

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

1. Name of Property

historic name Milner Heights Historic District

other names/site number N/A

2. Location

street & number see continuation sheet

not for publication N/A

city or town Birmingham

vicinity N/A

state Alabama

code AL county Jefferson

code 073 zip code 35205

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets X does not meet the National Register Criteria. I recommend that this property be considered significant X nationally X statewide X locally. (See continuation sheet for additional comments.)

Elizabeth Ann Brown
Signature of certifying official

September 29, 2003
Date

Alabama Historical Commission (State Historic Preservation Office)

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria.
(See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register

See continuation sheet.

determined eligible for the National Register

See continuation sheet.

determined not eligible for the National Register

removed from the National Register

other (explain):

for
Signature of the Keeper

Date of Action

Daniel J. Vining 11/17/03

USDI/NPS Registration Form

Property Name Milner Heights Historic DistrictCounty and State Jefferson County, Alabama

Page #2

5. Classification

Ownership of Property (Check as many boxes as apply.)	Category of Property (Check only one box.)	Number of Resources within Property (Do not include previously listed resources in the count.)	
[X] private	[] building(s)	Contributing	Noncontributing
[] public-local	[X] district	84	12 buildings
[] public-state	[] site	—	— sites
[] public-Federal	[] structure	—	— structures
	[] object	—	— objects
		—	12 Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

Number of contributing resources previously listed in the National RegisterN/A0**6. Function or Use****Historic Functions** (Enter categories from instructions)Cat: DOMESTIC
DOMESTIC
RELIGION

_____Sub: single dwelling
multiple dwelling
church

_____**Current Functions** (Enter categories from instructions)Cat: DOMESTIC
DOMESTIC
RELIGION

_____Sub: single dwelling
multiple dwelling
church

_____**7. Description****Architectural Classification** (Enter categories from instructions)Tudor Revival
Bungalow/Craftsman
Colonial Revival
_____**Materials** (Enter categories from instructions)foundation brick
roof asphalt
walls wood: weatherboard
 brick
other stone
 ceramic tile
_____**Narrative Description** (Describe the historic and current condition on continuation sheet/s.)

8. Statement of Significance

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.) N/A

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

Architecture _____

Community Planning and Development _____

Period of Significance 1898 -1935 _____

Significant Dates N/A _____

Significant Person (Complete if Criterion B is marked above) N/A _____

Cultural Affiliation N/A _____

Architect/Builder Warren, William Joy, Scott Martin & Miller _____

Narrative Statement of Significance (Explain significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS) N/A

- preliminary determination of individual listing
(36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey
Record # _____
- recorded by Historic American Engineering
Record # _____

Primary location of additional data: N/A

- State Historic Preservation Office
- Other state agency
- Federal agency
- Local government
- University
- Other

Name of repository _____

USDI/NPS Registration Form

Property Name Milner Heights Historic District
County and State Jefferson County, Alabama

Page #4

10. Geographical Data

Acreage of Property approx. 160 acres

UTM References (Place additional UTM references on a continuation sheet)

Zone	Easting	Northing	Zone	Easting	Northing
1	_____	_____	3	_____	_____
2	_____	_____	4	_____	_____

See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Jeff Mansell, Christy Anderson, AHC National Register Coordinator

organization Mansell & Company, Inc. date November 18, 2002

street & number Post Office Box 1112 telephone _____

city or town Beaufort state SC zip code 29901-1112

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name multiple

street & number _____ telephone _____

city or town _____ state _____ zip code _____

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 2, 7 Page 1

Name of Property: Milner Heights Historic District
County and State: Jefferson County, Alabama

2. Location

street & number

2242-2513 Arlington Avenue
2241-2537 Arlington Crescent
2500-2717 Caldwell Avenue
2507 & 2525 Highland Avenue
1419 – 1523 Milner Crescent
1430-1445 Milner Street
2700 & 2710 Niazuma Street
1412 Smolian Place
1248-1260 22nd Street South
1227 23rd Street South
1227-1317 27th Place South

7. Description (cont'd)

Architectural Description

Mediterranean Revival
Prairie
Shingle
Other: L-cottage
Other: foursquare
Other: Ranch
Other: Minimal Traditional
Other: no style
Other: modern

Materials

foundation: concrete
walls: stucco
roof: asbestos

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 2

Name of Property: Milner Heights Historic District
County and State: Jefferson County, Alabama

Milner Heights Historic District
Narrative Description

A residential neighborhood located adjacent to Highland Avenue, one of Birmingham's earliest streetcar suburbs, the Milner Heights Historic District is one of the city's early 20th century planned developments. Although portions of the district were laid out as early as 1884 in conjunction with the construction of Highland Avenue, development in the district escalated in the late 1910s and continued throughout the 1920s. The Milner Heights Historic District is the last of three historic districts planned for the neighborhoods along Highland Avenue. In addition to the proposed Hanover Circle, Country Club and the Milner Heights Historic Districts, the surrounding neighborhood already contains the Highland Avenue Historic District (NRHP/1977) and the Rhodes Circle Historic District (NRHP/1982), and the nearby Forest Park (NRHP/1988) and Avondale Historic Districts (NRHP/1997).

Highland Avenue is located on the lower ranges of the northern slope of Red Mountain at the southern edge of Jones Valley, approximately two miles from Birmingham's central business district in an area known as South Highlands. The South Highlands area contains some excellent examples of the city's finest residential architecture as well as more modest examples of middle-class housing. The area also contains numerous apartment buildings, reflecting the emerging popularity in the early 20th century of apartment living. The uneven terrain and the dense environment of detached houses and scattered apartment buildings give the district a distinctive character. Originally laid out in 1884, Highland Avenue is the landscaped boulevard that was the central artery for development of the area as well as the major transportation link to the city. Consisting of two traffic lanes separated by a spacious median, planted with shrubs, ground cover and mature trees, the 100 ft. wide boulevard accentuates the natural beauty of the setting, following the winding contours along the base of the mountain, creating a series of parks in the deep hollows along the route. When originally laid out in 1884, the median was reserved for a streetcar line. The Lakeview Resort, which became the Birmingham Country Club in 1905, was constructed at the end of the avenue in the late 1880s in an attempt to further speculative interest in the area. Located at the western edge of Highland Avenue where the serpentine boulevard meets the earlier grid pattern of the city, Milner Heights was an upper and upper-middle class residential neighborhood, attracting members of Birmingham's industrial, commercial and political elite. As part of the Highland Avenue neighborhood, Milner Heights was adjacent to the city's most fashionable street and within close proximity to the city's most important social institution, the country club.

