South Highlands was the home of some of the city's leading and wealthiest citizens--governors, presidents of banks and department stores, industrial executives--it was not a totally exclusive area. In fact, part of its distinct character is a mix of varying levels of wealth and status, clearly reflected in the houses that remain. The houses also tell, by their siting, of urban density imposed on a hilly topography. And the overall quality of the houses tells of talented architects and craftsmen.

Development patterns changed after World War I, shaped in part by new zoning laws, the proliferation of the automobile, and the tendency to move away from the city center. Commercial and light industrial zoning in the Southside transformed much of the ethnic and working class residential area to an automobile-oriented service and commercial district with many warehouses and light industrial plants. In Five Points South, the once-residential circle became a retail and professional office center where two streetcar lines crossed and parking places in front of stores served those who drove from nearby residential areas, including the new developments "over the mountain." The Five Points commercial buildings, designed by leading local architects in popular national styles, define a remarkably well-related, pedestrian-scaled shopping center that has a comfortable urban sophistication with a touch of romanticism characteristic of the 1920s.

Another major change in land use, scale, and density was the widespread construction of apartment buildings, most 2 or 3 stories but several 8 or 10. Although they had existed in South Highlands since 1907, when the 6-story Terrace Court was constructed, there was a notable increase in multi-family accommodations in the 1920s. There is reason to speculate that many served a less family-oriented clientele, including individuals and young couples who once boarded downtown or who were leaving home earlier, responding to the expanding economy and new social freedoms of the 1920s. It is also likely that apartments served a need for many who, because of soaring land values were financially unable to respond to the post-war "Own Your Own Home" campaign.

Residential expansion continued in the undeveloped sections of Highland Park, Glen Iris, and Five Points South until halted by the Depression.

In the 1930s and 40s many of the large old houses were converted to apartments and some to doctors' offices. By the 1950s the grand houses along 20th Street and Highland Avenue were being demolished to make way for new office buildings. The most drastic changes came in the 1960s: with the single-family residential focus firmly fixed on the outlying suburbs, most remaining residential areas were rezoned for dense apartment development. At the same time, extensive redevelopment for institutional and commercial use was changing the scale and density near such major traffic arteries as 20th Street, Highland Avenue, 8th Avenue South, and Clairmont Avenue. This was amplified by the construction of the Red Mountain Expressway, which destroyed and isolated some of the fabric that had contributed to neighborhood identity and quality. Perhaps the most drastic change of all was the clearance of about a square mile of housing and small businesses for redevelopment by the University of Alabama in Birmingham.

The pace of redevelopment continued in the 1970s, but it was countered by a renewed interest in older in-town neighborhoods. Residents of Milner Crescent and Chestnut Hills succeeded in rezoning efforts to preserve the single family character of their surroundings. In a broader context, the city's Community Participation Program provided a structure for additional actions to protect and enhance special neighborhood qualities. City public improvements--particularly the landscaping of Highland Avenue and the plans for Five Points South commercial revitalization--further reinforced neighborhood renewal. Today the future of Southside-Highlands appears promising if its existing resources continue to be used and renovated and if new development is undertaken with sensitivity to its distinctive architectural and historical qualities.



SURVEY SCOPE & METHODOLOGY

The Birmingham Historical Society undertook the survey of Southside-Highlands architectural and historical resources for the City of Birmingham and the Alabama Historical Commission.

Under the terms of agreement with those agencies, the Birmingham Historical Society was to:

1. Develop a model methodology procedure to survey architectural, historical, and cultural resources throughout the City of Birmingham.
2. Undertake a survey of such resources in Southside-Highlands (the Highland Park, Five Points South, Glen Iris, and Southside neighborhoods), including gathering related historical and legal data.
3. Identify significant resources worthy of preservation within Southside-Highlands.
4. Make recommendations for accomplishing their preservation and rehabilitation.
5. Identify sources of general, technical, and financial assistance.

To survey the architectural and historical resources of Southside-Highlands, the Birmingham Historical Society photographed and evaluated some 2,000 structures in the Highland Park, Five Points South, Glen Iris, and Southside neighborhoods. The evaluation was based on photographic and field analysis and historical information (mostly from city directories), applying National Register criteria adapted to local circumstances. Part of the survey process also included recording legal and ownership data and compiling block sheets to facilitate contextual analysis. Finally, properties were classified according to preservation priority, threats and problems related to preservation identified, and actions to diminish or eliminate threats recommended. (See Appendix for procedural details.)

The Survey Data Sheets (see Appendix) were designed in cooperation with the City of Birmingham, to provide information needed for well-informed community development decisions, and the Alabama Historical Commission, to facilitate nominations to the State and National Registers.

The Survey was funded by the Alabama Historical Commission with U. S. Interior Department funds and the City of Birmingham with U. S. Department of Housing and Urban Development Community Development Block Grants. Personnel included Alice Meriwether Bowsher, survey director; Ann M. Burkhardt, research coordinator; Stephen Stella, photographer and field analyst; Bitsy Williams, Linda Nelson, Liz Jones, Delores Falls, Faye Walter, and Mike Reardon, research; and Marion Barnes, photography. Additional information and support was provided by neighborhood

residents and property owners, by the city Community Development Department, particularly Larry Watts, Mike Dobbins, and Jim Byram, and the Alabama Historical Commission, particularly Ellen Mertins, Mary Lou Price, and David Hughes. The Southside-Highlands Survey built on research initiated in 1977-78 by Marjorie L. White and Junior League researchers Milner Noel, Jane McFadden, and Joan Clark.

NEIGHBORHOOD ANALYSIS: HIGHLAND PARK

A. Overview

Highland Park is one of the city's oldest and most intact residential areas. In 1884, the Elyton Land Company (which founded the City of Birmingham in 1870) opened for development a 1,500-acre tract of wooded, hilly land south of the city. They laid out Highland Avenue, built the Highland Avenue car line to provide transportation to the city, and opened Lakeview Park to attract visitors and prospective buyers. The Highland Park area developed slowly, with the first activity in the early 1890s along the northern segment of the car line (in the vicinity of Clairmont Avenue). The nationwide depression of 1893 slowed real estate investment, so that the bulk of the neighborhood was not developed until after 1900.

Shortly after 1900, house building began in the vicinity of Rhodes Park. Between 1908 and 1918, the areas encompassed in the Rhodes Park Historic District, the Niazuma-Pawnee Historic District, the Hanover-Caldwell Conservation District, and the 13th Street South-Cliff Road Conservation District were substantially developed. The Chestnut Hills and Milner Crescent Conservation Districts developed slightly later, between 1915 and 1930. A building boom in the mid-1920s intensified the urban density of the Highland Park Neighborhood with the construction of 2- and 3-story apartment buildings, plus the 10-story Claridge and the 8-story Altamont, which added height and bulk to the predominantly pedestrian scale.

The neighborhood was essentially middle-class, with grander houses of the business and professional elite along Highland, Niazuma and Pawnee Avenues and on Rhodes and Hanover Circles. By 1930, many residents had left the neighborhood for newer suburbs to the south, and some of the large houses were beginning to be converted to multi-family dwellings. Yet, despite this and later suburban relocation, the Highland Park Neighborhood retained an urban middle-class core. The city's substantial public improvements along Highland Avenue have recently triggered pockets of revitalization, attracting new residents who appreciate the convenient location and setting of natural beauty.

The Neighborhood Association and the city need to examine their commitment to the preservation of the neighborhood's historic character to assure that new development will enhance, rather than destroy, its special qualities. Major threats are demolition, the expansion of institutions into identified districts, and the construction of multi-family dwellings whose design and siting have a negative impact on neighborhood character. There are many interrelated and complex issues that the Neighborhood Association, with the city's help, must address if they wish to shape the neighborhood's future.



(Top) 2956 Rhodes Circle
(Bottom) 2929 10th Avenue South

B. Historic Districts and Landmarks

RHODES PARK HISTORIC DISTRICT

The Rhodes Park Historic District is a rare surviving example of a turn-of-the-century middle-class neighborhood that encompassed both the grand houses of the local elite on Highland Avenue and around Rhodes Circle and the more modest houses of the middle-class on adjacent streets. It contains some of the city's most notable residential architecture, designed by prominent local architects and exemplifying the leading national styles of the period. Some of the outstanding examples are the Enslen House (2737 Highland Avenue), the J. H. Loveman House (2944 Rhodes Circle) and the A. B. Loveman House (2956 Rhodes Circle). The district also includes Rhodes Park, one of the three original Highland Avenue parks, which has Moravian tile park "furniture" designed by William Welton.

Zoning: R-6, R-7, B-1 (Enslen House)

Ownership: 55% owner-occupied; 45% absentee-owned

Condition: Of the 167 properties in the district:

160 are well-maintained or need paint or minor repair
7 need medium or major repair

NIAZUMA-PAWNEE HISTORIC DISTRICT

The Niazuma-Pawnee Historic District, containing some of the grandest houses in Birmingham magnificently sited on the slope of Red Mountain, still conveys the original sense of the early 20th century neighborhood of large houses and estates. These houses, designed in the Tudor Revival, Beaux Arts and Colonial Revival styles popular in this period, represent the work of some of the most important architects of turn-of-the-century Birmingham: William Welton, William Weston, Scott Joy, William Warren, Bem Price, and Harry Wheelock. Some of the original landscaping and plantings of the grounds around the houses remain intact. Original residents include such prominent Birminghamians as Frank Nelson, local industrialist, developer and business leader; H. J. Porter, owner of one of the city's largest clothing stores; M. P. Northington, owner of a major drug wholesale and retail company; and Mrs. E. L. Roden, widow of an important Birmingham entrepreneur and coal operator.

Southeastern Bible College owns most of the properties in the district and should be consulted about plans for preservation of the district properties and their grounds.

Zoning: R-6

Ownership: 2 properties are owner-occupied; 6 properties are owned by Southeastern Bible College; 2 properties are absentee-owned.

Condition: Of the 10 properties in the district:

8 are well-maintained or need paint or minor repairs
2 need medium or major repairs

LAKEVIEW SCHOOL

This is the second-oldest school building remaining in the city (the oldest is Powell School at 6th Avenue and 23rd Street North). Designed by Charles and Harry Wheelock, prominent local architects at the turn of the century, it is an early 20th-century interpretation of the Renaissance Revival style in red brick with fine ornament and detailing. It was listed on the National Register of Historic Places in 1977.

Zoning: R-6

Ownership: Board of Education, City of Birmingham

Condition: Well-maintained

INDEPENDENT PRESBYTERIAN CHURCH

Built in 1926, and designed by the local architectural firm of Warren, Knight & Davis, the church is an excellent interpretation of the Gothic Revival style. The skill of the designers is exemplified in the sensitive use of materials: an ashlar and rough sandstone exterior, copper fleche over the crossing-axis, hammerbeam roof and stained glass windows. The adjoining half-timber buildings and the well-maintained center court complement the building.

Zoning: R-3

Ownership: United Presbyterian Church, U. S. A.

Condition: Well-maintained

C. Conservation Districts and Conservation Buildings

CHESTNUT HILLS CONSERVATION DISTRICT

Set on a hill at the eastern end of Highland Avenue, Chestnut Hills is a remarkably cohesive development of middle-class single-family houses built between 1915 and 1930. The houses typify quality workmanship by local architects and builders. More recent houses in the district are compatible in scale, setback, and materials with the historic properties. An abundance of trees and well-kept lawns contribute to the character of the district. It is further unified by its layout: the crescents provide no through-axis for traffic, isolating it from adjacent neighborhoods. The steps that lead from Highland Drive down to Highland Avenue, at the eastern side of the district, are a distinctive design element in the city and merit preservation.

Zoning: R-3

Ownership: 86% owner-occupied; 14% absentee-owned

Condition: Of the 101 properties in the district:

96 are well-maintained or need paint or minor repairs

5 need medium or major repairs

HISTORIC DISTRICTS:

Must be preserved.
Eligible for listing
on the National
Register of Historic
Places.

LANDMARKS:

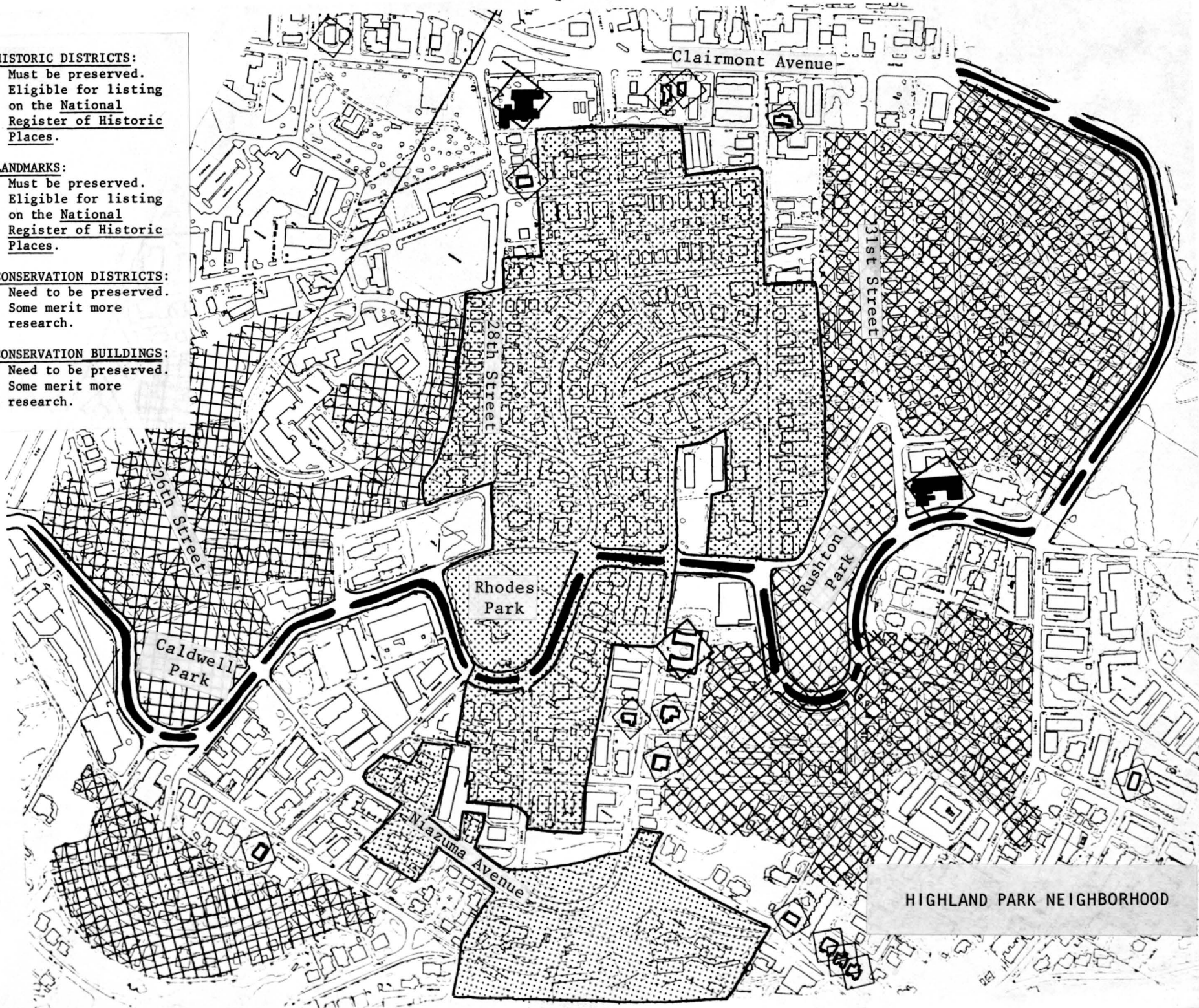
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CONSERVATION DISTRICTS:

Need to be preserved.
Some merit more
research.

CONSERVATION BUILDINGS:

Need to be preserved.
Some merit more
research.



HIGHLAND PARK NEIGHBORHOOD

MILNER CRESCENT CONSERVATION DISTRICT

A strong concentration of 1910s and 1920s single-family houses set along Milner Crescent in a protected wooded vale below the steep rise of Red Mountain. The street is lined with trees and well-kept lawns. The houses show the influence and quality workmanship of the Craftsman and Bungalow styles, with their emphasis on varied textured materials. Milner Street, a short lane within the curve of Milner Crescent, is of similar character. H. Key Milner, the developer of the district, built one of the first houses here. William Warren, a prominent local architect, built his house here in the early 1920s.

Zoning: R-3, R-6

Ownership: 95% owner-occupied; 5% absentee-owned

Condition: Of the 41 properties in the district:

39 are well-maintained or need paint or minor repairs
2 need medium or major repairs

HANOVER-CALDWELL CONSERVATION DISTRICT

A district marked by the juxtapositions that make up a strong urban character: single-family houses and large and small apartment buildings; major traffic arteries a block away from a peaceful residential circle on a knoll that offers vistas of downtown Birmingham. The district includes Hanover Circle, where several of Birmingham's early business and professional leaders lived. The district also incorporates a particularly intact segment of Highland Avenue developed between 1910 and 1929. Clark Memorial Theater, built in 1928 as the Little Theater next to Caldwell Park, is one of Birmingham's first community theaters. Most of the houses in the district were built between 1910 and 1925 and are well-crafted expressions of the Tudor Revival, Craftsman, Colonial Revival and Beaux Arts styles. Several are notable designs by prominent local architects of the period, including William Weston, Frank Hartley Anderson, and J. M. Marriot. A particularly distinguished Beaux Arts apartment building on 26th Street, the Rose Ann (1913), and the 10-story Claridge apartment building (1924) provide a contrast in scale, but are well-related to the surrounding houses. Despite the height and bulk of Episcopal Place (1980), it relates well to its setting. The width and busyness of 26th Street, the low site, and the open space of nearby Caldwell Park temper the impact of the building's size, and the use of warm red brick and several design motifs relate it to the surrounding buildings.