Milner Heights Historic District is composed of a series of semi-circular streets connecting Highland with Caldwell Avenues. The heart of the Milner Heights Historic District is Milner Crescent, a semi-circular street that intersects with Highland Avenue at Caldwell Park, runs south/southeasterly before turning north and joining with Caldwell Avenue. For a short distance, Milner Street runs parallel to Milner Crescent, connecting with Highland Avenue, running due south and forming an arc. Milner Street dead ends, however, and does not form a full semi-circle. Located south of Milner Crescent, Arlington Avenue forms a wide semi-circle, connecting Highland Avenue to the west and Caldwell Avenue to the east. Secondary streets, such as 23rd and 27th Streets South and Niazuma Avenue, radiate from Highland Avenue through the district. Due to the undulating topography and the semi-circular streets, lots within the Milner Heights Historic District are not uniform. When finally laid out and developed in 1913, Milner Crescent contained 40 lots, most of which allowed a minimum of 50' street frontage and 100' depth. Some lots, however, offered over 60' along the street and were as deep as 125'. Lot #19, which today is the site of the First Lutheran Church, lies directly across Highland Avenue from Caldwell Park and is roughly 200' x 200'. Across the street to the west of the church, developer Henry Key Milner's house at 1419 Milner Crescent rested on three full-sized lots, providing him with over 200' in street frontage. Lot sizes along Arlington Avenue and Arlington Crescent are more uniform, averaging 50' x 120' feet, although some are as deep as 200'.

Throughout the district, all lots back up to common alleyways. This particular arrangement strengthens the visual appeal of the neighborhood, providing stretches of houses in the various styles popular during the district's period of significance. Although setbacks were not required, due to the large lot sizes throughout Milner Heights Historic District, homeowners were able to place their homes in the center of the lots, creating large and spacious front lawns and yards. Owners of lots along the rear streets and avenues, however, placed their residences closer to the street with access to rear garages and secondary structures from the

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 3

Name of Property: Milner Heights Historic District
County and State: Jefferson County, Alabama

common alleyways. The undulating terrain of the neighborhood allows for some houses to be placed on high elevations, reached by steep front steps and walkways. Occasionally, one will find cobblestone, brick or concrete retaining walls. Throughout the district, one finds the Southern flora typically found in such neighborhoods, varieties of oak, pecan, dogwood, pine and sweet gum. Lots are embellished with attractive landscaping and the entire district has sidewalks and curbs.

Houses in the Milner Heights Historic District range from modest bungalows and cottages to large and imposing dwellings, many of which were designed by some of Birmingham's talented architectural firms including William Warren of Warren, Knight & Davis (whose own house is located at 1445 Milner Street), Scott Joy of Wheelock Joy & Wheelock, and John Martin and Hugh Miller of Martin & Miller (later Martin, Miller & Lewis). These houses typically incorporate a complex design, intricate detailing, and superior building materials. The styles found in the residential architecture of the Milner Heights Historic District include Tudor Revival, Craftsman/Bungalow, Colonial Revival, Minimal Traditional, and Foursquare. The two earliest houses in the district are an L-cottage, an example of a vernacular architectural form, and a singular example of the Shingle-style, a late 19th century American style incorporating the extensive use of shingles for the exterior wall material and Colonial Revival motifs and details. One particularly significant aspect of the district are the five Prairie-style houses, an architectural style which is not as prevalent in Birmingham as other early 20th century architectural styles but is found throughout the Highland Avenue neighborhoods, reflecting the popularity of that particular style in early 20th century Birmingham. The primary form of construction in the district is wood frame and the exterior wall materials include simple weatherboard, brick veneer, and stucco. Foundations are continuous brick or concrete or brick piers. The typography of the district allows for most houses to have basements. Roofing materials include asphalt shingles and terra cotta tiles.

The District contains 71 contributing single-family dwellings in a variety of early 20th century architectural styles. The most prevalent architectural styles in the Hanover Circle Historic District are the Craftsman/Bungalow and Tudor Revival styles. Twenty-three residences in the neighborhood can be classified as being in the Craftsman style or having Craftsman/Bungalow features. Most of the bungalows are one-story dwellings with front-facing gable or complex gable rooflines. Typically, these dwellings have wide overhanging eaves, decorative brackets, and exposed rafter ends. Partial-width, full-width, and wraparound porches are often supported by tapered posts on low brick piers. Two examples of "airplane" bungalows are located in the district and a number of two-storied Craftsman dwellings feature detailing similar to that found on the more modestly-scaled bungalows. Often, one finds the use of faux stone or cobblestone work used in the masonry of some Craftsman bungalows.

The twenty-four Tudor Revival houses are large and imposing residences, sheathed in brick veneer and having characteristics typically found on Tudor houses: front-facing chimneys, terra cotta chimney pots, arched openings, faux stick work, and steeply pitched gable roofs. Entrances are often set in gable-roofed projections that are typically embellished with decorative stone quoins framing an arched single-leaf entrance. Almost all of the Tudor Revival dwellings contain a porch, located on the façade or to one side, often supported by arched brick piers with radiating voissoirs and decorative keystones. As with the Craftsman/Bungalows, one finds extensive use of faux stone or cobblestone.

Domestic Colonial Revival architecture is represented by fourteen houses in the district. These dwellings are based on 18th century Georgian or Dutch Colonial dwellings and are embellished with classical motifs such as porticos, columns, pilasters, and broken pediments, as well as other colonial features such as gambrel roofs and dormer windows. The exterior wall material is either brick veneer or simple weatherboard.

Five houses, built between 1913 and 1915 after the sell of initial lots in the Milner Heights district, can be classified as being in the Prairie style. The Prairie style combines open floor plans and many of the details and treatment of materials found in contemporary Craftsman houses. The emphasis is on the interpretation of spaces and strong horizontal lines. All of these Prairie houses have strong horizontal roof planes, wide overhanging eaves, banks of multiple windows, projecting cantilevered porches, and formal rectangular panels. These houses may have been designed by S. Scott Joy, who studied architecture at the University of Illinois and who was apparently influenced by the work of Frank Lloyd Wright. Joy was an early proponent of the prairie style in Birmingham.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 4

Name of Property: Milner Heights Historic District
County and State: Jefferson County, Alabama

The three foursquare dwellings feature hipped roofs with some shed roof or gable roof dormer, weatherboard or brick veneer exterior wall material, full-width shed or hipped roof porches supported by classically inspired brick piers. These houses typically have sides sunrooms, pairs of multi-pane over one sash windows and decorative brackets and exposed rafter ends. One minimal traditional house, constructed in the 1930s, is a frame dwelling reflecting the trends in American residential design where houses do not have a clear architectural style but may vaguely reflect elements drawn from the Revival-styles or the Craftsman/Bungalows of the first half of the 20th century. The district also contains two non-contributing Ranch-style house constructed in the mid-1950s, four non-contributing residences include three modern dwellings, houses built after the period of significance, and one house which has been significantly altered.

The district contains 20 apartment buildings, 11 contributing and 9 non-contributing. The apartment houses in the Milner Heights Historic District, however, range from modest three-story buildings to larger, rambling multi-building complexes. As with single-family residences, these multi-family buildings were designed by local architects such as Warren Knight & Davis. The architectural styles of these units included Tudor Revival (5), Craftsman (1), Mediterranean Revival (4), and Colonial Revival (1). The primary form of construction is masonry, reinforced concrete and steel frame and the exterior wall materials include brick veneer and stucco. Foundations are continuous brick or concrete. The typography of the district allows some apartments to have basements or below ground-level first-floors. Roofing materials include asphalt shingles and terra cotta tiles which are hidden behind low-lying parapet walls.

The typical apartment building in the Milner Heights Historic District is similar to other apartment buildings found along Highland Avenue: basically a two or three story rectangular or H-shaped building embellished with some minimal architectural detailing. The earliest apartment buildings have open or more commonly, screened-in porches on each level. The main entrance is almost always located in the center of the block. Those apartment buildings classified as Mediterranean Revival often have curvilinear parapet walls and pent-roofs of terra cotta tiles. Tudor Revival apartment buildings have gable roofs embellished with faux stickwork, arched windows and entrances, and dark brick veneer exteriors while Craftsman buildings have wide overhanging eaves, brackets, and piers supporting an open, screened-in or glassed-in porch. The Colonial Revival apartment building is decorated with classical details such as columns, entrances set in surrounds with broken pediments, and dentil moldings.

Milner Heights Historic District also contains the First Lutheran Church, a 1950-interpretation of Gothic architecture. The red-brick church contains a front-facing gable incorporating a large stained glass window set in a rough stone enframement.

The resources categorized as modern and no style are non-contributing resources that were constructed after the district's period of significance. Additional non-contributing resources are buildings that have been altered and no longer retain a high degree of integrity.

Today, the Milner Heights Historic District contains an important collection of historic architecture reflecting the period of significance from 1898 to 1953. The district retains a high degree of integrity with a minimal number of non-contributing resources and a relatively small number of modern infill apartment buildings. The buildings contained within the boundaries of the neighborhood clearly reflect the development of the area during the period of significance. The Milner Heights Historic District contains 84 contributing resources and 13 non-contributing resources.

Archaeological Component

Although no formal archaeological testing has been conducted, the potential for subsurface material remains minimal. Subsurface remains could reveal information that may be useful in interpreting the district.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 5

Name of Property: Milner Heights Historic District
County and State: Jefferson County, Alabama

Milner Heights Historic District
Historic Resource Inventory

Letters C and NC indicate contributing and non-contributing resources. NRHP and JCHR refer to National Register of Historic Places and the Jefferson County Historic Register, respectively. Numbers in parentheses refer to photograph roll and negative numbers.

Arlington Avenue

1. **2242 Arlington Avenue, Mayfair Apartments, Mediterranean Revival, ca. 1927.** Three-story apartment building resting on full basement, brick veneer exterior wall material, basically an L-shaped building, pent eaves supported by decorative brackets pierced at the corners by brick piers, primary three-bay façade features paired 1/1 sash windows flanking a central 1/1 sash windows, paired windows at each side are set in a decorative brick arch that rises the full three-stories and culminates in a Palladian-style arch with central round window atop the arched upper sashes of the third story windows. C (Roll #1-11)
2. **2317 Arlington Avenue, Penruddocke House, Tudor Revival, ca. 1906.** Two-story frame dwelling, stucco and pebble-dash exterior wall material, primary side-gable roof with two front-facing gables embellished with decorative faux half-timbering woodwork, five-over-three bay façade, central single-leaf entrance flanked by tripartite sash windows, upper floor windows contain 4 vertical panes separated at the top by triangular shaped panes all resting on single pane lower sash windows, full-width shallow-pitched roof porch supported by four plain piers connected by balustrade, exterior-side chimney, tile roof. Constructed for Mr. Edmund Penruddocke, a structural engineer, attributed to S. Scott Joy, architect. C (Roll #1-13, 14)
3. **2320 Arlington Avenue, Robinson-McCrery House, Tudor Revival, ca. 1901.** Two-story frame dwelling, complex hip-with-multiple cross gables, stucco exterior wall material with extensive use of faux half-timbering woodwork, decorative multi-pane diamond shaped upper sash windows resting over single-pane sash windows, interior chimney set at a diagonal, wraparound hipped-roof porch supported by wooden posts connected by wooden balustrade. C (Roll #1-8, 9)
4. **2400 Arlington Avenue, Alexander House, L-cottage, ca. 1898.** One-story frame dwelling, weatherboard exterior wall material, cross-gable roof with front-facing gable over bay window, six-bay façade with two single-leaf entrances, one French door entrance and the other is a single-leaf entrance topped by a transom, 2/1 and 4/4 sash windows, large plate-glass window surmounted by transom located in center of projecting bay, full-width shed-roof porch supported by slender wooden colonettes following contours of house, two interior brick chimneys. C (Roll #1-10)
5. **2401 Arlington Avenue, Stafford House, Colonial Revival, ca. 1925.** Two-story dwelling on full basement, brick veneer exterior wall material, side clipped-gable roof with rear gable-wing, three-over-three bay façade, 4/4 sash windows, single-leaf French door entrance flanked by sidelights at far right surmounted by awning. C (Roll #1-16)
6. **2405 Arlington Avenue, Colonial Revival, ca. 1925.** One-and-a-half story frame dwelling, aluminum siding exterior wall material, gambrel roof with three-quarter width shed roof dormer, six-over-three bay façade, 8/8 sash windows, central single-leaf entrance with sidelights, gable-roof entrance overhang. C (Roll #1-17)
7. **2407 Arlington Avenue, Colonial Revival, ca. 1925.** Two-story frame dwelling, brick veneer exterior wall material, side-gable roof, four-over-three bay façade, paired 6/1 sash windows, upper story has two paired sash windows flanking smaller centrally-located 4/1 sash windows, two multi-pane French entrance doors beneath arched entrance canopy. C (Roll #1-18)
8. **2410 Arlington Avenue, Arlington Court Apartments, Colonial Revival, ca. 1924.** Two story apartment building, end pavilions with double-tiered hipped roof porches connected by central side-gable roof block, open porches have been glassed in, aluminum siding exterior wall material, single-leaf entrances, metal staircases and balconies. C (Roll #1-19)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 6

Name of Property: Milner Heights Historic District
County and State: Jefferson County, Alabama

9. **2413 Arlington Avenue, Apartments, Modern, ca. 1970.** Two-story apartment building, flat roof, brick and vertical wooden siding exterior wall material, central shed roof awning located above entrance. NC (Roll #1-20)
10. **2418 Arlington Avenue, Apartments, Modern, ca. 1975.** Six unit apartment building, two apartments are below grade at rear, front-facing gable roof with central slightly projecting section with first floor partial-width porch providing balcony for second floor, aluminum sash windows. NC (Roll #1-21)
11. **2419 Arlington Avenue, Ranch, 1953.** One-story frame dwelling, brick veneer exterior wall material, side-gable roof, paired 1/1 sash windows and tripartite window, single-leaf entrance, partial-width entrance porch supported by decorative ironwork supports. Built by Congregation Beth-El, later sold for private residential use. NC (Roll #1-22)
12. **2420 Arlington Avenue, Jones House, Craftsman, ca. 1915.** Two-story frame dwelling, weatherboard and stucco exterior wall material, hipped-roof with two front-facing gables at each end of the second-floor facade, four-over-three bay façade, 6 vertical panes over single sash windows, single-leaf entrance with sidelights to left, full-width gable-roof porch supported by tall end cobblestone piers, porch floor connects to side porch to right. Built as a speculative house by the Milner family, H.D. Breeding, architect. C (Roll #1-23)
13. **2513 Arlington Avenue, Farley House, Tudor Revival, 1919.** One-and-a-half story frame dwelling, brick veneer and stucco exterior wall material, side-gable roof with two front-facing gables connected by shed roof dormer, three-over-three bay façade, primary windows are 6/1 sash, band of three 6-pane casement windows in dormer, three-bay first floor of façade features a glassed-in sunroom to right, a band of triple windows at center, and a single-leaf multi-pane French door at right beneath a slight curvilinear gable on full-width shed-roof overhang supported by decorative brackets, exterior-side chimney. Built as speculative house by the Milner family, bought in 1921 by John Farley, an attorney and President of Alabama Power Company, Miller & Martin, architects. C (Roll #1-25)