Zoning: R-6, R-7, B-1

Ownership: 62% owner-occupied; 38% absentee-owned

Condition: Of 52 properties in the district:

47 are well-maintained or need paint or minor repair
5 need medium or major repair

13th AVENUE SOUTH-CLIFF ROAD CONSERVATION DISTRICT

The 13th Avenue South-Cliff Road Conservation District, on a rise south of Highland Avenue, is made up of well-designed single-family houses and apartment buildings that date from 1909 to 1930; because of their relation to the steep topography, compatibility of materials and styles, and only two intrusions of post-1930 construction, it remains essentially intact, a good example of an early Birmingham neighborhood. Both the houses and the slightly later apartment buildings are good examples of popular styles: Tudor Revival, Craftsman, and Colonial Revival predominate. Many were designed by prominent local architects of the period, including Scott Joy, William Welton, Harry Wheelock, and Bem Price. Welton and Price built houses for themselves here in 1910. Other persons important to Birmingham's history lived here: author Octavius Roy Cohen; TCI president Herbert Ryding; and Birmingham News publisher Victor Hanson. The district includes Rushton Park, one of the three city parks formed by the curves of Highland Avenue.

Zoning: R-6, R-7

Ownership: 66% owner-occupied; 34% absentee-owned

Condition: Of 63 properties in the district:

58 are well-maintained or need paint or minor repair
5 need medium or major repair

ST. JOHN'S EVANGELICAL CHURCH (1923), 2702 CLAIRMONT AVENUE

The church, founded in 1893, has strong associations with the city's German immigrant community. The building is a simplified Gothic Revival style design of red brick. It has a handsome interior with fine stained glass.

HOUSE (c.1895), 2915 CLAIRMONT AVENUE

A rare surviving example of the Queen Anne style in Birmingham. This house is a remnant of the oldest housing development along the eastern segment of the Highland car line and the oldest in Highland Park. The corner turret, multi-paned upper sashes and combination of random rubble, clapboards, and shingles exemplify the style. Recommend additional research.

HOUSE (c.1895-1904), 2921 CLAIRMONT AVENUE

A rare transitional type that shows influence of Victorian design in the high peaked roof and the pedimented side gable over a ground-floor bay window, combined with 20th-century symmetrical Classical forms. It is another remnant of the oldest housing development in Highland Park. Recommend additional research.

HOUSE (c.1896), 815 30th STREET SOUTH

A rare example of the Victorian cottage that uses Classical details as design elements. It is the only one of this kind in the survey area and perhaps in the city. The most distinguishing features are the Palladian window in the gabled ell and the paired colonnettes supporting an arcaded porch. The house was designed by early Birmingham architect, J. W. McClain. Recommend additional research.

HOUSE (1913), 3328 CLIFF ROAD

The use of materials on this house is distinctive, epitomizing the Craftsman style with the use of random rubble, shingles, and a hipped roof broken with large and small dormers. Designed by William L. Welton, one of Birmingham's foremost architects, the house bears several trademarks of Welton's design, most notably the use of terra cotta tile to ornament the porch piers and walls.

HOUSE (c.1909), 1241 29th STREET SOUTH

This was the home of P. H. Lallande, a partner in the Dunn-Lallande Coal & Railroad Company, a pioneer coal industry in Walker County. Possibly the work of architect Robert Edgar Posey (who designed the Enslen House on Highland Avenue), it is distinguished by stout Doric columns, heavy dentils and broad symmetrical proportions.

HOUSE (c.1908), 1231 29th STREET SOUTH

This house is reminiscent of Prairie style architecture in its use of plasterwork with stringcourses and low, wide eaves. Designed by Wheelock, Joy & Wheelock, a prominent early Birmingham architectural firm, it was built for J. D. Kirkpatrick, founder and president of Kirkpatrick Sand & Cement Company and Cruse & Crawford Manufacturing Company.

APARTMENT BUILDING (1926), 1223-25 29th STREET SOUTH

A handsome Beaux Arts style apartment building with a fine design sense that combines brick, terra cotta and stone. The intricate wrought-iron fence and entrance gate add strongly to the composition, which ranges about a center court enhanced with trees and plantings.

HOUSE (1908), 1234 29th STREET SOUTH

This house presents the Craftsman style in an unusual form for Birmingham: only this and an identical house in Norwood (both by Wheelock, Joy & Wheelock) use the broad, two-story gable that tents the house and the facade with its multiple recesses and a variety of materials, including clapboards, stucco and half-timber.

HOUSE (1909), 2800 10th AVENUE SOUTH

A good example of the California Bungalow with Prairie style influences. Designed by prominent early Birmingham architect Scott Joy for his brother, F. M. Joy, long associated with TCI and an important local conservation leader.

DUPLEX (1925), 3100 PAWNEE SOUTH

A Colonial Revival style duplex built to look like a single-family house. Fine brickwork, fanlights over tall windows and stone keystones all contribute to the quality of the design. A rare type in Birmingham.

HOUSE (1917), 2527 CALDWELL AVENUE

An extremely fine example of the Beaux Arts style, possessing fine brickwork, ornate paired brackets supporting the eaves, and sculptured roofline with terra cotta tile roof. Recommend additional research.

D. Planners' Discretion Areas

All areas in the Highland Park Neighborhood except those designated as Historic Districts, Landmarks, Conservation Districts, and Conservation Buildings are classified as Planners' Discretion Areas.

E. Threats to Architectural & Historical Resources in the Highland Park Neighborhood

Listed below are some of the most prominent examples in each category:

1. Demolition

a. By Neglect

- House, northeast corner 11th Avenue & 28th Street South
- Apartment Building, 2809 13th Avenue South
- House, 2728 Niazuma Avenue
- House, northeast corner 11th Avenue & 26th Street South
- Apartment Building, 1109 26th Street South
- House, 3029 13th Avenue South
- Apartment Building, 3015 13th Avenue South
- House, 1454 Milner Crescent
- House, 1495 Milner Crescent

b. For New Construction

- Avalon Apartments, 3015 Highland Avenue (scheduled for demolition in 1982 to be replaced by a multi-story condominium)
- Houses, 2731 Hanover Circle & 1038 28th Street South (owned by St. Vincent's Hospital and threatened for parking expansion)
- R-6 & R-7 zoning designations in much of the neighborhood would allow large, new apartment complexes to be built in largely single-family residential areas

2. Incompatible New Construction/Potential Sites

- Three vacant lots on the 2900 block of 10th Court South present the possibility of incompatible new construction because of the present R-6 zoning.
- A vacant lot on Hanover Circle now serves as a buffer between the residential neighborhood and the hospital, a parking deck, and professional offices. The property is owned by St. Vincent's Hospital and their plans for development are unknown. An incompatible apartment building or professional office would severely compromise the context of nearby houses which are noteworthy in design and are part of the Hanover-Caldwell Conservation District.
- A vacant wooded lot on the eastern side of Hanover Circle is slated for development with a high-rise building. If this new construction is not sensitive to the scale, materials, and design of the district it would severely compromise the context of nearby houses within the conservation district.
- Two vacant lots near the north intersection of 32nd Street South and Lakeview Crescent could be developed without sensitivity to the scale and character of the Chestnut Hills Conservation District.

3. Incompatible Uses (uses that alter the essential character of the district)

- The Salvation Army Girls' Lodge and the United Methodist Children's Home, both on Rhodes Circle, are examples of half-way houses and shelters that have occupied several of the large houses in the neighborhood in recent years. Many neighborhood residents fear that continued conversion of large houses to half-way houses and shelters will disturb the traditional residential character of the district. They would like to regulate future conversions.

4. Severely Neglected or Deteriorated Property

- Two overgrown lots near the intersection of 11th Avenue & 26th Street South
- Several properties along 26th Street South between 10th and Highland Avenues
- Apartment building, southeast corner 10th Avenue & 29th Street South
- Apartment building, southwest corner 10th Avenue & 30th Street South
- Multi-family housing in the neighborhood is generally lacking in adequate garbage containment and essential maintenance.

5. Unscreened Parking Lots

- Southwest corner 10th Avenue & 28th Street South (St. Vincent's Hospital)
- Northeast corner Highland Avenue & 29th Street South
- 3000 block Highland Avenue (Independent Presbyterian Church)
- Lot behind Altamont apartment building

6. Inadequate Financial Assistance for Persons who want to Buy and Rehabilitate Older Houses for Residential Use

7. Loss of Scenic Green Space and Views that Provide Distinctive Settings

- The parcel of wooded land behind Milner Crescent below Arlington Avenue (although technically in the Redmont Park Neighborhood) is zoned R-6, which would allow development that could adversely affect the Milner Crescent District, including problems with runoff, drainage and stability of existing buildings. Furthermore, the extraordinarily dramatic view from Arlington Avenue as one approaches the city would be lost.

Public Improvements that Would Enhance Existing Environmental Amenities Include

- Additional landscaping and related improvements of Caldwell, Rhodes and Rushton Parks
- Landscaping the triangle at Hanover Circle, which would enhance the Hanover-Caldwell Conservation District
- Landscaping the plot of land at the Red Mountain Expressway on 26th Street, which would considerably enhance the Hanover-Caldwell District and help buffer and define its western edge

F. Recommendations to Counter Preservation Threats

See SUMMARY OF FINDINGS & RECOMMENDATIONS, #5 and #6.



(Top) SE corner 20th Street &
Highland Avenue
(Bottom) 1804 12th Avenue South



NEIGHBORHOOD ANALYSIS: FIVE POINTS SOUTH NEIGHBORHOOD

A. Overview

The Five Points South Neighborhood began as the Town of Highland, which incorporated in 1887 and was annexed into the City of Birmingham in 1893. Originally consisting of a sparse settlement of residences that dotted the hills south of downtown and a more densely settled area of worker-class housing between 5th and 9th Avenues South, by 1900 the area had developed into a solidly middle-class suburb. With grand houses along Highland Avenue, 20th Street, and the 1700-1900 blocks of 12th Avenue (dubbed "Turkey Ridge"), and more modest middle-class houses on adjacent blocks and along another major artery, 11th Avenue (the "Cullom Place" development), the neighborhood's houses and street patterns provide evidence of not one but assorted land developers who helped determine the neighborhood's physical character.

By the turn of the century several denominations had established churches here and commercial growth was beginning along 20th Street and at the Circle. The 1900s and 1910s saw rapid neighborhood development, with the construction of housing--some commissioned and some directed toward a speculative market--along the slopes of Red Mountain to the south and west of the Circle. Apartments began to appear at this time, the earliest and most notable, the Terrace Court (1907), at the intersection of 20th Street and Highland Avenue.

The mid-1920s saw the transformation of the Circle to a small commercial center, which now constitutes the largest collection of Art Deco design buildings in the city. This commercial development sparked commercial expansion along Highland Avenue and was accompanied by the erection of new skyscraper apartments in the mid-1920s.

Redevelopment in the 1950s and 1960s expanded the commercial and business district over several blocks surrounding the Circle, along 20th Street and Highland and 11th Avenues, providing space for professional offices and especially physicians locating near the expanding medical center. Development of UAB brought about substantial residential demolition but south of 13th Avenue the residential neighborhood remains essentially intact.

Expansion of business and professional offices, the future growth of UAB, and the redevelopment of single-family residential property into multi-family dwellings are threatening the continuity of the essentially low-scale residential neighborhood. The Neighborhood Association and the City of Birmingham need to establish criteria to preserve the historic character of the neighborhood while accommodating new demands that will support neighborhood quality and stability. Insensitive zoning and demolition (including demolition by neglect) are seen as the most pressing problems in the neighborhood.

B. Historic Districts and Landmarks

FIVE POINTS CIRCLE HISTORIC DISTRICT

The Five Points Circle Historic District is architecturally significant because it contains the city's largest collection of Art Deco style buildings, several notable religious buildings, and several distinguished apartment buildings. The district focuses on the Five Points Circle, a unique Birmingham urban space that has the "sense" of a European plaza and a strong, sophisticated visual unity. Nearby are a number of significant buildings designed by prominent early Birmingham architects: William Weston designed the Terrace Court Apartments (1907) and the Temple Emmanu-El (1913); Charles McCauley designed the Italianate Building (c.1928) at the intersection of 20th Street and Highland; Warren, Knight & Davis designed the Southern Life & Health Building (1927) and Bottega Favorita Building (1926) on Highland Avenue. Within the district are also a notable remnant of the earliest residential development along Highland Avenue (Hassinger House by T. U. Walter) and an impressive number of landmark churches important for their early dates, historical associations, and design quality: St. Mary's-on-the-Highlands, South Highland Presbyterian, Highlands United Methodist, Southside Baptist, and Church of Christ, Scientist. The district continues to serve Birmingham as a distinctive commercial center that offers diverse services and merchandise. City plans for public improvements and regulation of exterior private improvements to support commercial revitalization, if done with sensitivity to the special character of the Circle area, will undoubtedly enhance its retail appeal.

Zoning: B-3

Ownership: 46% owner-occupied; 54% absentee-owned

Condition: Of the 31 properties in the district:

25 are well-maintained or need paint or minor repairs

6 need medium or major repairs

FIVE POINTS RESIDENTIAL HISTORIC DISTRICT

The Five Points Residential Historic District documents the area's development history from the suburban Town of Highland through the apartments built to serve an expanding city in the early 1900s and the 1920s. It contains the oldest houses in the Southside-Highlands Survey area (1887, 1889), some rare turn-of-the-century Victorian cottages in the 1700 block of 14th Avenue South, some of the city's oldest apartments (c.1909), and several notable examples of turn-of-the-century architectural styles, including the Lathrop House (1901; 1923 14th Avenue South); the Robinson House (1896; 1900 14th Avenue South); the T. H. Aldrich, Jr., House (1904; 1771 13th Avenue South); and the Levert-Cobb Lane Apartments (1909). The Aldrich House is part of a block-long concentration of large houses that illustrate the period's variety of architectural motifs and details that made each house individual while still related by scale and materials. Across the street is Ramsay High School, a landmark

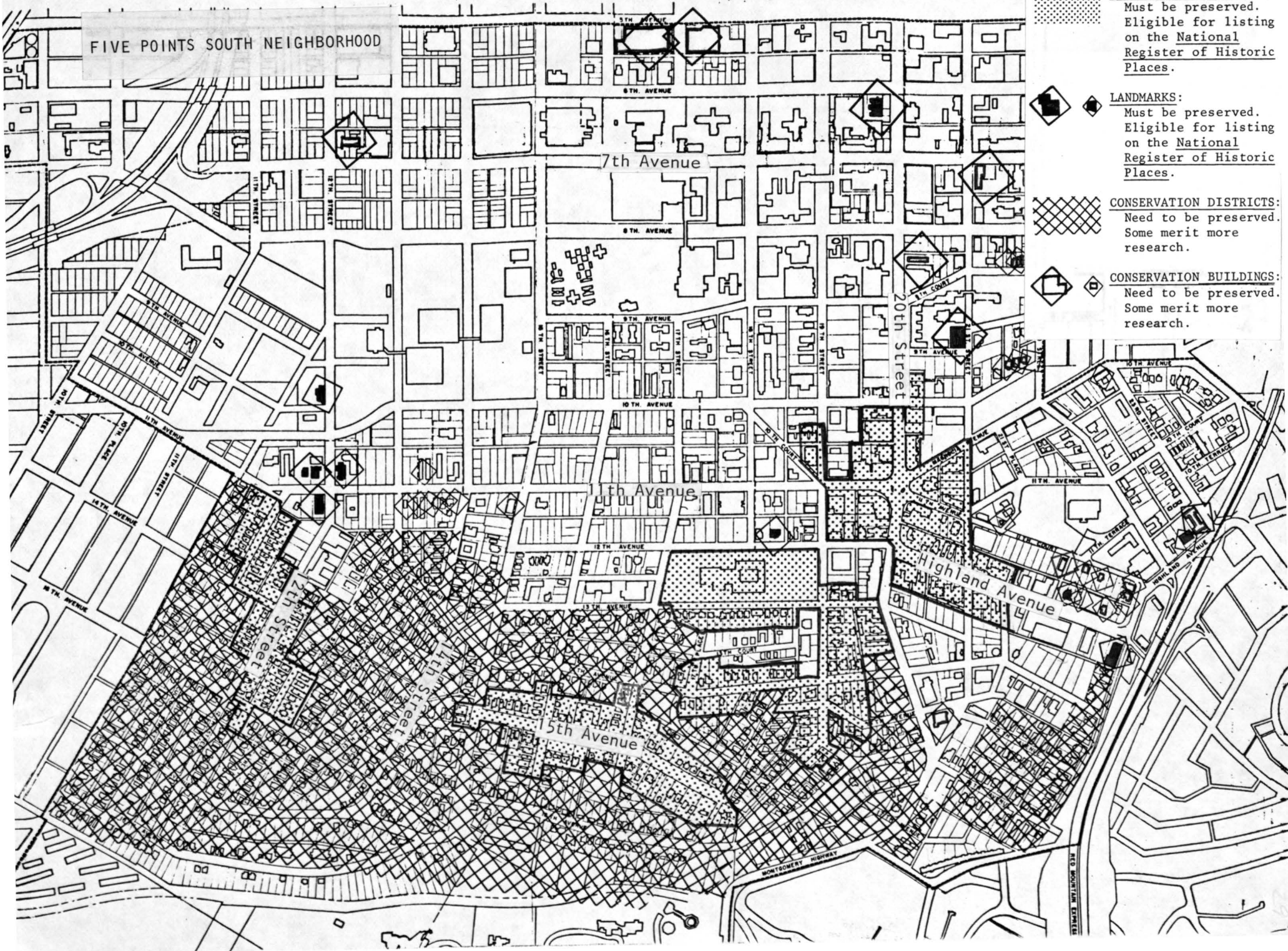
FIVE POINTS SOUTH NEIGHBORHOOD

HISTORIC DISTRICTS:
Must be preserved.
Eligible for listing
on the National
Register of Historic
Places.