Arlington Crescent (formerly 15th Avenue South)

14. **2421 Arlington Crescent, Tudor Revival, ca. 1925.** One-story frame dwelling, cobblestone exterior wall material, cross-gable roof with two-front facing gable wings, wood casement windows, single-leaf entrance set in recessed entrance stoop, interior stone chimney. C (Roll #4-1)
15. **2422 Arlington Crescent, Tudor Revival, ca. 1925.** Two-story frame dwelling, main block with flanking recessed wings, red brick veneer exterior wall material, side gable roof with front-facing gable, paired sash windows, single-leaf entrance in recessed west wing. C (Roll #4-2)
16. **2425 Arlington Crescent, Prairie, ca. 1926.** Two-story dwelling, shallow pitched hip roof; dark red brick veneer; one-storey projecting flat-roofed porch supported by square wood columns with capitals and bases; off-center entry door with sidelights, windows replacement sash; paired brackets under upstairs eaves, east bay of this unusually long house was added later and makes the house asymmetrical, partial-facade shed porch attached to rear. C (Roll #4-3)
17. **2451-2455 Arlington Crescent, Modern, ca. 1975.** Modern apartment complex in three sections with stair entries between, low side-gabled roofline, stucco exterior wall material on foundation, vinyl siding, windows metal-frame false-light 9/6 sash with inoperable shutters added. NC (Roll#4-5)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 7

Name of Property: Milner Heights Historic District
County and State: Jefferson County, Alabama

18. **2426 Arlington Crescent, Daniel House, Prairie, ca. 1915.** Two-story dwelling, hipped roof with central hipped louvered vent dormer; lapped weatherboard downstairs on combed buff brick foundation, stucco exterior wall material upstairs with painted blind panels alternating with paired windows, full-facade projecting one-story shed porch supported by four brick piers, small entry-bay gable, 9/6 wooden sash windows, central double-leaf entrance flanked by paired windows, exterior-end brick chimney on west side. One of the two earliest houses on the street, restored in 2001, including replacement of all the original carved rafter tails. C (Roll #4-4) JCHR
19. **2500 Arlington Crescent, Douglass House, Prairie, ca. 1915.** Two-story dwelling, brick veneer and stucco exterior wall material, hipped-roof with central dormer containing vent, three-over-three bay façade, slightly projecting boxed bay centrally located on second-floor façade containing three 10-pane sash casement windows, full-width shed-roof porch supported by tall brick piers, end piers rise above the porch roofline and are capped by concrete spheres, some faux half-timbering woodwork on upper floor, exterior-side chimney. Built for Edward Trent Douglass, President of Douglass Brothers Produce and Birmingham Box and Veneer Works. C (Roll #4-6)
20. **2504 Arlington Crescent, Sterne House, Colonial Revival, ca. 1921.** Two-story frame dwelling, weatherboard exterior wall material, cobblestone foundation, three-bay symmetrical facade with one-story room extension to east, hip roof with paired brackets under eaves; 8-over-1 wooden sash windows, central entry with sidelights under shallow shed entry stoop with two paneled post supports, flanking tripartite window groups of 4/1-8/1-4/1, exterior-end brick chimney on east side. Constructed for Mervyn Sterne, noted Jewish financier and philanthropist, and his wife Dorah. C (Roll #4-7)
21. **2508 Arlington Crescent, Hess-Hard House, Tudor Revival, ca. 1919.** Two-and-a-half-story frame dwelling on full basement, weatherboard and stucco exterior wall materials, cross-gable roof with double front cantilevered boxed gables that project slightly over first floor, principal three-over-three bay façade with a later first-floor sunroom with projecting bay windows located at far right of facade, paired 6-light casement windows located in gables, small shed-roof dormer with gable centrally located between front-facing gables, central gable-roof entrance porch supported by post supports, single-leaf entrance, 8-over-1 wood sash windows with tripartite groups of 4/1-8/1-4/1 flanking the central entry, wood casements in half-story. Constructed for the Carl Hess family of Parisian Stores. C (Roll #4-9)
22. **2509 Arlington Crescent, Colonial Revival, ca. 1925.** One-and-a-half-story frame dwelling, side-gable roof with broad shed dormer on front and rear elevations, broad weatherboard exterior wall material and random-course brownstone foundation and parapet wall, wood shingle in the half-story, partial-width inset porch supported by corner pier of same stone, 6/6 wood sash windows, interior-end brick chimney on west side. C (Roll #4-8)
23. **2515 Arlington Crescent, Tudor Revival, ca. 1925.** One-and-a-half-story frame dwelling, dominant asymmetrical front-facing gable roof extending on east to cover the projecting open porch, broad lapped weatherboard exterior wall material and rope-mortared random-course sandstone foundation, front-facing chimney just off-centered to right, side porch supported by sandstone columns, single-leaf entry in first bay under semi-circular bracketed hood that interrupts the pent-eave line, windows 6/1 wood sash on first floor and 1/1 wood sash in half-story. C (Roll #4-10)
24. **2516 Arlington Crescent, Martin House, Craftsman, ca. 1924.** One-story frame dwelling, primary side-gable roof with front-facing gable wing at left, shed roof dormer to right, interior stucco chimney, stucco exterior wall material, 8/1 sash windows with tripartite 4/8/4 over 1 window in gable, gable-front-and-wing Craftsman house (or dormer-front side-gabled house offset by a gabled west bay), partial-width terrace, Craftsman entry and sidelights, flanked by paired 8/1 windows. C (Roll #4-11)
25. **2520 Arlington Crescent, A. R. Long House, Prairie, ca. 1917.** Two-story frame dwelling, brick veneer exterior wall material on first level with stucco on second level, hip roof with concrete tile, 8/1 sash windows with triple window with 6/1 sash in center of three-bay façade, single-leaf entrance at right beneath gable-roof overhang, entry in east bay under a braced, gabled hood, one-story wing to right containing band of windows, end-exposed brick chimney on east side. C (Roll #4-13) JCHR

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 8

Name of Property: Milner Heights Historic District
County and State: Jefferson County, Alabama