LANDMARKS:
Must be preserved.
Eligible for listing
on the National
Register of Historic
Places.

CONSERVATION DISTRICTS:
Need to be preserved.
Some merit more
research.

CONSERVATION BUILDINGS:
Need to be preserved.
Some merit more
research.



visible from many points in the city. The work of some of the City's most prominent early architects is represented in the district, including Charles Wheelock and Hugh Martin, who built their own houses there. District character is marked by the varied size and grandeur of the housing stock--ranging from Victorian cottages to the imposing Lathrop House to large 20th Street apartments--and the remarkably comfortable relationship that exists between them.

Although the Cobb Lane complex is now primarily commercial, its architecture retains a little-altered residential character and its age relates to the development of 13th and 14th Avenues and 19th Street. Furthermore, although visually linked to the Five Points Circle Historic District (a promising link for area commercial revitalization), its focus is now the "lane" that runs between 19th and 20th Streets, making it more logically a part of the Five Points Residential Historic District.

The 1700 block of 13th Court is omitted from the district because it is slated for redevelopment.

Zoning: R-6, O & I, B-1, B-2

Ownership: 39% owner-occupied; 61% absentee-owned

Condition: Of the 50 properties in the district:

38 are well-maintained or need paint or minor repairs
12 need medium or major repairs

ANDERSON PLACE HISTORIC DISTRICT

Distinctive for its setting along a wide boulevard-like street with a profusion of street-side trees and unexpectedly deep setbacks, Anderson Place was conceived and developed by one of early Birmingham's noteworthy suburban developers, J. Cary Thompson. Cited in 1910 as one of the finest residential developments in the city, Anderson Place retains a remarkably cohesive visual character, expressing the unified time frame and quality of a development largely shaped by a single man's vision. The houses represent contemporary architectural trends of the period, including notable examples of the Craftsman and Bungalow styles. Developed between 1907 and 1912, Anderson Place remains essentially intact, except for the intrusion of three apartment complexes with poorly sited and landscaped parking.

Zoning: R-6

Ownership: 68% owner-occupied; 32% absentee-owned

Condition: Of the 60 properties in the district:

55 are well-maintained or need paint or minor repairs
5 need medium or major repairs

CULLOM STREET-12th STREET SOUTH HISTORIC DISTRICT

The Cullom Street-12th Street South Historic District is an essentially intact example of one of the earliest residential developments in the South Highlands area and the most distinctive concentration of Victoriana Colonial Revival and Queen Anne style houses in the city. One of the few remaining developments that grew up in direct relation to the streetcar lines that opened up South Highlands in the 1890s, much of it was developed by Edward N. Cullom, one of the important developers of Southside residential property at the turn of the century. The properties included within the district date from 1898 to 1909; their age and style and development association separate them from the surrounding conservation districts, most of which developed from around 1911 to the mid-20s in Craftsman and Bungalow styles.

Zoning: R-6

Ownership: 55% owner-occupied; 45% absentee-owned

Condition: Of the 49 properties in the district:

- 43 are well-maintained or need paint or minor repairs
- 6 need medium or major repairs

AGEE HOUSE (c.1900), 1804 12th AVENUE SOUTH

A rare Birmingham example of the Shingle style originated by H. H. Richardson. The two-story house, designed to appear as a one story, carries a high multiple dormered roof with its central tower that unifies the facade. This is the only remaining house of this style in the city and was very possibly the only one built.

SAINT ANDREW'S EPISCOPAL CHURCH (c.1913), 1180 11th AVENUE SOUTH

A fine example of the English country-parish church, designed by local architect J. M. Marriott. It has a handsome exterior of brownstone and ashlar, and an exceptional interior space with hammer-beam roof and good stained glass. The adjoining parish house (c.1900) relates to the Cullom Street-12th Street district by date and style, but because of isolation from the district by demolition and new construction, is associated with the church.

SECOND PRESBYTERIAN CHURCH (UAB BALLET HOUSE) (1901), NW CORNER 10th AVENUE & 12th STREET SOUTH

A Richardsonian Romanesque style building attributed to prominent early Birmingham architect D. A. Helmich. It has fine brickwork, rusticated stonework, and good stained glass. The Second Presbyterian Church was founded in 1882 as a mission of the First Presbyterian Church.

ELEVENTH AVENUE METHODIST CHURCH (1902), NE CORNER 11th AVENUE
& 12th STREET SOUTH

One of the earliest churches on the Southside, it is an expression of the Richardsonian Romanesque style, with fine use of rusticated stonework and delicately carved details.

VENETIAN VILLAGE BUILDING (c.1927), SW CORNER 11th AVENUE &
12th STREET SOUTH

Excellent example of 1920s romantic taste in the Renaissance Revival style, this building is an elaborate confection of polychromed terra cotta with delicate design details. It is possibly the most refined building of this type in Birmingham.

ROYAL ARMS APARTMENTS (1926), NW CORNER 9th AVENUE & 21st STREET SOUTH

A local landmark unique in the city's skyline with its turrets and sandstone walls exemplifying the romantic tastes of the 1920s. Design imagery possibly unique in the region.

BRADSHAW HOUSE (1892, NRHP), 2154 HIGHLAND AVENUE

A rare remaining example of the Queen Anne style and one of the few grand Victoriana houses still standing along what was once Birmingham's most fashionable residential address.

TEMPLE BETH-EL (c.1926), SW CORNER HIGHLAND AVENUE & 21st WAY SOUTH

The center of Orthodox Jewish worship and social life for many years, this is an interpretation of Moorish architecture with fine brickwork and terra cotta details.

BOTTEGA FAVORITA BUILDING (1926), 2240-44 HIGHLAND AVENUE

An excellent expression of Beaux Arts style, the building was designed by Warren, Knight & Davis, Birmingham's premier architectural firm in the 1920s. With fine ashlar exterior with Renaissance Revival details, a symmetrical facade design, and intact period interiors, the building is an expression of the wealth and cosmopolitan taste of Birmingham in the 1920s.

HILLMAN HOSPITAL (1904), SW CORNER 6th AVENUE & 20th STREET SOUTH

Considered the oldest hospital in Birmingham, and the oldest part of the UAB medical complex. It was designed by Charles Wheelock, a prominent early Birmingham architect.

C. Conservation Districts and Conservation Buildings

FIVE POINTS SOUTH RESIDENTIAL CONSERVATION DISTRICT

The Five Points Residential Conservation District encompasses all of the substantially intact residential areas of the Five Points Neighborhood, a collection of houses built between 1900 and 1930 in popular styles of the period, most notably Craftsman, Bungalow, and Colonial Revival. The character of the district is further heightened by its irregular street pattern, the result of the area being a collection of small, often speculative developments, and by its placement on steep, wooded land on the north slope of Red Mountain. Despite being large and encompassing the variety of a 30-year development history, the district reflects the existing sense of neighborhood identity and commitment to conserving residential quality and stability.

Zoning: R-6, B-1, B-2, O & I

Ownership: 58% owner-occupied; 42% absentee-owned

Condition: Of 628 properties in the district:

453 are well-maintained or need paint or minor repairs

175 need medium or major repairs

HOUSE (c.1899), 1305 11th AVENUE SOUTH

One of the few remaining houses of E. N. Cullom's "Cullom Place," a turn-of-the-century residential development along 11th Avenue South, it is an example of the Victorian Colonial Revival style.

APARTMENT BUILDING (c.1925), 1311 11th AVENUE SOUTH

A good example of a Spanish Revival style apartment complex with a well-landscaped center court.

APARTMENT BUILDING (c.1925), 1312-20 11th AVENUE SOUTH

A building of good design quality with fine brickwork, romantic Romanesque castle profile and a well-landscaped center court.

HOUSE (c.1899), 1232 11th AVENUE SOUTH

Rare remaining example of a Victorian double-house. One of the few remaining houses of E. N. Cullom's "Cullom Place," a turn-of-the-century residential development along 11th Avenue South.

HOUSE (c.1902), 1325 11th AVENUE SOUTH

A good example of the Victorian Colonial Revival style and one of the few remaining houses of E. N. Cullom's "Cullom Place" development along 11th Avenue South.

HOUSE (c.1902), 1331-35 11th AVENUE SOUTH

A remnant of E. N. Cullom's "Cullom Place," an early residential development along 11th Avenue South.

ROBINSON INFIRMARY (c.1900), SW CORNER 11th AVENUE & 15th STREET SOUTH

One of the earliest hospitals in the city. Its director, E. Miller Robinson, was an important and well-known Birmingham physician. The building is a good example of the Victorian Colonial Revival style with fine brickwork and lively profile. Recommend additional research.

MAGNOLIA POINT COMMERCIAL BUILDING (c.1917), SW CORNER MAGNOLIA AVENUE & 23rd STREET SOUTH

A good example of 1910s low-scale commercial building with fine polychromed brickwork and stone inlays, an activated roofline, and a sensitive relationship to its corner placement and its twin building across Magnolia Avenue (in the Southside neighborhood). Recommend additional research.

HOUSE (c.1887), 2110 8th COURT SOUTH
HOUSE (c.1887-1891), 2112 8th COURT SOUTH

Rare remaining houses from the Town of Highland era (1887-93). They are rare examples of the early Birmingham middle-class residential architecture.

HOUSE (c.1910), 2116 10th AVENUE SOUTH
HOUSE (c.1910), 2120 10th AVENUE SOUTH
HOUSE (c.1903), 2124 10th AVENUE SOUTH

Three remnants of the housing that once surrounded Magnolia Park. They are good examples of period styles and relate well to their setting despite isolation within a business and office district.

YOUNG & VANN WAREHOUSE (c.1906), SE CORNER 5th AVENUE & 17th STREET SOUTH

An early warehouse on the Southside, with fine brickwork and handsome detailing. It has served continuously as the warehouse for the Young & Vann Company, an early Birmingham business.

NATIONAL LINEN SERVICE BUILDING (c.1950), SW CORNER 5th AVENUE & 17th STREET SOUTH

An International style building for utilitarian purposes. Creates a fine sculptural element within the city with its strong massing and expressive forms, and its subtle use of color and materials. Recommend additional research.

DR. CALLAHAN'S OFFICE (1950), SE CORNER 9th AVENUE & 21st STREET SOUTH

A glazed brick building with an expressive plan and details derived from the International style and Frank Lloyd Wright's organic architecture. Designed by Warren, Knight & Davis.

WAITE'S BUILDING (1924), SE CORNER 7th AVENUE & 21st STREET SOUTH

An early example of the Art Deco style and the location of a Birmingham bakery and restaurant that has served the city for more than 50 years.

WILLIAM HARTLEY ANDERSON HOUSE (1924), 2112 11th COURT SOUTH

An example of the "romantic cottage" imagery of the 1920s, designed by and home of prominent Birmingham residential architect Frank Hartley Anderson.

HOUSE (c.1900), 2175 11th COURT SOUTH

A Victorian Colonial Revival style house in gray brick rarely seen in Birmingham.

APARTMENT BUILDING (c.1925), 2135 11th COURT SOUTH

A handsome brick three-story apartment building in the Beaux Arts style with handsome sculptural details.

HOUSE (c.1908), 2160 HIGHLAND AVENUE

A remnant of turn-of-the-century residential development along Highland Avenue. Although altered, still maintains the scale and character of the early development of Highland Avenue.

WILLIAM T. FOX HOUSE (c.1903), 2172 HIGHLAND AVENUE

A Victorian Colonial Revival style remnant of the residential development along Highland Avenue at the turn-of-the-century. Originally the home of William T. Fox, brother of an early Birmingham mayor and a co-proprietor of Fox Brothers' Grocery.

FIRE STATION #3 (c.1927), 2210 HIGHLAND AVENUE

The work of the architectural firm of Warren, Knight & Davis. A utilitarian building in the Beaux Arts style with fine sculptural details.

HOUSE (c.1910), 2220 HIGHLAND AVENUE

A remnant of turn-of-the-century residential development along Highland Avenue. Although altered, still maintains the scale and character of the early development of Highland Avenue.

HIGHLAND PLAZA APARTMENTS (1925), 2250 HIGHLAND AVENUE

A fine Beaux Arts apartment tower with handsome Classical details. Designed by local architects Denham, Van Kueren, & Denham.

PHOENIX CLUB (1910), SE CORNER 20th STREET & 15th AVENUE SOUTH

Built for Birmingham's oldest and largest Jewish social club, this was an important social center in early Birmingham. Unfortunately, this once-fine example of the Beaux Arts style by prominent early architects Miller & Martin has been heavily altered.

COMMERCIAL BUILDING (c.1920), SW CORNER 5th AVENUE & 21st STREET SOUTH

One of the early auto-service-related buildings that appear frequently throughout the Southside, it has fine brickwork and stone bas relief ornament.

D. Planners' Discretion Areas

All areas in the Five Points South Neighborhood except those designated as Historic Districts, Landmarks, Conservation Districts, or Conservation Buildings are classified as Planners' Discretion Areas.

E. Threats to Architectural & Historical Resources in the Five Points South Neighborhood

Listed below are some of the most prominent examples in each category:

1. Demolition

a. By Neglect

- Two houses on 1400 block of 18th Street
- 1834 14th Avenue South
- Lathrop House, 1923 14th Avenue South
- 1700 block 15th Avenue South
- 1100 block 18th Avenue South
- 1300 block 11th Avenue South
- House, 1500 13th Street South
- Apartments, 1215 15th Avenue South

b. For New Construction/Potential Sites

- South Highlands Hospital expansion along 1100 block of Cullom Street, 1100 & 1200 blocks of 13th Street South, and 1100 & 1200 blocks of 12th Street South
- R-6 zoning in much of the neighborhood encourages large, new apartment complexes to be built in areas that still retain a single-family residential character
- B-1, B-2, O & I zoning allows medical and other offices in areas that still retain a single-family residential character.

2. Incompatible New Construction

- Ash Place on 21st Street & 15th Avenue South (incompatible in height and bulk)
- 7-11 at Highland Avenue & 20th Street South
- Convenience store at 11th Avenue & 14th Street South

Potential Sites (vacant lots)

- 1200 block 15th Street South
- 1600-1700 blocks 14th Avenue South
- 1600-1700 blocks 13th Court South
- 1200-1300 blocks 17th Avenue South
- Vacant building and land on Highland Avenue (old Britling's Cafeteria)

3. Incompatible Uses (uses that alter the essential character of the district)

- Half-way and settlement houses need to be monitored
- Conversion of residential property in still-residential neighborhood to business or professional offices, such as 1700 block 14th Avenue South

4. Severely Neglected or Deteriorated Property

- 1700 & 1800 blocks, 14th Avenue South
- 1100 & 1200 blocks, 15th Street South
- 1400 block, 11th Place South
- 14th Avenue between Cullom & 12th Streets
- 13th Street between 14th & 15th Avenues South
- 16th Avenue South above 16th Street South, between 1800 & 1900 blocks, 2100 block

5. Unscreened Parking Lots

- South Highland Hospital parking lots (all but one are unlandscaped)
- 1300 & 1400 blocks, 19th Street South
- NW corner 14th Avenue & 20th Street South (Cobb Lane)
- NE corner 14th Avenue & 20th Street South (Rust Engineering)
- 2100 block 14th Avenue South

6. Inadequate Financial Assistance for Persons who want to Buy and Rehabilitate Older Houses for Residential Use

7. Loss of Scenic Green Space and Views that Provide Distinctive Settings

- The wooded land between 16th & 18th Avenues South and the crest of Red Mountain. This land could not be built on without destroying the scenic beauty of the site; scenic easements would help protect an important community resource.

- Vacant land at the end of 19th Street below 16th Avenue. Neighborhood plans to make this a park, particularly if continued support from the city is provided, should protect this valuable green space and provide a welcome recreational amenity.