26. **2521 Arlington Crescent, Colonial Revival, ca. 1920.** Two-story Dutch Colonial Revival house frame dwelling, side-gambrel roof with near full-facade shed dormers front and rear; weatherboard on a random-course stone foundation; wood shingle in dormer, 6/6 wooden sash windows, entry in west bay under shallow gabled stoop hood, one-story enclosed porch on east side. C (Roll #4-12)
27. **2525 Arlington Crescent, Tudor Revival, ca. 1925.** Two-and-a-half-story frame dwelling, dominant asymmetrical jerkinhead front gable extending to east over what had been an open porch lower level now sided with pressed boards or wood panels, stucco exterior wall material on upper level, random-course sandstone foundation, vertical sash-over-one windows, pent eave over first floor level, end brick chimney on east side. C (Roll #4-14)
28. **2529 Arlington Crescent, Pool House, Tudor Revival, ca. 1919.** One-and-a-half story frame dwelling, stucco exterior wall material with extensive use of faux half-timbering woodwork on half story, resting on rough stone foundation, primary side-gable roof with three-quarter width shed roof dormer containing five 6-pane windows, unusual façade with single-leaf entrance flanked by sidelights set at ground level well below the bottom sash of the flanking tripartite windows with slightly arched enframements, located well above the entrance aligned with the top of the flanking window enframements is a band of small square windows which originally rested beneath the a gable-roof entrance overhang supported by elaborate brackets and containing a highly decorative pierced woodwork panel, entry-hood has been removed, exposed rafter ends, primary tripartite windows of 4/4-8/8-4/4 sash arrangement, later glassed-in porch on east side, exterior-end brick chimney on east side. Designed by Jacob Salie & Philip Mewhinney, architects. C (Roll #4-15)
29. **2533 Arlington Crescent, Modern, ca. 1971.** Frame dwelling resting on high stilts, shallow gambrel roof, board and batten siding; deep deck skirts the front and east side. NC (Roll #4-16)
30. **2537 Arlington Crescent, Bungalow, ca. 1920.** Airplane bungalow with set-back cockpit, weatherboard exterior wall material and a random-course fieldstone foundation, clipped side-gabled roof; 12/1 wooden sash windows, partial-width porch with clipped-gabled roof supported by stone piers, west extension of porch supported by one boxed wood column, stone balustrade, stone exterior chimney on east side, single 15-light Craftsman door; one-story wings at both ends. C (Roll #4-17)

Caldwell Avenue (formerly 14th Avenue South)

31. **2500 Caldwell Avenue, Wellington Apartments, Tudor Revival, ca. 1925.** Three-story apartment building, brick veneer exterior wall material on first two floors, stucco exterior wall material on third floor, cross-gable roof with front-facing gables located at each end of façade, gables embellished with faux half-timbering, four-bay façade features single windows flanking two interior triple 6/1 sash windows. C (Roll #4-1,2)
32. **2501 Caldwell Avenue, Parkview Apartments, Tudor Revival, ca. 1920.** Two-story apartment building, brick veneer exterior wall material, U-shaped complex with wings forming entrance courtyard, single-leaf entrances with sidelights located in each elevation, pent-eaves pierced by corner crenellated brick piers, paired 6/1 sash windows. C (Roll #4-8,9)
33. **2510 Caldwell Avenue, Belvedere Apartments, Tudor Revival, ca. 1925.** Identical to Wellington Apartments. Three-story apartment building, brick veneer exterior wall material on first two floors, stucco exterior wall material on third floor, cross-gable roof with front-facing gables located at each end of façade, gables embellished with faux half-timbering, four-bay façade features single windows flanking two interior triple 6/1 sash windows. C (Roll #4-1,2)
34. **2511 Caldwell Apartments, Modern, ca. 1970.** Three-story frame apartment building, side-gable roof, pressed board siding, metal frame windows, exterior metal stairs. NC (Roll #4-10)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 9

Name of Property: Milner Heights Historic District
County and State: Jefferson County, Alabama

35. **2515 Caldwell Avenue, Loeb House, Tudor Revival, ca. 1920.** Two-story frame dwelling, complex roofline with double front-facing clipped gables, cobblestone exterior wall material on first floor with stucco and faux half-timbering work in second floor, band of three small square panes are located under the clipped gable, paired 4/1 sash windows in upper story, two-over-three bay façade, one-story extension to left, tripartite window, single-leaf entrance, partial-width gable-roof porch supported by cobblestone piers, massive exterior-side chimney. C (Roll #4-11, 12)
36. **2521 Caldwell Avenue, Caldwell Manor Apartments, Modern, ca. 1970.** Two-story frame apartment building, flat roof, brick veneer and pressed board siding, metal sash windows, four-over-four bay façade, single-leaf entrances, metal stairs and balconies. NC (Roll #4-13)
37. **2527 Caldwell Avenue, Gallagher House, Craftsman, ca. 1917.** Two-story frame dwelling, hip roof with central gabled dormer containing wooden grate for venting, clay tile roof, buff brick veneer exterior wall material, three-over-three bay façade, central single-leaf entrance, 8/1 wood sash windows, shed roof porch supported by well-articulated tapered brick piers, heavy pairs of brackets along porch cornice. C (Roll #2-14,15)
38. **2705 Caldwell Avenue, Craftsman, ca. 1913.** Two-story frame dwelling, cross-gable roof with front-facing gable wing, weatherboard exterior wall material, cobblestone foundation and wooden shingles in gables, interior brick chimney, three-over-three bay façade, single-leaf entrance, gable-roof porch with open braces in gable, 9/1 sash windows, cobblestone piers and balustrade. C (Roll #2-18)
39. **2708 Caldwell Avenue, Linwood Apartments, Mediterranean Revival, ca. 1922.** Three-story brick veneered apartment building, three-part composition with central three-bay section flanked by slightly projecting end pavilions containing paired 6/6 sash windows, flat roof hidden behind curvilinear parapets flanking central stepped parapet wide pent eaves supported by pairs of brackets, central double-leaf entrance on first floor beneath barrel awning. C (Roll #2-17)
40. **2709 Caldwell Avenue, Minimal Traditional, ca. 1930s.** One-story frame dwelling, side-gable roof with two front-facing gables, exterior-end chimney, five-bay façade, gable roof porch supported by paired wooden posts, vinyl siding exterior wall material on brick foundation; 6/6 wooden sash windows. C (Roll #2-19)
41. **2712 Caldwell Avenue, Lindell Apartments, Mediterranean Revival, ca. 1922.** Identical to Linwood Apartments. Three-story brick veneered apartment building, three-part composition with central three-bay section flanked by slightly projecting end pavilions containing paired 6/6 sash windows, flat roof hidden behind curvilinear parapets flanking central stepped parapet wide pent eaves supported by pairs of brackets, central double-leaf entrance on first floor beneath barrel awning. C (Roll #2-20)
42. **2717 Caldwell Avenue, Massey House, Craftsman, ca. 1919.** Two-story frame dwelling, clipped-gable roof, two-over-three bay façade, single-leaf entrance, paired 4/1 sash windows, broad weatherboard exterior wall material on first floor with stucco on second, random-course fieldstone foundation, full-width shed roof porch supported by tall end piers and tapered posts on low balustrade, high interior brick chimney on south side. C (Roll #2-21)

Highland Avenue

43. **2507 Highland Avenue, First Lutheran Church, Gothic, 1950.** Front-facing gable roof with limestone coping, large central stained-glass window set in elaborate stone arch incorporating double-leaf entrance beneath window, small sash windows flanking main entrance, red tapestry brick exterior wall material. C (Roll #2-27)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 10

Name of Property: Milner Heights Historic District
County and State: Jefferson County, Alabama

44. **2525 Highland Avenue, Highland Court Apartments, ca. 1927.** Identical to Wellington and Belvedere Apartments on Caldwell Avenue. Three-story apartment building, brick veneer exterior wall material on first two floors, stucco exterior wall material on third floor, cross-gable roof with front-facing gables located at each end of façade, gables embellished with faux half-timbering, four-bay façade features single windows flanking two interior triple 6/1 sash windows. C (Roll #4-3,4)

Milner Crescent

45. **1419 Milner Crescent, Milner-Steeves House, Tudor Revival, ca. 1915.** Two-and-a-half-story frame dwelling, random-course brownstone and stucco exterior wall material, primary clipped side-gabled roof with prominent central clipped-gable roof dormer containing two 4-light windows in gable over band of triple 6/6 sash windows resting in body of dormer, full-width recessed porch supported by stone piers, high stone end chimney, primary windows 8/8 wood sash, central single-leaf entrance. Residence of Henry Key Milner, organizer of the Milner Land Company. C (Roll #3-1)
46. **1420 Milner Crescent, Glenn House, Craftsman, ca. 1914.** Two-story frame dwelling on basement, side clipped-gable roof with off-centered segmental-arched dormer to left, dormer is positioned above second story bay window, buff-colored brick and wood shingle exterior wall material, Buff brick and wood shingle; wood casement windows downstairs, 6/1 wood sash upstairs, three-quarter width shed-roof porch on brick piers. C (Roll #3-2)
47. **1424 Milner Crescent, Douglass House, Tudor Revival, ca. 1920.** Two-story house, hip with cross-gable roof, front-facing gable to right, dark buff brick exterior wall material with half-timbering and stucco on upper level, two-over-two bay facade, paired 6/1 sash windows upstairs, fixed multi-pane windows downstairs, full-width terrace with partial-width gable roof entry-porch supported brick piers, central multi-pane entrance door and sidelights, high end-exposed brick chimney on south end, one-storey wall porch on north side. C (Roll #3-3)
48. **1432 Milner Crescent, Smith House, Craftsman, c. 1921.** Two-story frame dwelling, red brick veneer exterior wall material, side-gable roof with small gable-roof dormer with 4 small lights and small triangular vent, interior cobblestone chimney on both ends, full-width terrace with cobblestone balustrade, three-over-three bay façade, central gable-roof porch on cobblestone piers with half-timbering in gable face, central multi-pane single-leaf entry door with sidelights, tripartite windows of 6/8/6-over-1 wood sash configuration on first floor, paired 6/1 upstairs, one-storey solarium porch on south side. C (Roll #3-4)
49. **1437 Milner Crescent, Colonial Revival, ca. 1924.** Two-story frame dwelling with red brick veneer exterior wall material, steeply-pitched hip roof with central gable-roof wall dormer with arched window in gable, five-over-five bay façade, first bays on both floors contain multi-pane casement windows, fifth bays contain paired 9/9 sash windows, second and fourth bays on upper floors are smaller casement windows while on the first floor they are single 9/9 wooden sash, single-leaf entrance set beneath classical stone entry surround with Tuscan columns, pilasters and plain entablature, stone sills and headers used throughout, exterior-side chimney. C (Roll #3-5)
50. **1438 Milner Crescent, Wittichen House, Craftsman, ca. 1916.** Two-story frame dwelling, side-gable roof with two front facing wall-gables at each end, weatherboard exterior wall material with fascia band below second story windows, three-over-three bay façade, central single-leaf entrance with flanking sidelights, single and paired 8/1 sash windows upstairs and tripartite 4/8/4 over 1 windows downstairs, full-width terrace with central gable-roof entrance porch supported by paired square posts, porch gable embellished with highly decorative woodwork. C (Roll #3-6)
51. **1447 Milner Crescent, Tudor Revival, ca. 1923.** Two-and-a-half story frame dwelling on full basement, red brick veneer and stucco exterior wall material, side-gable roof with two front-facing gables flanking a small gable-roof dormer with unusual M-shaped roof, main gables contain paired 8/1 wooden sash windows, primary three-over-three bay façade, central single-leaf entrance with multi-pane sidelights, exterior-end chimney, carved rafter tails. C (Roll #3- 7,8)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 11

Name of Property: Milner Heights Historic District
County and State: Jefferson County, Alabama

52. **1448 Milner Crescent, Tudor Revival, ca. 1929.** One-and-a-half story frame dwelling, cross-gable roof with dominant front-facing gable at right incorporating gable-roof entrance porch with brick piers and arched opening, porch extends left and is supported by pairs of slender wooden posts, brick and stucco exterior wall material with extensive use of faux half-timbering woodwork in gable, metal casement windows with transoms, exterior-end brick chimney on north end. C (Roll #3-10)
53. **1449 Milner Crescent, Gaston House, Craftsman, ca. 1915.** Two-and-a-half-story frame dwelling with some Tudor Revival detailing, primary side-gable roof with two front-facing gables flanking an upper-floor shed-roof overhang, brick veneer and cobblestone exterior wall material, faux half-timbering and stucco on second level, full-width terrace with cobblestone balustrade wall, central gable-roof entrance porch supported by cobblestone piers, windows are sash replacements, one-story first-floor room on lower side to right. C (Roll #3-11)
54. **1452 Milner Crescent, Nelson House, Colonial Revival, ca. 1921.** One-story frame dwelling, weatherboard exterior wall material with stucco foundation, cross-gable roof with front-facing gable wing incorporating gable-roof entrance, Palladian-window in gable, four-bay façade, single-leaf entrance with sidelights, bands of triple wood casement windows, interior chimney to right, side screened-in porch. C (Roll #3-12)
55. **1453 Milner Crescent, Carns House, Craftsman, ca. 1921.** One-story bungalow on full basement, cobblestone foundation and weatherboard exterior wall material, cross-gable roof with front-facing gable wing, wood shingles in side-gables, single-leaf entry at ground-level, main level full-width terrace with partial-width gable-roof porch supported by cobblestone piers, 6/6 and 4/1 wooden sash windows, exterior-end chimney. C (Roll #3-13,14)
56. **1454 Milner Crescent, J. C. Lee House, Colonial Revival, ca. 1925.** One-story frame dwelling, primary side-gable roof with front-facing gable-roof wings separated terrace, three-bay façade featuring bands of casement windows in gables and along the main façade, single-leaf entrance in side of projecting bay at right, central interior brick chimney. C (Roll #3-15) JCHR
57. **1457 Milner Crescent, Johnston House, Foursquare, ca. 1915.** Two-story frame dwelling, tile hipped-roof with central hipped-roof dormer with triple vents, brick veneer exterior wall material, 3/3 bay façade, 1/1 wooden sash windows, full-width half-hipped roof porch supported by tall brick piers, central double-leaf entrance, exterior-end chimney and one-story hipped-roof side porch. C (Roll #3-16)
58. **1459 Milner Crescent, Foursquare, ca. 1915.** Two-story dwelling, hipped-roof, exterior-side chimney, brick veneer exterior wall material, two-over-three bay façade, 4/1 sash windows, full-width hipped-roof porch supported by tall brick piers and tapered posts on low brick piers connected by low balustrade, 8/1 sash and 4/10/ over 1 tripartite windows, double-leaf French door entrance, exterior-end brick chimney, hipped-roof solarium with casements to right. C (Roll #3-17)
59. **1464 Milner Crescent, Lyman House, Colonial Revival, ca. 1927** Two-story frame dwelling with minimal Colonial Revival influence, stucco exterior wall material, hipped-roof pierced by four gable-roof wall dormers, six-bay first floor featuring a central single-leaf entrance set in a classical surround with fluted pilasters and pediment beneath a copper hood, side solarium on first floor to right, interior stucco chimney. C (Roll #3-19)
60. **1467 Milner Crescent, C. D. Colby House, Craftsman, ca. 1921.** One-story frame dwelling, cross-gable roof with dominant front-facing gable and gable-roof entrance porch supported by tall brick piers, two-bay façade, weatherboard exterior wall material and brick foundation material, porch supported by brick piers, band of three 6/1 wood sash windows, knee braces, carved rafter tails, exterior-end chimney, *porte cochère* on piers. C (Roll #3-20) JCHR
61. **1475 Milner Crescent, C. L. Moss House, Craftsman, 1917.** Two-story frame dwelling, hipped-roof with double front gables embellished with barge braces, brick veneer exterior wall material, half-timbering and stucco on second floor, full-width hipped-roof porch supported by three brick piers, 12/1 wooden sash windows, exterior-end brick chimney. C (Roll #3-21)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 12