Public Improvements that Would Enhance Existing Environmental and Recreational Amenities Include

- Attention to Phelan Park
- If Ramsay playing fields were maintained year round, they could be used by the people in the neighborhood as well as the students of the school.

F. Recommendations to Counter Preservation Threats

See SUMMARY OF FINDINGS & RECOMMENDATIONS, #5 and #6.



SHAW VIEW CO
49647

Richard W. M. 1917

Terrace Court Apartments
1124 20th Street South



(Top) 2030 9th Avenue South

(Bottom) 1514-1520 14th Street South



NEIGHBORHOOD ANALYSIS: GLEN IRIS NEIGHBORHOOD

A. Overview

The Glen Iris Neighborhood represents a cross-section of the city's early 20th-century residential architecture. Most notable are the large houses and estates within Glen Iris Park and around Idlewild Circle that belonged to prominent business and professional leaders, including Robert Jemison, Sr., president of Birmingham Railway, Light & Power Company; W. P. G. Harding, president of The First National Bank of Birmingham; attorney James McAdory Gillespy; and doctors George Morrow and E. Miller Robinson (director of the Robinson Infirmary on 11th Avenue South). In the blocks adjacent to Glen Iris Park, particularly those that make up the Waverly Place Conservation District, are less grand houses that reflect popular middle-class versions of the Tudor Revival, Craftsman, Colonial Revival, and Classical Portico styles interspersed with modest Bungalows and cottages. Houses in both the Glen Iris Park development and in Waverly Place represent the work of prominent Birmingham architects of the period: William Weston; Wheelock, Joy & Wheelock; Joseph C. Turner; William Leslie Welton; and T. U. Walter. The Glenwild Conservation District in the northwest corner of the neighborhood is a collection of more modest houses, mostly Bungalows, of the late 1910s and the 1920s; its strong sense of place derives from area vegetation and the houses' consistent scale, siting, design, and use of materials.

Area development began about the turn of the century, first within Robert Jemison, Sr.'s, exclusive Glen Iris Park and at Idlewild Circle, where T. H. Bradley was building and acquiring the land that was subsequently purchased by Mayor George Ward for Green Springs Park. A few of the Waverly Place houses also date from the very early 1900s. By 1915 the Park and Circle, and most of Waverly Place, were developed; by 1930 development throughout the original neighborhood was substantially complete. Several subdivisions were developed south and west of Idlewild Circle during the 1940s and 1950s. Redevelopment brought changes in the 1960s and 1970s, most noticeably on Idlewild Circle, with several apartment and townhouse complexes, although new multi-family buildings are scattered throughout the neighborhood. Recent years have also brought the demolition of architecturally and historically significant properties in Glen Iris Park and Waverly Place.

Continued expansion of UAB (on the edge of the neighborhood) and of a church (within the neighborhood) threatens to generate incompatible new construction, non-residential uses, and intrusive parking facilities. Neglected property of absentee owners, in the extreme amounting to demolition by neglect, is another major problem. Glen Iris Park remains an exceptional resource of city-wide significance that needs to be protected from redevelopment. The Neighborhood Association and the City of Birmingham need to establish criteria to preserve the special character of the neighborhood and to assure that beneficial new development will enhance neighborhood quality and stability.



(Top) 16 Glen Iris Circle
 (Center) 681 Idlewild Circle
 (Bottom) 1432 10th Place South



B. Historic Districts and Landmarks

GLEN IRIS PARK

This unique turn-of-the-century residential development planned around private, communally owned, green space, is one of the most distinctive settings in the city. Conceived by Robert Jemison, Sr., as a small, exclusive wooded enclave for prominent Birmingham families, the 30-acre park is notable for its site design, reflecting the ideas of nationally known New York landscape architect Samuel Parsons; for the architectural quality of its houses, designed by leading local architects William Weston; Wheelock, Joy & Wheelock; T. U. Walter; Joseph C. Turner; William Leslie Welton; and Warren, Knight & Davis; and for the residents with whom the houses are associated, including Jemison, W. P. G. Harding, president of The First National Bank, attorney James McAdory Gillespy, and Dr. E. Miller Robinson, director of the Robinson Infirmary on 11th Avenue South.

Zoning: R-6

Ownership: 62% owner-occupied; 38% absentee-owned

Condition: Of the 13 houses in the district:

12 are well-maintained or need paint or minor repairs

1 needs medium repairs

3 vacant lots (demolished houses) are poorly maintained

C. Conservation Districts

WAVERLY PLACE CONSERVATION DISTRICT

Waverly Place, named for the 1903 subdivision of W. H. Graves and William Going, is a collection of early 20th-century Colonial Revival, Craftsman, Tudor Revival, and Classical Portico style houses and 1910s and 20s Bungalows and cottages that grew up simultaneously with the Glen Iris Park and Idlewild Circle developments. The district serves as a buffer that helps protect the Glen Iris Historic District, but it retains a separate and important character as a typical middle-class, turn-of-the-century suburban neighborhood. Its character-- probably reflecting the work of several independent developers and builders-- incorporates contrasts in scale and quality, such as the once-impressive Graves House on 11th Street, with its grand siting and large lot, and the bungalows and one-story cottages built nearby at about the same time. In addition to the district's providing an important dimension to understanding the context of Glen Iris Park development, district houses have their own important historical associations, including the Col. W. H. Graves House (manufacturer of "Graves Block"), the George Luffman House (landscape gardener of Glen Iris Park; 1424 10th Place South), the William M. Walker House (prominent attorney;

1440 10th Place South); the James McWane House (ACIPCO executive and later founder of McWane Pipe; 1644 11th Place South); and the Ethel Armes House (author of The Story of Coal and Iron in Alabama; 1716 11th Place South).

Zoning: R-6

Ownership: 59% owner-occupied; 41% absentee-owned

Condition: Of the 90 properties in the district:

81 are well-maintained or need paint or minor repairs

9 need medium or major repairs

IDLEWILD CIRCLE CONSERVATION DISTRICT

Although Idlewild Circle has undergone some rather drastic changes in the past 30 years, from a neighborhood of large houses on large lots to a much denser concentration of apartments and townhouses, it still retains a special sense of residential isolation within a natural setting because of its location on George Ward Park and because most of the newer buildings have incorporated a sensitivity to setback and preservation of green space (including landscaping and siting to minimize the negative impact of large parking areas). Two exceptionally distinguished remnants of the original Circle character are the L. C. Bradley House, a handsome Greek Revival-inspired design that sits on a rise above the Circle (c.1902, 640 Idlewild Circle) and the T. H. Molton House (tentative identification; 1912, 681 Idlewild Circle), attributed to prominent local architect William Weston. One of the older apartment buildings, the three-story Idlewild (c.1926, 652 Idlewild Circle) is notable for its handsome brickwork and ornament. Other early houses and apartments in Bungalow and Revival styles contribute to the general scale, materials, siting, and design motifs that give character to the district.

Zoning: R-5

Ownership: 73% owner-occupied; 27% absentee-owned

Condition: Of 19 properties in the district:

18 are well-maintained or need paint or minor repairs

1 needs medium repairs

GLENWILD CONSERVATION DISTRICT

One of the last residential developments to be built on the Southside, the Glenwild District is an impressively complete collection of late 1910s and 1920s Bungalow style houses, the most popular development of the Craftsman movement. The houses are strongly related by scale, siting, design, and use of materials. Glenwild is further enhanced and visually unified by the large street-side trees and well-kept lawns throughout the

GLEN IRIS NEIGHBORHOOD

HISTORIC DISTRICTS:

Must be preserved.
Eligible for listing
on the National
Register of Historic
Places.

LANDMARKS:

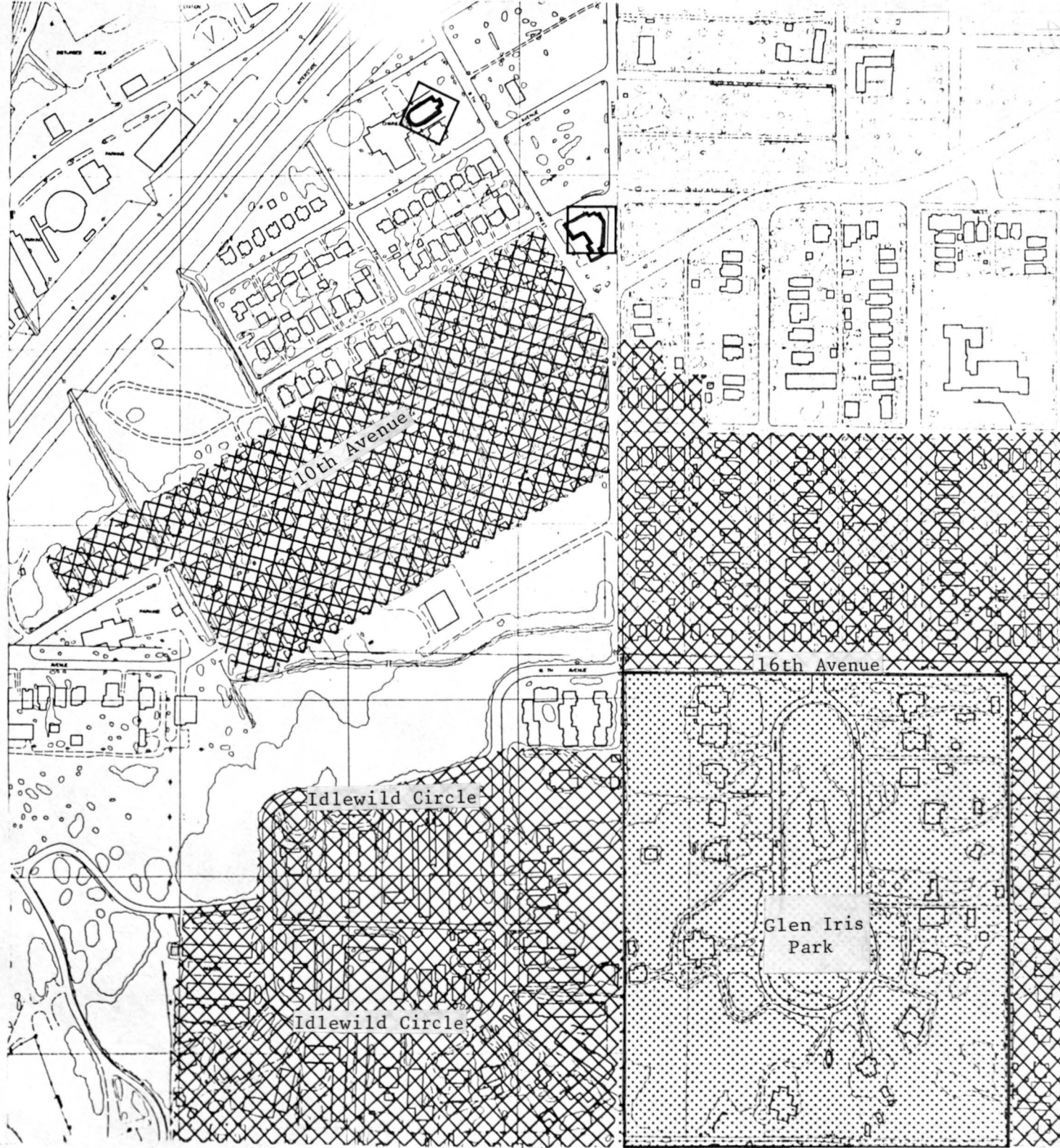
Must be preserved.
Eligible for listing
on the National
Register of Historic
Places.

CONSERVATION DISTRICTS:

Need to be preserved.
Some merit more
research.

CONSERVATION BUILDINGS:

Need to be preserved.
Some merit more
research.



district. The district has strong associations with the city's Lebanese and Greek communities, with ties to nearby churches St. Elias Maronite (1926) and St. George Greek Orthodox.

Zoning: R-4, R-6

Ownership: 83% owner-occupied; 17% absentee-owned

Condition: Of the 77 houses in the district:

77 are well-maintained or need paint or minor repairs

SAINT ELIAS MARONITE CHURCH (c.1926), 836 8th STREET SOUTH

A handsome Romanesque Revival style church with fine brick and stonework and good stained glass. The church is closely associated with the Arabic community that first immigrated to Birmingham in the early 20th century and many of whom still live in the neighborhood.

GABLE SQUARE COMMERCIAL BUILDING (1927), INTERSECTION OF 10th COURT & 9th STREET SOUTH

Tudor Revival in design, the building has a varied roofline relating to the several shops it contains. A well-sited example of a neighborhood shopping center and still a community focal point.

D. Planners' Discretion Areas

All areas in the Glen Iris Neighborhood except those designated as Historic Districts, Conservation Districts, and Conservation Buildings are classified as Planners' Discretion Areas.

E. Threats to Architectural & Historical Resources in the Glen Iris Neighborhood

Listed below are some of the most prominent examples in each category:

1. Demolition

a. By Neglect

- Significant resources have already been lost in Glen Iris Park where three houses were allowed to deteriorate and then were demolished
- Graves House, 1414 11th Street South

b. For New Construction

- T. M. Bradley House, 621 Idlewild Circle, was recently demolished for construction of townhouses. Similar plans for other neighborhood properties are likely.

2. Incompatible New Construction (little relation to surroundings)

- Apartments, 1509 10th Street South
- Apartments, 1416 10th Place South
- Apartments, 1424 10th Place South
- Apartments, 1620 11th Place South
- Apartments, 1700 11th Place South
- Apartments, 1720 11th Place South
- Apartments, 1008-10 16th Avenue South

Potential Sites

- Vacant lot, SW corner 14th Avenue & 11th Street South
- Vacant lot, 1400-1500 block 10th Street South
- Vacant lots, Glen Iris Park

3. Incompatible Uses (uses that alter the essential character of the district)

- Excessive conversion of single-family houses to multi-family use

4. Severely Neglected or Deteriorated Property

- 6 Glen Iris Circle
- 1430 11th Street South
- 1414 11th Street South
- 1039 14th Avenue South
- Vacant lots throughout the neighborhood

5. Unscreened Parking Lots

- 1416 10th Place South

6. Inadequate Financial Assistance for Persons who want to Buy and Rehabilitate Older Houses for Residential Use

7. Loss of Scenic Green Space

- R-6 zoning of Glen Iris Park threatens the open acreage with high-density development
- George Ward (Green Springs) Park is an important recreational amenity that also preserves the natural beauty of acres of hilly woodland. Continued City maintenance and improvements will enhance the benefits of this resource.

F. Recommendations to Counter Preservation Threats

See SUMMARY OF FINDINGS & RECOMMENDATIONS, #5 and #6.



(Left) 2221 1st Avenue South
(Bottom) 957 & 959 23rd Street South



NEIGHBORHOOD ANALYSIS: SOUTHSIDE NEIGHBORHOOD

A. Overview

The Southside Neighborhood was the first part of the Southside-Highlands survey area to develop. There is no record of building there until the 1880s, when there grew up a worker-housing district with a scattering of light industrial, storage, and livery businesses. By the 1890s a commercial district along 20th, 21st, and 22nd Streets South and 1st, 2nd, and 3rd Avenues began to evolve. Small merchant concerns such as groceries, grain stores, and black-smith shops were mixed among boarding houses, saloons, and carriage shops. The residential areas were racially and ethnically mixed, with enclaves of Germans, Italians and blacks (most probably workers in the furnaces and rolling mills) scattered along 2nd, 3rd, and 4th Avenues from 12th Street South to 35th Street South.

By 1900 the Southside area was substantially developed and was shifting in character from a mostly residential district to a commercial and warehouse area. After 1910 (the year the rolling mills closed), the area between 16th and 25th Streets South and Powell to 5th Avenues was rapidly developed with commercial buildings, many having rooming houses and residential space on the second floor. Quite a few of these buildings housed automobile-related concerns: dealers, mechanics, and filling stations. There was also an interesting development along 1st Avenue of a "red light" district where several madams maintained rather stately houses.

In the 1920s, a blanket light industrial zone classification encouraged redevelopment that forced out many residents, leaving only small pockets of worker-housing isolated amid industrial and commercial structures.

Although there have been some intrusions in the Southside neighborhood since, and demolition has kept a steady pace as buildings stood vacant or became obsolete, the neighborhood retains much of the character that it had at the end of the 1920s. There have been some land-use changes in the area, with 20th Street and the areas around UAB and north of Saint Vincent's Hospital developing as business and professional office centers.

The most pressing problems for the Southside Neighborhood are demolition (including demolition by neglect) and maintenance and upkeep of properties by absentee owners. Although much of the remaining Southside housing does not meet minimum code standards, finding suitable affordable housing for the people who live there poses a problem. This also needs to be considered in relation to the very promising proposal in the Costa Redevelopment Plan to develop new middle-class housing for residents attracted to the benefits of living within an easy walk of downtown and UAB. The City of Birmingham and the Southside

Neighborhood Association need to address these problems and seek solutions that will benefit the neighborhood without displacement or destruction or properties that contribute to neighborhood character, identity, and stability.

B. Historic Districts and Landmarks

THIRD PRESBYTERIAN CHURCH

Built in 1902-1904, this was the home parish for the Rev. John Bryan, best known as Brother Bryan. Pastor of this church for over 50 years, Brother Bryan was revered as one of the kindest and most religious men who ever lived in the city. His help to the poor and needy of Birmingham as well as his Christian devotion, which he shared with all who would listen, endeared him to many people.

The church building is also a labor of love, the work of the congregation who raised money and physically built the church themselves. It is an interpretation of the Victorian Gothic style, with handsome exterior details and a fine interior with a good collection of stained glass.

Zoning: M-1

Ownership: Third Presbyterian Church of Birmingham

Condition: Well-maintained

C. Conservation Districts and Conservation Buildings

SOUTHSIDE WAREHOUSE CONSERVATION DISTRICT

The Southside Warehouse Conservation District is a collection of warehouse and light industrial buildings dating from about 1900 to 1940, a tangible reminder of the city's early industrialization along the railroad tracks and the Birmingham Belt Railroad. The scale of the buildings--block-long functional brick structures--and the activity they generate, including the trains that still use remnants of the Birmingham Belt Railroad, create a vital sense of place. The designation of this area as a Conservation District does not imply exceptional architectural quality or historical associations, but recognizes that these buildings and the activity around them make up a special locale that contributes to the fabric of the city and its identity. Efforts should be taken to encourage businesses that need warehouse space to use the existing buildings and adjacent vacant land and to target properties incompatible in use and design as good locations for related new construction.

Zoning: M-1

Condition: Of the 12 properties in the district:

12 are well-maintained or need paint or minor repairs

DOWNTOWN SOUTHSIDE CONSERVATION DISTRICT

The Downtown Southside Conservation District contains the largest concentration of older commercial buildings remaining on the Southside. Several of the buildings within the district date from the late 1880s and early 1890s and are therefore some of the oldest buildings in Birmingham. Most of the buildings date from 1900 to 1920. Many of the buildings in the district were built for (and some still serve as) automobile-related service and sales establishments, an association recognized and reinforced by recommendations in the Costa Downtown Redevelopment Plan. Of particular note is the square-block "place" bounded by the Steam Plant (c.1900) on Powell Avenue, the Frisco Building on 18th Street, the Wimberly-Thomas Warehouse (1908; William C. Weston) on 1st Avenue South, and the railroad building on 19th Street, with the Daniel Building looming behind on 20th Street. The Costa Downtown Redevelopment Plan recognizes the potential of this area for redevelopment, enhanced by the striking character of the buildings, the views of downtown skyscrapers beyond the tracks and the appropriateness of nearby land for new housing complexes. Another area of 1st Avenue, between 22nd and 25th Streets South, was a well-known "red light" district from the turn of the century to the mid-1910s, and because of its fine architecture and unusual history, could, pending more thorough research, be eligible for the National Register of Historic Places. The 2200 block also has the potential for renewal as an urban residential enclave a stone's throw from downtown; it could be tied to the residential development to the west that Costa proposes. Most of the buildings within the Conservation District relate in scale, materials and design. Additional research may indicate that National Register listing is appropriate for individual buildings or groups of buildings within the district.

Zoning: M-1, B-4

Condition: Of the 86 properties in the district:

72 are well-maintained or need paint or minor repairs
14 need medium or major repairs

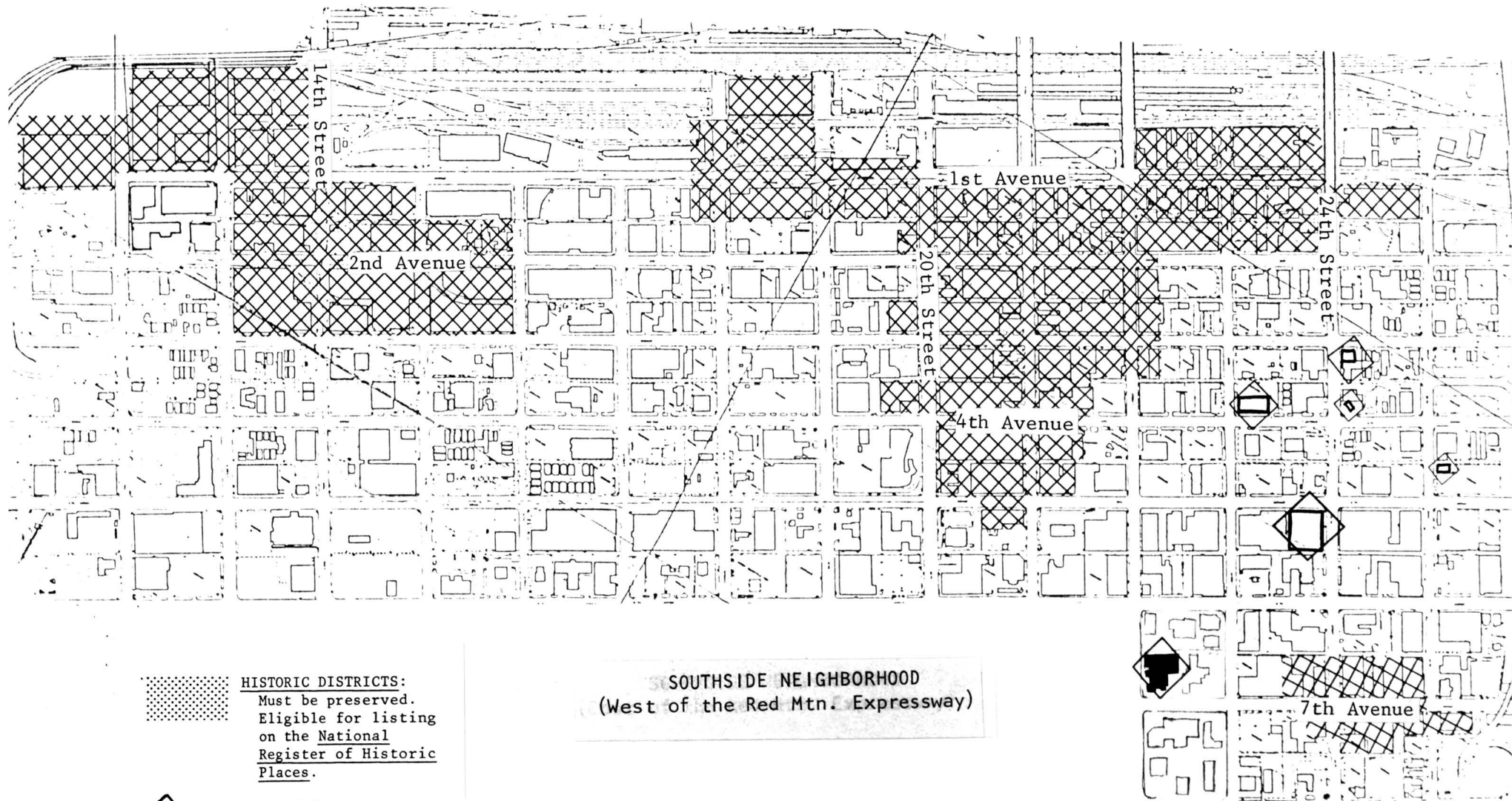
SEVENTH AVENUE CONSERVATION DISTRICT

This district is a collection of 1920s commercial buildings that because of their compatible architectural designs, and their relative isolation within a redeveloped area, create a small but visually perceivable district. The Spanish Revival, Art Deco and Beaux Arts buildings relate well in scale, materials and siting.

Zoning: M-1

Condition: Of the 13 properties in the district:

13 are well-maintained or need paint or minor repairs



HISTORIC DISTRICTS:

Must be preserved.
Eligible for listing
on the National
Register of Historic
Places.

LANDMARKS:

Must be preserved.
Eligible for listing
on the National
Register of Historic
Places.

CONSERVATION DISTRICTS:

Need to be preserved.
Some merit more
research.

CONSERVATION BUILDINGS:

Need to be preserved.
Some merit more
research.

SOUTHSIDE NEIGHBORHOOD
(West of the Red Mtn. Expressway)

SOUTHSIDE NEIGHBORHOOD
(East of the Red Mtn. Expressway)



HISTORIC DISTRICTS:
Must be preserved.
Eligible for listing
on the National
Register of Historic
Places.



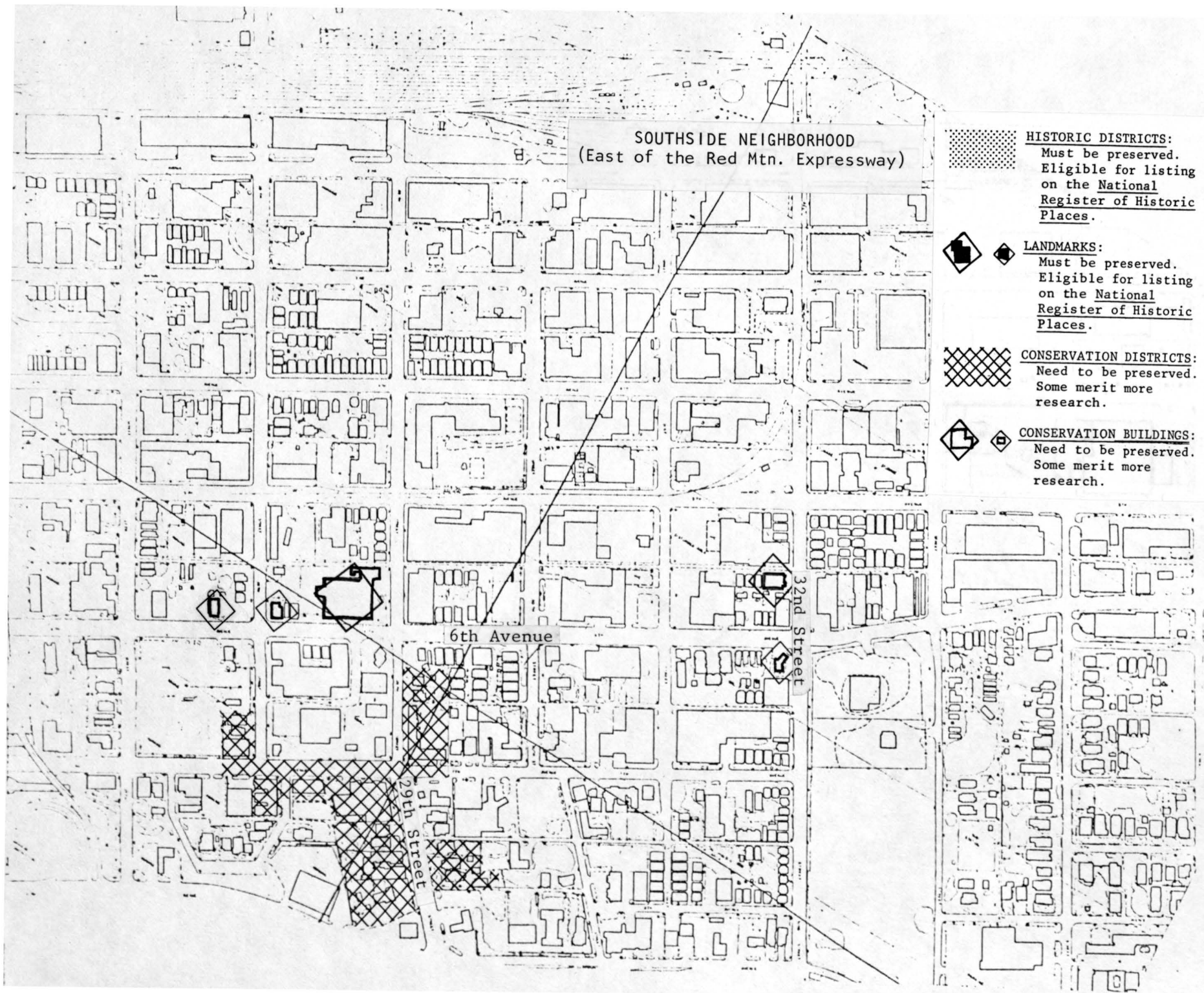
LANDMARKS:
Must be preserved.
Eligible for listing
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Register of Historic
Places.



CONSERVATION DISTRICTS:
Need to be preserved.
Some merit more
research.



CONSERVATION BUILDINGS:
Need to be preserved.
Some merit more
research.



TWENTY-NINTH STREET CONSERVATION DISTRICT

The Twenty-ninth Street Conservation District is a collection of early-Birmingham residential architecture and 1920s commercial buildings that reflect the change in usage that the Southside underwent during the 1920s. The district serves as a buffer zone between commercial and residential areas and for the Rhodes Park Historic District, as well as being a neighborhood-oriented commercial district that shows positive signs of revitalization. The commercial building at the SW corner of 7th Avenue and 29th Street South by local architect Charles McCauley (1929) is a good example of 1920s architectural romanticism in its Tudor Revival design with a broken facade with various entrance and roofline treatments. The house at 732 29th Street South (c.1890) is a rare example of the Queen Anne style in Birmingham, and possibly one of the oldest houses in the Southside-Highlands Survey area. The other houses, apartment buildings and commercial buildings in the district are examples of residential and commercial architecture in Birmingham from the turn of the century to the 1920s.

Zoning: M-1, B-2

Condition: Of 19 properties in the district:

- 11 are well-maintained or need paint or minor repair
- 8 need medium or major repair

THIRTY-SECOND STREET BAPTIST CHURCH (1929), 518 32nd STREET SOUTH

Designed by Wallace A Rayfield, a prominent black architect in early 20th century Birmingham, best known for the Sixteenth Street Baptist Church. Other known work includes commercial buildings and houses in Birmingham and buildings on the campus of Tuskegee Institute.

TWENTY-THIRD STREET BAPTIST CHURCH (1925), 329 23rd STREET SOUTH

A simple but finely crafted red brick building in a modified Romanesque Revival style.

BETHEL BAPTIST CHURCH (1930), 826 23rd STREET SOUTH

A fine red brick building that expresses the traditional twin-tower church building that is a familiar sight in local black communities. It is one of the older congregations of the black community, founded in 1891.

MAGNOLIA POINT COMMERCIAL BUILDING (c.1914), NW CORNER MAGNOLIA AVENUE AND 23rd STREET SOUTH

A good example of commercial building of the 1910s with fine polychromed brickwork and stone inlays, an activated roofline, and a sensitive relationship to its corner placement and its twin building across Magnolia Avenue.

SHOTGUN HOUSES (c.1890), NE CORNER 10th AVENUE & 23rd STREET SOUTH

Two fine and well-maintained local examples of a common form of worker housing stock found in the city in the late 19th and early 20th centuries.

COMMERCIAL BUILDING (1924), SW CORNER 5th AVENUE & 24th STREET SOUTH

An example of the auto service-related buildings that were built throughout the Southside Neighborhood in the 1910s and 1920s. It is unaltered from its original design which includes fine brickwork, expressive yet utilitarian casement windows and an activated roofline with stone caps.

COMMERCIAL BUILDING (1911), SE CORNER 3rd AVENUE & 24th STREET SOUTH

Originally serving as a neighborhood grocery, it is a remnant of the ethnic communities that dotted the Southside Neighborhood in the early 20th century. The semi-circular stone set in the parapet bears the name of the original proprietor and the date of construction.

COMMERCIAL BUILDING (1915), 417 25th STREET SOUTH

Another example of the ethnic neighborhood grocery store, this building is an example of the simplified Beaux Arts with fine brickwork and an activated roofline with an inset panel bearing the name of an early proprietor.

COMMERCIAL BUILDING (c.1926), 2820 6th AVENUE SOUTH

A 1920s Beaux Arts type commercial building with fine expressive brickwork and an activated roofline.

COMMERCIAL BUILDING & RESIDENCE (c.1910), NE CORNER 6th AVENUE & 28th STREET SOUTH

An interesting, and one of the few remaining examples, in the Southside-Highlands Survey area, of a combination store and residence. Of red brick in a simplified Craftsman style interpretation.

HOUSE (c.1900), 2726 6th AVENUE SOUTH

An example of the raised cottage, a traditional Southern housing type, that served as middle and lower middle-class housing in early Birmingham. This is the best example of the few remaining in the Southside-Highlands Survey area.

D. Planners' Discretion Areas

All areas in the Southside Neighborhood except those designated as Landmarks, Conservation Districts or Conservation Buildings are classified as Planners' Discretion Areas.

E. Threats to Architectural & Historical Resources in the Southside Neighborhood

Listed below are some of the most prominent examples in each category:

1. Demolition

a. By Neglect

- Commercial building, SW corner of 1st Avenue & 18th Street South
- Commercial building, 114-12 21st Street South
- Commercial building, SW corner 1st Avenue & 23rd Street South
- Commercial building, 112 20th Street South
- Commercial building, NW corner 7th Avenue & 28th Street South
- House, 732 29th Street South
- Worker housing: all properties throughout the Southside Neighborhood appear to have little maintenance unless owner-occupied
- Magnolia Point Commercial building, NW corner Magnolia Avenue & 23rd Street South

b. For New Construction

- College Hill area between 7th Avenue South & Clairmont Avenue at 28th Street South
- Parking lots
- Storage yards

2. Incompatible New Construction

- Convenience store at SE corner of 7th Avenue & 29th Street South

Potential Sites

- College Hill area between 7th Avenue South & Clairmont Avenue at 28th Street South
- Block between Powell & 1st Avenues, 18th & 19th Streets South
- NW corner 7th Avenue & 29th Street South

3. Incompatible Uses (uses that alter the essential character of the district)

- House, 732 29th Street South (Conservation Building) used once a year as a haunted house
- Other possible problems need to be addressed on basis of individual property and location

4. Severely Neglected or Deteriorated Property

- NW corner 7th Avenue & 29th Street South
- Rail siding underpass through 1st Avenue South
- SE corner 1st Avenue & 19th Street South
- Property throughout the Southside Neighborhood where buildings have been demolished or fire damaged and property has not been cleaned up or safely enclosed

5. Unscreened Parking Lots

- Present throughout all districts and in vicinity of several conservation buildings; needs to be addressed on basis of individual property and location.