Name of Property: Milner Heights Historic District
County and State: Jefferson County, Alabama

62. **1476 Milner Crescent, Smith House, Colonial Revival, ca. 1924.** Two-story frame dwelling, side-gable roof, symmetrical facade with five-over-three bay façade, central single-leaf entry with fanlight set in classical surround and topped by a pediment, entry flanked by double doors onto front terrace, 6/6 wooden sash windows, exterior-end chimney. C (Roll #3-22)
63. **1477 Milner Crescent, Modern, ca. 1985.** One-story frame, steep side-gable roof, beaded flush board or processed plank siding on a brick veneer foundation, 1/1 sash windows with shutters added, boxed exterior chimney on east end. NC (Roll #3-23)
64. **1479 Milner Crescent, Porter House, Foursquare, ca. 1916.** Two-story frame dwelling, hipped-roof, two-over-three bay façade, stucco exterior wall material, central single-leaf entrance, full-width shed roof porch supported by columns, flat deep eaves, 6/1 wooden sash windows. C (Roll #3-25)
65. **1480 Milner Crescent, Toombs House, Craftsman, ca. 1921.** One-story frame dwelling, side-gable roof with double front-facing gables, three-quarter width recessed porch supported by cobblestone piers, wood siding, gable to right contains entrance to porch and tripartite 6/8/6 over 1 window, three-bay façade, single-leaf entrance, pair of 4-light windows in gable faces, exterior-end chimney, knee braces. C (Roll #3-24)
66. **1483 Milner Crescent, Anderson House, Colonial Revival, ca. 1927.** Two-story frame dwelling, pink brick exterior wall material, side-gable roof with three gable-roof wall dormers, three-over-three bay façade, single-leaf entrance in surround with pediment in first bay, 6/6 wooden sash windows, one-story screened-in porch with wooden balustrade upstairs, exterior-end brick chimney. C (Roll #3-27)
67. **1484 Milner Crescent, Klotz House, Tudor Revival, ca. 1915.** Two-story frame dwelling, side-gable roof with double front-facing gables with decorative wood bracing, cobblestone and stucco exterior wall material with extensive use of faux half-timbering, clay tile roof, three-over-four bay façade, paired 8/1 sash and tripartite 4/6/4 over 1 sash windows, central interior cobblestone chimney, first floor one-story solarium to right of façade, full-width terrace with rebuilt hipped-roof porch. C (Roll #3-26) JCHR
68. **1490 Milner Crescent, Slaughter House, Craftsman, 1913.** One-and-a-half-story dwelling, side-gabled roof with one gable-roof dormer (left) with paired sash window and one shed-roof dormer (right) with four 9/1 sash windows, weatherboard exterior wall material, cobblestone foundation, wood shingle in side gables, partial-width inset porch which wraps around to the right of the façade and becomes a screened-in porch, cobblestone porch piers, three 20-light casement windows to left of entrance, exterior-end cobblestone chimney. C (Roll #3-28) JCHR
69. **1494 Milner Crescent, Modern, ca. 1971.** Two-storey apartment row, set sideways to the street with automobile area on east side, flat roof, brick veneer exterior wall material with metal stairs and balconies along east side. NC (Roll #3-31)
70. **1495 Milner Crescent, Leader House, Tudor Revival, 1915-16.** Two-and-a-half-story dwelling, primary clipped side-gable roof with two front-facing gables with arched woodwork and braces, cobblestone on first floor with buff brick exterior wall material on the second story, half-timbering and stucco in gables, near full-width shed-roof porch on cobblestone piers with brackets, inset terraces to both sides which were originally cantilevered porch extensions, molded-cap interior end brick chimney, primary 8/1 and 6/1 wooden sash windows, casement windows in half-story gables, central double-entry with transom. Harry Wheelock, architect. C (Roll #3-30)
71. **1501 Milner Crescent, No Style, ca. 1924.** Two-story dwelling with hip roof; three bay façade, wide novelty siding exterior wall material and a brick foundation, 6-over-1 wood sash windows, Colonial decorative details such broken pediment over entry, partial-width open terrace, no porch (original porch destroyed), gabled ell to rear, extensively remodeled from its original appearance. NC (Roll #2-36A)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 13

Name of Property: Milner Heights Historic District
County and State: Jefferson County, Alabama