6. Inadequate Financial Assistance for Persons who want to Buy and Rehabilitate Older Houses for Residential Use

7. Loss of Scenic Green Space, Views and Recreation Space

- When Lakeview School closes, will Underwood Park still be maintained as a recreation area for the neighborhood
- Possibility of creation of green space along railroad reservation and on the south side of Sloss Furnace

F. Recommendations to Counter Preservation Threats

See SUMMARY OF FINDINGS & RECOMMENDATIONS, #5 and #6.



(Top) 2112 8th Court South

(Bottom) 2737 Highland Avenue



APPENDIX

1. SURVEY INFORMATION

Southside-Highlands Survey Procedures 58

Sample Survey Data Sheet 59

Sample Survey Block Sheet 61

Definitions for Survey Evaluation:

Historical/Associative Value 62

Architectural Value 63

Alterations, Condition, Potential & Neighborhood Character 64

Sources & Abbreviations 65

2. NATIONAL REGISTER INFORMATION

National Register Criteria 66

BHS National Register Fact Sheet 67

3. FINANCIAL & TECHNICAL ASSISTANCE

Financial Assistance to Purchase & Rehabilitate Older Properties 69

Loans (Individual) 71

Loans (Group & Commercial) 73

Grants (Individual) 74

Grants (Group) 75

Tax Incentives 75

Books on the Financial & Technical Aspects of Preservation & Adaptive Use 78

1. SURVEY INFORMATION

SOUTHSIDE-HIGHLANDS SURVEY PROCEDURES

Note: Some steps go on simultaneously.

1. Set up a 3-part filing system for properties by address, subjects related to area history and development and mechanics of the survey project.
2. Prepare summary of the historical development of the survey area and its present physical character. (Research based on local histories, real estate and Sanborn maps, city directories, old photographs, newspaper articles, and interviews.) Identify questions and development patterns that need additional research and potential sources of information.
3. Explain the survey project to neighborhood organizations within the survey area. Recruit volunteer researchers and sources of information.
4. Prepare an information sheet on how to research old buildings in Birmingham for use by volunteers.
5. Conduct a windshield survey of the project area, marking potential resources to be photographed, described, and evaluated on planimetric maps. This provides a rough estimate of the number of structures and areas of concentration.
6. Identify major architectural classifications and environmental characteristics with which field surveyors should be familiar.
7. Design survey sheet to provide the information needed for the survey project, for Department of Community Development decisions that would affect the survey area, and for Alabama Historical Commission review responsibilities and nominations to the National Register of Historic Places. Have survey sheet printed.
8. Obtain maps of the survey area from the Jefferson County Tax Assessor's Office. Use the originals as a master from which other copies can be made for (1) a paste-up map of the entire survey area, and (2) field survey maps.
9. Arrange with Tax Assessor's Office for computer print-outs of ownership information within the survey area. Transfer pertinent information to property data forms.
10. Prepare field survey schedule. Proceed with field survey photography and data collection: Within identified subareas, photograph all potential resources (refer to windshield survey map before going into the field). Keep an accurate record of properties photographed by address keyed to film roll number and frame. Follow photography within the subarea with data collection, marking the surveyed property's address on the tax assessment map and filling out field data on the survey sheet. Have photographs printed as enlarged contact sheets (for individual data sheet) and standard contact sheet (for block sheet). Use city directories to help estimate date of construction and original owner (if more specific documents not available) and biographical indexes for historical associations.
11. When field data has been recorded on survey sheets, attach photographs with double stick tape and record pertinent historical background information. Complete block summary sheets.
12. Review survey sheets. Identify properties that need additional historical research or other information.
13. Using established evaluation criteria, identify properties whose architectural and historical significance should be recognized and prepare statements of significance for those properties.

**ARCHITECTURAL & HISTORICAL
RESOURCES SURVEY**
Birmingham, Jefferson County, AL

BIRMINGHAM HISTORICAL SOCIETY
1425 22nd St. S.
Birmingham, Alabama 35205
205/254-2138

IDENTIFICATION/OWNERSHIP

Neighborhood Five Points
Street Address 1601 15th Avenue South
Corner 15th Avenue & 16th Street South
Historical Name(s) N.F. Thompson House
Present Name(s) _____
Present Use Residence
Owner Neva L. Methvin
Mailing Address 1601 15th Avenue South
Birmingham, AL 35205

LEGAL DESCRIPTION (Jefferson County Courthouse)

Sec 1 Tsp 18S R 3W
Legal Desc. SE $\frac{1}{4}$ Tax Blk. 10 P. 6
Block B, Anderson Place
Dimensions 65 x 200 x 65 x 200
Present Zoning R-6
Visible from Public Road? Yes ☒ No ☐
Photo Roll # 9 Neg. # 25

HISTORICAL BACKGROUND

Date of Construction 1908 Source CD, Deed & mtg.
Architect _____
Builder/Contractor J.C. Thompson (mech. lien)
Original Owner/Occupant N.F. Thompson (1910) c.d.
Original Use Residence
Other _____



EVALUATION

Significance A good example and unique approach to the Colonial Revival style. The gable framing a Palladian window is an expressively original combination of typical motifs. It is a contributing element of the Anderson Place Historic District developed by J. Cary Thompson & is one of the districts distinctive "deep setback" houses.

Physical Condition: Well-maintained ☒ Needs Paint or Minor Repairs ☐ Needs Medium Repairs ☐
Needs Major Repairs ☐

Potential for Rehabilitation/Preservation: Good ☒ Poor ☐ Unknown ☐ Under way ☐

Threats _____

Alterations: None or slight ☒ Moderate ☐ Considerable ☐
Incompatible ☐ Compatible ☐

Importance to Neighborhood Character: Contributing ☒ Compatible ☐ Noncontributing ☐

Importance of Grounds & Trees to Character: Contributing ☒ Compatible ☐ Noncontributing ☐

Incidence in Area: Rare ☐ Frequent ☒

Architectural Value: Typical ☐ Worthy of Mention ☒ Notable ☐ Outstanding ☐

Associative Value: Unknown ☐ Local ☒ State ☐ National ☐

Thematic Category _____

STATUS

National Register: Listed ☐ In Process ☐ Rejected ☐ More Research Needed ☐
Building ☐ Site ☐ Structure ☐ District ☐ Object ☐

Local Designation: Under Consideration ☐ Designated ☐ Rejected ☐
Landmark ☐ Historic District ☐ Other _____

PHYSICAL DESCRIPTION

Building Material(s):

Clapboards ☒Shingles ☐Brick ☐Terra Cotta ☐Stucco ☐Half-timber ☐Stone ☒Concrete ☐

Other _____

No. Bays (front) _____ No. Stories _____

Roof Type & Material _____

Original Location? Yes ☒ No ☐Occupied ☒ Vacant ☐Surrounding Context 3 houses interesting for
their deep setback.**ARCHITECTURAL STYLE ☐ OR CHARACTERISTICS ☐**Queen Anne ☐Victorian Cottage ☐Victorian Colonial Revival ☐Symmetrical Colonial Revival ☒Colossal Classical Portico ☐One Story/Pyramid Roof ☐Shotgun ☐Victorian Commercial ☐Functional Commercial ☐

Other _____

Basic Box ☐Classic Box ☐Craftsman ☒Tudor Revival ☐Bungalow ☐1900-20 Commercial ☐Art Deco ☐

Further Description of Important Features, including Significant Interior Details & Alterations or Additions _____

Note interesting Palladian window, dramatic gable with finial. Painting is compatible
with historic character of house. Incorporates rubble foundation & porch piers
associated with Craftsman style.Notable Environmental Features & Outbuildings Deep setback on slight elevation.Bibliographical References, Other Surveys & Interviews Deed & mtg. - Probate records Vol. 488 p. 29
Oct. 24, 1907.Mechanics Liens - Probate Vol. 6, P. 176 Aug. 7, 1908

Photographic References _____

Map References _____

UTM Reference _____

Additional Comments _____

Prepared By SS/AB/AMB - BHSDate 1978-80Phone 254-2138

Additions/Revisions By _____ Date _____

ARCHITECTURAL & HISTORICAL
RESOURCES SURVEY
Birmingham, Jefferson County, AL

BIRMINGHAM HISTORICAL SOCIETY
1425 22nd St. S.
Birmingham, Alabama 35205
205/254-2138

Block Summary 1600 15th Ave S Neighborhood FIVE POINTS



1600



1604



1608



1630



1631



1621



1617



1609



1605



1601

Use(s): RESIDENTIAL

Bldg. Materials: Clapboards ☒ Shingles ☒ Brick ☒ Stucco ☒ Half-timber ☒ Stone ☒
Terra Cotta ☐ Concrete ☐ Other ☐

General Condition: Well-maintained ☒ 5 Need Paint/Minor Repairs ☒ 4 Need Medium Repair ☐
Need Major Repairs ☐

Architectural Value: Typical ☒ Worthy of Mention ☒ Notable ☐ Outstanding ☐ Mixed ☐

Associative Value: Unknown ☐ Local ☒ State ☐ National ☐ 1900-1910: 4

Environmental Value: Minor ☐ Good ☒ Great ☐ 1911-1920: 3

Compatibility of Height/Scale/Setback GOOD

Intrusions 1 APARTMENT COMPLEX HAS AN INCONGRUOUS TREATMENT OF GROUNDS.

Threats DEMOLITION FOR HIGH DENSITY RESIDENTIAL PROPERTIES (APARTMENTS)

Other Comments:

Prepared By SS/MB/AMB - BHS

Date 1979-80 Phone 254-2138

**ARCHITECTURAL & HISTORICAL
RESOURCES SURVEY**
Birmingham, Jefferson County, AL

BIRMINGHAM HISTORICAL SOCIETY
1425 22nd St. S.
Birmingham, Alabama 35205
205/254-2138

IDENTIFICATION/OWNERSHIP

Neighborhood Five Points
Street Address 1180 11th Avenue South
Corner NW 11th Ave. & 12th St.
Historical Name(s) 1181 11th Ave. So.
Present Name(s) St. Andrew's Church
Present Use Church
Owner St. Andrew's Corp.
Mailing Address 1180 11th Avenue South
Birmingham, AL 35205

HISTORICAL BACKGROUND

Date of Construction c. 1913 Source CD (see below)
Architect J.M. Marriot (mfg. record)
Builder/Contractor Joy-Marriott Constr. Co.
(mfg. record)
Original Owner/Occupant _____
Original Use Episcopal church *
Other Interview 4/78 with Dr. John Schnorren-
berg indicated his date for church
construction was 1913

EVALUATION

Significance (* An earlier CD listing for St. Andrews Episcopal Church at 1008 (& also 1012) 11th Ave. between the years 1910-1915 may indicate an earlier frame structure which was torn down when the present church was constructed.) Sig: Good example English country parish church; exceptional interior; early South Highlands congregation. (This attribution to Marriott from Singleton files - BPL. Jacob Salic also did work in Joy Construction Co.)

Physical Condition: Well-maintained ☒ Needs Paint or Minor Repairs ☐ Needs Medium Repairs ☐
Needs Major Repairs ☐

Potential for Rehabilitation/Preservation: Good ☒ Poor ☐ Unknown ☐ Under way ☐

Threats _____

Alterations: None or slight ☒ Moderate ☐ Considerable ☐
Incompatible ☐ Compatible ☐

Importance to Neighborhood Character: Contributing ☒ Compatible ☐ Noncontributing ☐

Importance of Grounds & Trees to Character: Contributing ☒ Compatible ☐ Noncontributing ☐

Incidence in Area: Rare ☐ Frequent ☒

Architectural Value: Typical ☐ Worthy of Mention ☐ Notable ☒ Outstanding ☐

Associative Value: Unknown ☐ Local ☒ State ☐ National ☐

Thematic Category _____

STATUS

National Register: Listed ☐ In Process ☐ Rejected ☐ More Research Needed ☐
Building ☐ Site ☐ Structure ☐ District ☐ Object ☐

Local Designation: Under Consideration ☐ Designated ☐ Rejected ☐
Landmark ☐ Historic District ☐ Other _____

LEGAL DESCRIPTION (Jefferson County Courthouse)

Sec. 1 Tsp. 18S R. 3W

Legal Desc. SW¹/₄ Tax b1. 4 P. 4

Dimensions 200 x 240

Present Zoning R-6

Visible from Public Road? Yes ☒ No ☐

Photo Roll # 29 Neg. # 9, 10



PHYSICAL DESCRIPTION

Building Material(s):

Clapboards ☐

Shingles ☐

Brick ☐

Terra Cotta ☐

Stucco ☐

Half-timber ☐

Stone ☒

Concrete ☐

Other _____

No. Bays (front) _____ No. Stories 1

Roof Type & Material _____

Original Location? Yes ☒ No ☐

Occupied ☒ Vacant ☐

Surrounding Context _____

ARCHITECTURAL STYLE ☐ OR CHARACTERISTICS ☐

Queen Anne ☐

Victorian Cottage ☐

Victorian Colonial Revival ☐

Symmetrical Colonial Revival ☐

Colossal Classical Portico ☐

One Story/Pyramid Roof ☐

Shotgun ☐

Victorian Commercial ☐

Functional Commercial ☐

Other Gothic Revival - parish church

Basic Box ☐

Classic Box ☐

Craftsman ☐

Tudor Revival ☐

Bungalow ☐

1900-20 Commercial ☐

Art Deco ☐

Further Description of Important Features, including Significant Interior Details & Alterations or Additions _____
Note fine stonework, good use of gothic (English) parish church stylizations. Exceptional interior (hammerbeam construction, stained glass)

Notable Environmental Features & Outbuildings _____

Bibliographical References, Other Surveys & Interviews Interview - 4/78 - with Dr. John Schnorrenberg, U.A.B. Dept. of Art
Mfgs. Record, July 3, 1913 79

Photographic References _____

Map References _____

UTM Reference _____

Additional Comments _____

Prepared By SS/AB/AMB Date 1980 Phone _____

Additions/Revisions By _____ Date _____

DEFINITIONS FOR SOUTHSIDE-HIGHLANDS SURVEY EVALUATION

HISTORICAL/ASSOCIATIVE VALUE

OUTSTANDING Intimately connected with the life or activities of a person, group, organization or institution during the time of that person's or group's contribution of prime importance to the nation, state or community.

OR

Intimately connected with an event of primary importance in the history of the nation, state or community.

NOTABLE Connected by circumstance with the life or activities of a person, group, organization or institution that has made a contribution of primary importance to the nation, state or community.

OR

Intimately connected with the life or activities of a person, group, organization or institution during the time of that person's or group's contribution of secondary importance to the nation, state or community.

OR

Connected by circumstances with an event of primary importance.

OR

Intimately connected with an event of secondary importance.

OR

Effectively illustrates patterns of primary importance in national or local cultural, social, political, economic, industrial, or urban developmental history.

WORTHY OF
MENTION

Connected by circumstance with the life or activities of a person, group, organization or institution that has made a contribution of national, state or local importance.

OR

Connected by circumstances with an event of secondary importance.

OR

Illustrates in a general way patterns of primary importance in national or local cultural, social, political, economic, industrial or urban developmental history.

OR

Effectively illustrates patterns of secondary importance.

OR

Connected by circumstance for a brief period with the life or activities of a person, group, organization or institution that has made a contribution of national importance.



(Top) Five Points Circle
(View from southwest)
(Bottom) 1923 14th Avenue South





(Top) 1108 29th Street South

(Bottom) SW Corner 29th St. & 7th Ave.



DEFINITIONS FOR SOUTHSIDE-HIGHLANDS SURVEY EVALUATION

ARCHITECTURAL VALUE

OUTSTANDING	Excellent or extremely early example of a particular style, building type, or method of construction if many survive.
	OR
	Especially fine example of style, building type or method of construction if few survive.
	OR
NOTABLE	Excellent design quality, including composition, detailing and ornament, taking into consideration originality, context, craftsmanship and uniqueness.
	OR
	Designed or built by an architect, designer or builder of national importance.

WORTHY OF MENTION	Especially fine or early example of a particular style, building type or method of construction if many survive.
	OR
	Good example of style, building type or method of construction if few survive.
	OR
TYPICAL	Especially fine design quality, including composition, detailing and ornament, taking into consideration originality, context, craftsmanship and uniqueness.
	OR
	Designed or built by an architect, designer or builder of exceptional importance to the community or state.

	Good example of a particular style, building type or method of construction.
	OR
	Good design quality, including composition, detailing and ornament, taking into consideration originality, context, craftsmanship and uniqueness.
	OR
	Designed or built by an architect, designer or builder of importance in the community or state.

	Representative example of particular style, building type or method of construction within a particular time-frame of section of the community.

DEFINITIONS FOR SOUTHSIDE-HIGHLANDS SURVEY EVALUATION

ALTERATIONS

MODERATE: Ground floor remodeled, cornice removed or minor alterations that do not destroy the overall character of the building (including changing window type but not size).

CONSIDERABLE: Overall character changed (though still recognizable) through the removal of major cornice, major alteration of upper floors, major change in window patterns or of any major design element.

NONE OR SLIGHT: Change in materials that does not destroy overall character.

PHYSICAL CONDITION

NEEDS PAINT OR MINOR REPAIRS: Needs painting or other cosmetic repairs.

NEEDS MEDIUM REPAIRS: Needs repair to gutters, roof, porches, or secondary structural parts.

NEEDS MAJOR REPAIRS: Needs major structural repairs.

POTENTIAL FOR REHABILITATION/PRESERVATION

GOOD: Well maintained; needs paint or minor repairs; needs medium repairs if it appears the building can be repaired without excessive expense.

POOR: Seemingly beyond repair.

UNKNOWN: Needs fair amount of repair, but not known to what extent.

IMPORTANCE TO NEIGHBORHOOD CHARACTER (within a given block or within sight)

CONTRIBUTING: Through style, materials, scale and/or setback to nearby buildings

COMPATIBLE: Style, materials, scale and/or setback may not be identical to nearby buildings, but does not interrupt overall character.

NONCONTRIBUTING: Contrary to neighborhood character.

IMPORTANCE OF GROUNDS AND TREES TO NEIGHBORHOOD CHARACTER (within a given block or within sight)

CONTRIBUTING: Site and vegetation are exceptional within the neighborhood (upkeep, plantings, landscaping, etc.)

COMPATIBLE: Site and vegetation contribute to the neighborhood character.

NONCONTRIBUTING: Site development and/or upkeep detract from the neighborhood character (asphalt, bare ground, overgrown plantings, etc.).

DEFINITIONS FOR SOUTHSIDE-HIGHLANDS SURVEY EVALUATION

LIST OF SOURCES & ABBREVIATIONS USED FOR "HISTORICAL BACKGROUND" SECTION

<u>Abbreviation</u>	<u>Source</u>
CD	City Directory
HF	Hill Ferguson manuscript collection, BPL, Archives
Int	Interview (w/interviewee's name)
Satt/Jeff Co	Carolyn Satterfield, <u>Historic Sites of Jefferson County</u>
Lett/Source	Letter from _____
Singleton Files	Stephen Singleton photo files - BPL, Archives
Singleton Int	Stephen Singleton interview, summer 1980
Prop Ab	Property Abstract
Mtg	Mortgage
Mech Lien	Mechanic's Lien, Jefferson County Probate Court
San Map	Sanborn Map
Beers At	Beers Atlas, 1887-8
BPL	Birmingham Public Library
Baist	Baist Property Atlas, 1902
Style Assoc.	Used to denote either: (1) date of construction (an approximate date determined by the building's architectural style & similarity to dated buildings); or (2) architect (attributed because of recognizable design elements found in other examples of the architect's work)
MR	<u>Manufacturer's Record</u>
SABN	<u>Southern Architect & Building News</u>

2. NATIONAL REGISTER INFORMATION

NATIONAL REGISTER CRITERIA

The quality of significance in American history, architecture, archeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, material, workmanship, feeling, and association, and:

- A. that are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. that are associated with the lives of persons significant in our past; or
- C. that embody the distinctive characteristics of a type, period, or method of construction, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. that have yielded or may be likely to yield information important in prehistory or history.

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the last 50 years shall not be considered for the National Register. Such properties will qualify if they are integral parts of districts that meet the criteria or if they fall within the following categories:

- A. a religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- B. a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- C. a birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his productive life; or
- D. a cemetery that derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- E. a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- F. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or
- G. a property achieving significance within the past 50 years if it is of exceptional importance.

THE NATIONAL REGISTER OF HISTORIC PLACES

WHAT IS THE NATIONAL REGISTER?

The National Register is the nation's official list of historic buildings and other cultural resources worthy of preservation. It includes properties of state and local significance as well as those of national significance.

WHAT DOES LISTING IN THE NATIONAL REGISTER MEAN?

Listing in the National Register means that a property is significant because of its architecture or its associations with important persons, events, or cultural developments. A National Register property may be eligible for certain economic benefits described below.

Listing in the National Register imposes no controls over what a property owner does with the property unless the property owner is taking advantage of special federal or state-authorized financial benefits (see below), in which case the rehabilitation work must meet the Secretary of the Interior's Standards for Rehabilitation. Listing in the National Register imposes no controls over demolition. The regulation of remodeling and demolition that many people associate with National Register status is actually established by local governments as a means to protect significant properties. Such regulation does not come automatically with National Register listing.

WHAT ARE THE BENEFITS OF NATIONAL REGISTER LISTING?

National Register properties may be eligible for the following benefits:

Tax-Exempt Bond Financing for Preservation Projects. Under the Alabama Historical Preservation Authorities Act of 1979, public corporations can finance purchase and rehabilitation to preserve properties listed in the National Register. This financing, which is similar to that of industrial development bonds, is done through bonds exempt from federal and state taxation. The Historic Preservation Authority of Birmingham has approved more than \$6.5 million in preservation projects. For more detailed information about the bond financing, contact the City Office of Economic Development at 254-2799.

Tax Benefits under the 1976 Tax Reform Act. Owners of depreciable (income-producing) properties may be able to (1) write off the expense of rehabilitation over a 60-month period or (2) depreciate the entire structure at an accelerated rate if it is "substantially rehabilitated." In some instances, long-term lessees can also utilize the 60-month amortization deduction. To be eligible for tax deductions, properties must be certified (listed individually in the Register or be a contributing element of a National Register or certified city-zoned district) and the rehabilitation work must meet established federal guidelines. These tax benefits expire December 31, 1983. For

more detailed information, consult accompanying brochures or the Birmingham Historical Society at 254-2138.

Tax Advantages Under the State "Lid" Bill. This constitutional amendment provides that historic buildings and sites will be assessed at the rate of 10% regardless of use. Historic buildings and sites are defined as all buildings or structures listed in the National Register of Historic Places. This cuts in half the tax assessment rate for commercial properties.

Investment Tax Credit. The Revenue Act of 1978 provides a 10% investment tax credit for the cost of rehabilitation improvements that will have a life of 5 years or more. Buildings used for industrial or commercial purposes that are at least 20 years old are eligible but not those used for residential rental properties. The tax credit can be used by certain lessees. It cannot be used with the amortization provision of the Tax Reform Act of 1976, but it can be used with the accelerated depreciation provision of that Act. It is not limited to National Register properties and there are no rehabilitation review requirements unless certified "historical."

Federal Grants-in-Aid for Acquisition and Rehabilitation or Restoration. These matching grants are distributed through the state preservation agency, the Alabama Historical Commission (AHC), to public agencies and nonprofit groups. The funds are not allocated to private property owners unless the property is determined to be of state or national importance and is threatened by demolition. Last year, the AHC awarded 15 grants totalling \$456,750.

WHAT ARE THE DISADVANTAGES OF NATIONAL REGISTER LISTING?

Under the Tax Reform Act of 1976, which is intended to discourage the demolition of historic properties, an owner who demolishes a National Register structure cannot deduct the cost of demolition, and new structures built on the site are not allowed accelerated depreciation.

If a federally funded, licensed, or approved project is undertaken in the vicinity of a National Register building (or one eligible for the Register), the federal agency is required to consider the historical and visual integrity of the property and to seek to mitigate any adverse impact.

HOW IS A PROPERTY LISTED IN THE NATIONAL REGISTER?

The Alabama Historical Commission, as the preservation agency of the State of Alabama, nominates properties to the National Register. Nominations are prepared under the supervision of the staff National Register Officer based on information provided by qualified persons and groups. Property owners are notified of the intent to nominate a property to the Register and given the opportunity to comment. When the Alabama Historical Commission has approved a nomination, the State Historic Preservation Officer certifies it and forwards it for final review and approval by the National Register office in the Heritage Conservation and Recreation Service, U. S. Department of the Interior.

For additional information contact the Birmingham Historical Society, 1425 22nd Street South, Birmingham 35205 (254-2138) or the Alabama Historical Commission, 725 Monroe Street, Montgomery 36130 (832-6622).

NEW PROMISE FOR OLD BUILDINGS

OLD BUILDINGS IN DOWNTOWN BIRMINGHAM AND NEARBY NEIGHBORHOODS have a special character that appeals to many people. Most of them are a comfortable scale, with interesting textures and familiar associations. Some are magnificently decorated, if you take the time to look, and if you remember to look up and to ignore the peeling paint or layers of dirt.

Until recently, appreciation for old buildings was associated with "little old ladies" and wealthy persons who could indulge esoteric tastes. Today, however, developers throughout the country are taking a new look at older buildings—and for good reasons. Many old buildings adapted to contemporary needs offer special advantages:

- Distinctive character that the community values
- Energy efficiency
- Lower costs and higher investment returns
- Attractive tax breaks

Because it makes sense economically and has widespread community and tourist appeal, building rehabilitation is at the heart of many city and neighborhood revitalization programs. Sometimes an exterior cleaning, a fresh coat of paint, or the removal of incongruous signs and other ground-floor remodeling, is all that is needed. Renovated facades can restore interest and vitality to streets that glass curtain walls and monotonous facing tend to sterilize.

PRESERVATION WORKS

It is more challenging to adapt the interiors of old buildings and it is being done successfully from Georgia to California to Massachusetts. Two outstanding examples are Ghirardelli Square in San Francisco—a chocolate factory converted to a profitable complex of specialty shops—and Faneuil Hall Marketplace in Boston—a 6½ acre center-city development with phenomenally successful retail sales, far above those of regional malls.

It's happening everywhere. Warehouses, hotels, and even schools are being converted to apartment and office complexes, sometimes with the aid of government housing subsidies. Firms that seek a distinctive, highly visible image in the community are adapting smaller commercial buildings and houses to their particular needs.

In Columbus, Ga., developer Harry Kamensky's Rankin Square complex demonstrates how downtown—and the developer—benefit under the Tax Reform Act of 1976. In Louisville, Ky., another developer is renovating the Seelbach Hotel and adding new facilities, with help from the Tax Act and a HUD Urban Development Action Grant. In Washington, D.C., three hotel-office-retail complexes that will occupy entire blocks in the heart of the city are being planned—in each case, existing theaters, hotels, or department stores serve as anchors for the new construction.

FACTS AND FIGURES

In an accumulating number of cases, developers find that:

● **Renovation is cheaper than demolition and new construction.** Renovation makes use of a sound existing structure rather than destroying it and starting all over. And rehabilitation costs per square foot are often significantly less than the costs of new construction. One study found them generally 25 to 33 percent less. Even where structural problems must be solved, renovation may still be cheaper. The average renovation cost now ranges from \$15 to \$40 per square foot.

● **Renovation usually takes less time than new construction and can take place in stages.** It often takes less than a year, it can take place year round, and one section of a building can be rehabilitated and productively rented while work goes on in another section. All these factors mean that renovation gives better cash flow.

● **The acquisition cost for old buildings is often low.** Exterior neglect and superficial deterioration sometimes mislead people to think that a building is structurally unsound when it is basically in good condition. An astute developer can often obtain an old building for a low price and realize a substantial profit after renovation.

● **Rehabilitation is labor-intensive.** It thus has a high multiplier impact on the local economy and it is less susceptible to the rapidly rising cost of building materials. Building materials—the major cost of new construction—have increased more sharply in price than labor.

● **People are often willing to pay competitive rental rates in renovated buildings with character and distinctive amenities.** Special attractions include high ceilings, large windows that open, ornamental woodwork and hardware, and dramatic lobbies.

● **Renovation can provide tax advantages.** Under the Tax Reform Act of 1976, owners of depreciable properties listed in the National Register of Historic Places may be able to write off the rehabilitation costs over a 60-month period or to depreciate the entire structure at an accelerated rate if it is substantially rehabilitated. Under the Revenue Act of 1978, a 10% investment tax credit is available for the cost of rehabilitation improvements that will have a life of five years or more. Furthermore, a new state constitutional amendment cuts the tax assessment ratios of commercial buildings listed in the National Register to 10%, regardless of use. This means a 50% reduction in property taxes.

● **Increased federal, state and local funds are available for rehabilitation.** These include U.S. Department of the Interior grants-in-aid, available to public and non profit bodies through the Alabama Historical Commission, and community development block grant funds which are provided municipalities by the U.S. Department of Housing and Urban Development. Several other special HUD grant and loan programs also can be



Left: Interior, old Alabama Machinery and Supply Warehouse, adapted for Montgomery (Ala.) Water & Sanitary Sewer Board computer room. Designed by Tom Blount, AIA. (Tom Blount) Right: Rehabilitation work at 209-211 22nd Street N. in downtown Birmingham. (Emily J. Rushing)

used for rehabilitation. Local financial incentives include a historical development corporation that can issue bonds and various community revitalization loan and grant programs.

● **In many cases, old buildings are more energy efficient than new construction.** Demolition of existing resources is wasteful. And the thick masonry walls, wall-to-window ratio, and openable windows in many old buildings make heating, cooling and ventilation costs more reasonable than for new construction.

REQUIREMENTS FOR SUCCESS

The greatest opportunity for a successful rehabilitation project, one that contributes to community revitalization, occurs when the public and private sectors are working together in a coordinated effort. This means strongly committed public and private leadership, a highly motivated professional planning and development staff, a supportive political and regulatory process, and the active involvement of local financial institutions.

For example, to get the Faneuil Hall Marketplace development under way, the city of Boston provided the front-end money for structural repairs before any private investment was made. By reducing the private risk factor it was able to attract the talents of The Rouse Company, an experienced developer of large-scale projects. The city of Providence, R.I., gives grants for recycling buildings and rehabilitating facades and provides

two staff architects to work with interested property owners. Inspection departments in many cities are able to interpret safety needs on a case-by-case basis, thanks to special building code provisions for historic buildings. Local banks and savings and loan institutions in some cities form consortiums to spread the risk of making loans in target areas; this also maximizes available resources.

NATIONAL REGISTER OF HISTORIC PLACES

The Birmingham Historical Society is working with the city and with local residents and property owners to identify buildings and settings of importance. Many will be nominated to the National Register of Historic Places because they represent a noteworthy aspect of local history or are associated with important events or persons or because they contribute to the architectural distinction of the community or function as a community landmark. Listing in the National Register qualifies a property for various financial benefits and tax incentives for rehabilitation work. In Alabama, nominations to the National Register are submitted by the Alabama Historical Commission, often working with qualified local researchers.

An experienced developer has said: "If you can create an attractive environment, you can compete with the suburbs." With perceptive leadership and imagination, we can continue to use our distinctive and special buildings and preserve them as valuable community assets. It is a challenge that holds promising rewards.

FINANCIAL ASSISTANCE TO PURCHASE
AND REHABILITATE OLDER PROPERTIES

Researched & compiled by Linda Nelson
for
Birmingham Historical Society

For agency abbreviations, see final page this Section.

LOANS (Individual)

Name/Purpose	Terms	Eligible Structures	Eligible People	Comments	Contact
HUD Title I Hist. Pres. loan for pres. & restoration of residences (FHA ins.)	Max. Int. 15% Max. \$15,000/unit, \$45,000/structure up to 15 yrs. (over \$7,500 requires mtg. lien)	Residences on Natl. Reg. or in Natl. Reg. Historic Districts	Homeowners	Big hassle unless property is already listed	FHA-approved lender or HUD, Claude Boone 254-1611
Title I Home Improvement Loan (HUD) (FHA ins.)	Max. Int. 15% Max. \$15,000/unit, \$45,000/structure. Up to 15 yrs.	Residential & non-residential properties	Owners	Lenders say this is preferable to Hist. Pres. Loans	FHA-approved lender or HUD, Claude Boone 254-1611
HUD Sec. 203 for purchase & rehab. (FHA ins.)	Int. 13½% Max. \$67,500 based on value of property & necessary work (max. 30 yrs.)	Residences	Owners & purchasers with approved credit	203(k) said to be best for purchase & rehab.	FHA-approved (especially mtg.) lenders or HUD, Charles Baker 254-1680
HUD Sec. 221(d) FHA-ins. loan for purchase or rehab.	Int. 13½% Max. c.\$45,000 long-term (max. 30 yrs.)	*Low-cost, 1 to 4-family housing	People earning less than 95% of area median income(c.\$15,500)	Advantages for persons displaced by urban programs	FHA-approved lender or HUD, Ralph Ruggs 254-1648

*Definition of low-cost indefinite

Name/Purpose	Terms	Eligible Structures	Eligible People	Comments	Contact
HUD Sec. 235 for purchase (FHA-ins.)	Int. 13½% Max. c.\$40,000 up to 30 yrs min. dnpmt. 3%	New or rehab. houses/condos	People earning less than 95% of area median income(c.\$15,500)		FHA-approved lender or HUD, Charles Baker 254-1680
HUD Sec. 312 direct loan for rehab.	Int. 3% Max. \$27,000/unit up to 20 yrs.	Residences in targeted areas (see below)	Owners & purchasers in below areas*	Average loan about \$12,500; most applicants receive funding	City Housing Office, Bob Kilpatrick 254-2723
Targeted areas: Inglenook - Bush Hills - Jones Valley - Five Points South - Woodlawn - Sandusky - North Birmingham - Titusville					
* 51% of funds targeted for incomes below \$15,500; general maximum is \$25,000.					
City deferred payment loan for rehab.	No interest Max. \$7,500 Property lien for life of loan	Residences	Owners who are 62 yrs. or more, or handicapped; income limit \$5,500 for 1 plus \$500 for each additional contributing occupant	City inspection & monitoring of work	City Housing Office, Dale Richards 254-2725
FNMA Urban Lending Program for purchase & rehabilitation	Mkt. Rate up to 30 yrs Max. \$60,000 w/min. dnpmt of 5%; \$75,000 w/min. dnpmt of 10%. Amount based on "as completed" value	Residences where value can support mortgage. Single & 2-4 family dwellings	Homeowners or purchasers with approved credit	Rehab. funds put in escrow. Work must be completed in 1 year	FHA-approved lender, esp. mortgage lenders. At FNMA, Thos. J. Swanson, Jr. Atlanta 404-572-6000
Neighborhood Housing Services (NHS) loans for purchase and/or rehabilitation	Int. on sliding scale. Loans over \$5,000 usually involve a mtg.	Residences in the Bush Hills area	Owners or purchasers of Bush Hills houses	NHS monitors work. Work to be done within 45 days of contract date.	Anthony Paige 1034 3rd Ave. W. 786-3402
NHS is also an official HUD counseling agency.					

LOANS (Group & Commercial)

Name/Purpose	Terms	Eligible Structures	Eligible People	Comments	Contact
HUD Sec. 202 Direct fed. loan for dev. of housing for elderly & handicapped	Int. 13½% up to 40 years	Buildings approved for use as housing for elderly and handicapped (to be built or rehabbed)	Private, nonprofit corporations or consumer co-ops	Details in <u>Federal Register</u> 3/1/78	HUD, Ralph Ruggs 254-1648
SBA Sec. 7a and 502. Guaranteed loans for acquisition or leasehold improvement	502: Market rate 90% guarantee up to 20-25 years 7a: maximum \$500,000 for 5-7 years	Commercial Property*	Small businesses, local development corporations	Direct loans available for small businesses unable to obtain conventional fin. loans secured by property	City Econ. Dev.Off. Becky Robinson 254-2830 or local SBA 254-1344
* Especially (but not only) in N. Birmingham - Ensley - Woodlawn - Southside - Pratt City					
EDA Title II Guaranteed and direct loans	Guaranteed loans at market rate; direct at about 11%	Commercial facilities	Small to medium businesses	Approx. range \$260,000 to \$5.2 million. Job creation or maint. a major factor in funding	City Econ. Dev.Off. Becky Robinson 254-2830
SBA Sec. 503 Fixed asset loans	Guaranteed loan for 50% of project costs	Commercial facilities	Small business	Can be used for renovation of fixed assets	City Econ. Dev.Off. Becky Robinson 254-2830
National Trust National Preservation Revolving Fund to purchase & rehab buildings	Low interest loans to revolving funds	Target building or areas must have historic or architectural significance	Nonprofit or public member organizations of National Trust	Average loan in \$25-\$50,000 range	National Trust Southern Office Dwight Young 456 King Street Charleston, SC 29403 803-724-4711

Name/Purpose	Terms	Eligible Structures	Eligible People	Comments	Contact
National Trust Inner City Ventures Fund. To assist housing acquisition & rehab for low-income residents	Grant (must be matched) + equal-size loan at half prevailing prime	Neighborhoods listed in or eligible for National Register	Neighborhood self-help groups	Priority given to ethnic & minority projects	National Trust Headquarters Henry McCartney 1785 Mass.Ave.NW Washington, DC 20036 202-673-4000
City Nonprofit Sponsor Program	No-interest loans for property repair	Redeemable residential structures in city	Nonprofit organizations	Max. amt.\$20,000. Work must be done in one year. Profit from sale of property not to exceed 10%	City Housing Office Bob Kilpatrick 254-2723

GRANTS (Individual)

City Housing rehabilitation grant	20-30% of repair cost paid to owner computed on basis of income Max. \$1,500	Residences in city limits	Homeowners in the city with income below \$8,000	Max. amt. of elig. repair costs \$5,000. Check paid jointly to owner & contractor. City inspection	City Housing Office Paul Berry 254-2312
City Housing Rebate Program	20% of costs of repair paid to owner. Maximum amount of cost \$5,000	Residences in city limits	Homeowners in the city with taxable income under \$10,000	City approves repairs in advance. Owner may do his own work. City certifies work at completion	City Housing Office Paul Berry 254-2312

GRANTS (Group)

Name/Purpose	Terms	Eligible Structures	Eligible People	Comments	Contact
Econ. Development Adm. grants for acquisition and renovation of facilities	Up to 80% of costs of acquiring, constructing, or renovating facilities	Public or private facilities (not residential)	State & local governments; local development corps.; nonprofit entities to further business development	Creation of jobs is a priority for these programs	City Econ. Dev. Off. Becky Robinson 254-2830
Dept. Interior Preservation grants-in-aid	Funds to state preservation agencies. Up to 50% of costs of acquisition & development	Must be on Natl. Register	State & local governments, nonprofit organizations	Rare program of federal help to private properties. Funding entails design review & maint. agreement	State Historic Preservation Off. David Hughes 725 Monroe St. Montgomery, AL 36130 1-832-6621
National Trust Consultant Service Grant Program	Matching grant; average is \$1,000. To be used for preser- vation project consultation only	On, or eligible for, National Register	Member organi- zations of Natl. Trust; nonprofit & government agencies		National Trust Southern Office Dwight Young 456 King Street Charleston, SC 29403 803-724-4711

TAX INCENTIVES

Tax Reform Act of 1976; incentive for restoration	5-year amorti- zation of rehab costs or ac- celerated depreciation if "substantially rehabilitated"	Must be certified historic structure that is income- producing	Owners of eligible structures, some long-term lessees	Disincentives for demolition also built into Act. Work must meet Rehabili- tation Standards of Secy. of Int.	Alabama Historical Commission 725 Monroe Street Montgomery, AL 36130 1-832-6621
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Name/Purpose	Terms	Eligible Structures	Eligible People	Comments	Contact
Investment Tax Credit	10% investment credit on rehab costs. 75% of external walls must remain	Buildings in use for 20 years or more for business or investment (not residential)	Owners of eligible structures	No historic guidelines unless a certified historic structure	IRS, tax attorney or accountant Re: Certification: Alabama Historical Commission 725 Monroe Street Montgomery, AL 36130 1-832-6621
City Historic Preservation Authority bond financing	Gen. revenue bonds backed by developer; interest about 2/3 of prime. Up to 25 yrs. tax-exempt status	Must be on Natl. Register. Residential or commercial	Owners of eligible properties	Bonds must be placed by developer. Minimum project about \$250,000	City Econ. Dev. Off. Becky Robinson 254-2830
State Property Tax Advantage	National Register buildings assessed at 10% regardless of use	Must be on Natl. Register	Owners of eligible properties	Offers tax reduction for commercial properties & utilities	Alabama Historical Commission 725 Monroe Street Montgomery, AL 36130 1-832-6621

Also see Neighborhood Oriented Programs of the Federal Government: A Compendium of Funding and Technical Assistance Resources for Neighborhood Organizations, 2nd Edition, U. S. Dept. of Housing & Urban Development Office of Neighborhoods, Voluntary Associations, and Consumer Protection.

AGENCY ABBREVIATIONS & CONTACTS:

HUD - U. S. Dept. of Housing & Urban
Development
Birmingham Office: 254-1617

FHA - Federal Housing Administration

Dept. Int. - U. S. Department of the Interior

Natl. Reg. - National Register of Historic
Places, part of the Interior
Department

SBA - Small Business Administration
Birmingham Office: 254-1344

c. - about

mtg. - mortgage

dnpmt - down payment

City - City of Birmingham
Housing Office: 254-2312
Economic Development Office: 254-2830

State Historic Preservation Office
Alabama Historical Commission
725 Monroe Street
Montgomery, AL 36130
1-832-6621

Natl. Trust - National Trust for Historic
Preservation, Southern Office
456 King Street
Charleston, SC 29403
803-724-4711

BOOKS ON THE FINANCIAL AND TECHNICAL ASPECTS
OF PRESERVATION AND ADAPTIVE USE

FINANCIAL

Order from the Preservation Bookshop, National Trust for Historic Preservation, 1600 H Street, N.W., Washington, DC 20006:

Tax Incentives for Historic Preservation, Revised Edition.

Gregory E. Andrews, editor, 240 pp., illus., appends. \$12.95 (paper). A new edition of this popular book includes a summary of the Tax Reform Act, recently extended through 1983, and an appendix on the act's provisions with a report by the Senate Finance Committee.

Economic Benefits of Preserving Old Buildings

Details the economic feasibility of reusing old buildings. Bankers, real estate developers and municipal officials explain the public and private benefits of preservation. 164 pp., b/w illus., cloth (037-2) \$9; paper (037-2) \$6

Built To Last: A Handbook on Recycling Old Buildings

Gene Bunnell, Massachusetts Department of Community Affairs. 33 case studies of adaptive use projects, organized by building type. "The book, with its clear text and many excellent photographs, should be of great interest and encouragement to all those people who have the feeling but not the assurance that the City...can become an exciting and attractive environment for living-and to those who are discouraged by the arbitrary and wasteful destruction of serviceable buildings...it gives hope." (Worcester (Mass.) Sunday Telegram) 126 pp., b/w illus. (054-2) \$5.95

Order from INFORM, 25 Broad Street, New York, NY 10004:

Business and Preservation: A Survey of Business Conservation of Buildings and Neighborhoods

An examination of corporate activities involving preservation and reuse of existing buildings and historic sites, and support of neighborhood redevelopment. \$14 softcover; \$22 hardcover

Order from the Urban Land Institute, 1200 18th Street, NW, Washington, DC 20006:

Adaptive Use: Development Economics, Process, and Profiles

An examination of adaptive use case studies as a means of city revitalization. Hardcover \$20

TECHNICAL

Practical Guides to Rehabilitating Old Houses:

The Old-House Journal

A monthly magazine full of practical tips and background information on 19th and early 20th century houses. \$16 a year. The Old-House Journal, 69A Seventh Avenue, Brooklyn, NY 11217

1981 Old-House Catalog

Sources for hard-to-find old-house products and services. \$10.95 (\$7.95 to Old-House Journal subscribers). Old-House Journal address above.

Rehab Right

City of Oakland (California) Planning Department. 1978. How to rehabilitate your late 19th and early 20th century house without sacrificing architectural assets. Well-illustrated with lots of practical information.

Order (free) from Technical Preservation Services (res.&comml.), U.S. Department of the Interior, 440 G. Street, NW, Washington, DC 20243. Also sold by the U. S. Government Printing Office (Birmingham Bookstore, 9220-B Parkway East, 254-1056):

Preservation Briefs: (1) The Cleaning and Waterproof Coating of Masonry Buildings

Robert C. Mack, AIA. For wide distribution, provides guidance on the techniques of cleaning and waterproofing and explains the consequences of their inappropriate use. 4 pages, 5 illus.

Preservation Briefs: (2) Repointing Mortar Joints in Historic Buildings

Robert C. Mack, AIA. For wide distribution, provides information on appropriate techniques and materials for the repointing of historic buildings. 8 pages, 6 illus.

Preservation Briefs: (3) Conserving Energy in Historic Buildings

Baird M. Smith, AIA. For wide distribution, provides information on materials and techniques to consider or avoid when undertaking weatherization and energy conservation measures in historic buildings. 8 pages, 8 illus.

Preservation Briefs: (4) Roofing for Historic Buildings

Sarah M. Sweetser. Provides a brief history of the most commonly used roofing materials in America. Presents a sound preservation approach to roof repair, roof replacement, and the use of alternative roofing materials. 8 pages, 15 illus.

78
60

Preservation Briefs (5) The Preservation of Historic Adobe Buildings
For wide distribution, provides information on the traditional materials and construction of adobe buildings, and the causes of adobe deterioration. Makes recommendations for preserving historic adobe buildings. 8 pages, 10 illus.

Preservation Briefs: (6) Dangers of Abrasive Cleaning to Historic Buildings

Anne E. Grimmer. For wide distribution, cautions against the use of sandblasting to clean various buildings and suggests measures to mitigate the effects of improper cleaning. Explains the limited circumstances under which abrasive cleaning may be appropriate. 8 pages, 10 illus.

Preservation Briefs: (7) The Preservation of Historic Glazed Architectural Terra-Cotta

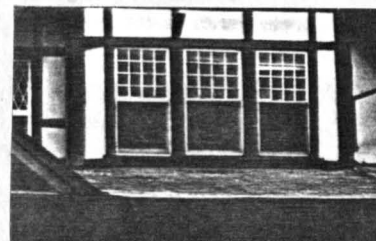
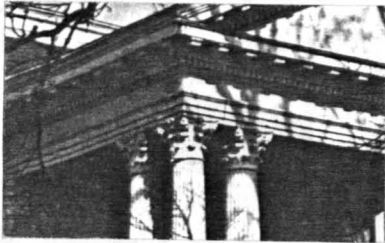
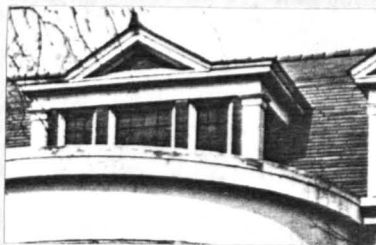
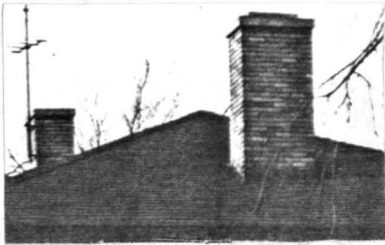
de Teel Patterson Tiller. For wide distribution, discusses deterioration problems that commonly occur with terra-cotta and provides methods for determining the extent of such deterioration. Makes recommendations for maintenance and repair, and suggests appropriate replacement materials. 8 pages, 11 illus.

Preservation Briefs: (8) Aluminum and Vinyl Sidings on Historic Buildings

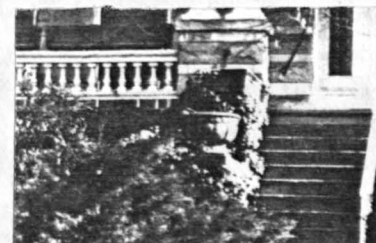
John H. Meyers. For wide distribution, discusses esthetic and technical considerations surrounding use of these replacement materials. 8 pages, 11 illus.

The Secretary of the Interior's Standards for Rehabilitation with Guidelines for Rehabilitating Historic Buildings

Program regulations with interpretive guidelines. One section of "The Secretary of the Interior's Standards for Historic Preservation Projects with Guidelines for Applying the Standards" used by local officials and individual property owners to formulate rehabilitation plans for historic neighborhoods, commercial areas, and buildings in accordance with provisions of the Tax Reform Act of 1976 and the Revenue Act of 1978. 14 pages.



SOUTHSIDE-HIGHLANDS REPORT
Architectural & Historical Resources
Preservation Recommendations



BIRMINGHAM
HISTORICAL
SOCIETY

1981

SOUTHSIDE-HIGHLANDS REPORT

Architectural & Historical Resources

Preservation Recommendations

Birmingham Historical Society
1981

Survey and Preservation Plan undertaken
for the
City of Birmingham
and the
Alabama Historical Commission

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(opposite contents)

The Birmingham Historical Society is a nonprofit, educational organization committed to promoting public awareness and protection of local historical resources. It publishes the *Journal*, a periodical of scholarly articles about Birmingham, Jefferson County, and Alabama, twice a year. It also publishes a quarterly newsletter and sponsors lectures and special events. Members and donations are welcome. Contact the Birmingham Historical Society, 1425 22nd Street South, Birmingham 35205; 254-2138.

CONTENTS

INTRODUCTION 1

SUMMARY OF FINDINGS & RECOMMENDATIONS 3

Highest Preservation Priority: Landmarks & Historic Districts 3

Preservation Priority: Conservation Districts & Buildings 4

Planners' Discretion Areas 5

Threats to Preservation 5

Recommendations: The Neighborhood Association 6

Recommendations: The City of Birmingham 7

HISTORY OF SOUTHSIDE-HIGHLANDS DEVELOPMENT 9

SURVEY SCOPE & METHODOLOGY 13

NEIGHBORHOOD ANALYSIS

Highland Park Neighborhood 15

Five Points South Neighborhood 27

Glen Iris Neighborhood 39

Southside Neighborhood 47

APPENDIX 57

1. Survey Information 58

2. National Register Information 66

3. Financial & Technical Assistance 69

MAPS

Survey Area in City-wide Context 12

Highland Park Neighborhood 19

Five Points Neighborhood 29

Glen Iris Neighborhood 43

Southside Neighborhood 50, 51



(Top) 2240-2244 Highland Avenue
 (Bottom) NW corner Magnolia & 23rd St.