72. **1502 Milner Crescent, Goldstein-Gresham House, Craftsman, 1916.** Two-story dwelling, side-gable roof with exterior-end chimney, central recessed area above centrally-placed gable of porch which extends down façade to right, recessed area contains two small windows, brick veneer exterior wall material, brick pier porch supports and balustrade, 9/1 wood sash windows with tripartite 9/12/9 over 1 on porch front, exterior end chimney on east side, one-story solarium on east side. C (Roll #2-36) JCHR
73. **1503 Milner Crescent, Swedlaw House, Craftsman, ca. 1921.** Two-story frame dwelling, brick veneer on stucco foundation, three-over-four bay façade, paired 6/1 wooden sash windows, central single-leaf entrance with sidelights, partial-width hipped roof porch supported by tall end brick piers, one-story solarium on west side. C (Roll #2-35)
74. **1508 Milner Crescent, Tudor Revival, ca. 1929.** Two-story frame dwelling with brick veneer exterior wall material, cross-gabled roof with dominant asymmetrical front gable incorporating shouldered chimney with twin chimney stacks; entry in this front gable under braced gabled stoop roof to right, 6/6 wood sash upstairs, wood casement below; half-timbering and herringbone brick panels in front wall beside gabled bay; two chimneys, one on front, one exterior-end on west side. C (Roll #2-33)
75. **1509 Milner Crescent, Moore House, Craftsman, ca. 1921.** One-story frame cottage, long side-gabled roof, broad weatherboard exterior wall material and a cobblestone foundation, central entry flanked by paired and triple wood casement windows just under eaves; eyebrow eave over entry, exterior brick chimney on east end. C (Roll #2-32)
76. **1514 Milner Crescent, Smith House, Craftsman, ca. 1917.** Two-and-a-half-story frame dwelling, side-gabled roof with central gable-roof dormer with small single-pane windows, brick veneer exterior wall material and cobblestone; central gabled porch on cobblestone piers, board-and-batten in dormer; single 9/1 wood sash with 9-12-9/1 tripartite window on porch front, stone sills. C (Roll #2-31)
77. **1515 Milner Crescent, Sibley House, Craftsman, ca. 1916.** One-story bungalow, stucco exterior wall material and some use of terra cotta tile, clay tile on hip roof, front gable porch bay, two-storey tower to east (upper-side) rear, wood casements windows, high interior stucco chimney. C (Roll #2-30)
78. **1520 Milner Crescent, Milner Crescent Apartments, Modern, ca. 1981.** Two-story apartment building, false mansard roof, red brick veneer, aluminum windows. NC (Roll #2-16)
79. **1523 Milner Crescent, Tudor Revival, c. 1924.** Two-story frame dwelling, double front gables, dark buff brick, half-timbering and stucco on upper level, non-original windows. House now vacant and for rent; yard is over-planted and so dense that the house could not be photographed. C

Milner Street (formerly 25th Place South)

80. **1430 Milner Street, Thrasher House, Tudor Revival, c. 1920.** Two-story frame dwelling, cross-gable roof with dominant front-facing gable and subordinate cross-gable wing to right, brick and stucco exterior wall materials with extensive use of faux half-timbering along second floor and in roof gables, extensive use of brackets along eaves, interior-end brick chimney to right on front-facing gable, three-four bay façade, full gable-roof porch supported by tall end brick piers, single-leaf entrance. C (Roll #1-28)
81. **1434 Milner Street, Tudor Revival, ca. 1920.** Two-story frame dwelling, cross-gable roof with dominant front-facing gable, brick and weatherboard exterior wall material with some aluminum siding, two-over-two bay façade, single-leaf entrance to right, single and paired sash windows, gable-roof entrance porch supported by tall brick piers. C (Roll #1-29)

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 14

Name of Property: Milner Heights Historic District
County and State: Jefferson County, Alabama

82. **1433 Milner Street, H. A. Bowron House, Craftsman, ca. 1923.** One-story frame dwelling, cobblestone foundation, weatherboard exterior wall material with stucco in gables, some use of half-timbering in gables, four-bay façade, single-leaf entrance, single and paired 12/1 sash windows, gable-roof entrance porch supported by tall end cobblestone piers. C (Roll #1-30)
83. **1437 Milner Street, Magruder House, Craftsman, c. 1918.** One-story frame dwelling, side-gable roof, interior-end chimney, weatherboard exterior wall material, cobblestone foundation, three-bay façade, central single-leaf entrance with sidelights, gable-roof entrance porch supported by tall cobblestone piers, full-width terrace floor with low-lying cobblestone balustrade, decorative open braces in porch gable. C (Roll #1-31)
84. **1441 Milner Street, Randolph House, Colonial Revival, ca. 1920.** Two-story frame dwelling, side-gable roof, four-over-four bay façade, 6/6 sash windows, central double-leaf French door entrance, full-width one-story hipped-roof porch supported by classical columns. Attributed to William T. Warren. C (Roll #1-33)
85. **1445 Milner Street, William T. Warren House, Tudor Revival, 1923.** One-and-a-half story frame dwelling, stucco exterior wall material and clay tile roof, cross-gable roof with exterior-end chimney to right, front-facing gable incorporating one-story gable roof entrance porch at right edge of main gable, arched entrance opens onto partial-width recessed porch, faux half-timbering woodwork in porch gable, shed-roof dormer to right of front-facing gable wing, two-over-three bay façade, single-leaf entrance, 6/6 sash windows. Designed by the owner, architect William T. Warren. C (Roll #1-34)

Niazuma Avenue

86. **2700 Niazuma Avenue, Brewer-Smith House, Tudor Revival, ca. 1911.** Two-and-a-half-story frame dwelling with two stories below street grade, brick foundation, stucco, weatherboard and brick exterior wall material, some use of half-timbering in gables, cross-gabled roof with double front-facing gable, full-facade terrace with entry-bay gable-roof porch, open gable-roof porch to north side overlooking city, rear gabled ell wing with open porch on north, now with shed awning roof, 8/1 wooden sash windows with some mullioned casement windows, other windows are 9/1 elsewhere, two exterior-end brick chimneys on rear. C (Roll #2-27)
87. **2710 Niazuma Avenue, Roden-Crocard House, Prairie, ca. 1912.** Two-story frame dwelling, brick and stucco exterior wall material, primary hip roof with interior end chimneys at each end, central hipped-roof gable over slightly projecting center block containing three 6/6 windows on second floor and single-leaf entrance with flanking multi-pane sidelights on first floor, seven-over-five bay façade, one-story wings at each end, full-width hipped-roof porch across two-story block supported by four tall brick piers connected by low balustrade. C (Roll #2-28)

Smolian Place

88. **1412 Smolian Place, Colonial Revival, ca. 1920.** Two-story frame dwelling on full basement set below grade, hip roof with central gable-roof vent dormer resting on roofline, central gable-roof over slightly-projecting central bay containing first floor single-leaf entrance in elaborate door surround with pediment and band of three windows on second floor, three-over-three bay façade, tripartite sash windows, one interior and one exterior-end chimneys. C (Roll #2-22)

22nd Street South

89. **1248 22nd Street South, Sycamore Manor Apartments, Tudor Revival, ca. 1922.** Three-story apartment complex, U-shaped with slight bays forming the ends of the U as street, buff colored brick veneer exterior wall material, two-story porches located at the entrances on each elevation facing courtyard, flat roof hidden behind crenellated parapet, single and paired sash windows with arched stone lintels, crenellated parapet with limestone pentagrams rising above the parapet. Attributed to Warren, Knight & Davis, architects. C (Roll #1-1,2)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7,8 Page 15

Name of Property: Milner Heights Historic District
County and State: Jefferson County, Alabama

90. **1256 22nd Street South, Rebecca Manor Apartments, Modern, ca. 1970.** Two-story brick veneered apartment building, L-shaped with decorative metal balconies and stairs across the front. NC (Roll #1-3)
91. **1260 22nd Street South, Kinney House, Shingle-style, c. 1902.** Two-story frame dwelling, cross-gable roof with dominant front-facing gable with flared eaves as it rests above one-story recessed porch, gable supported by paired Ionic columns resting on tall piers of rough stone, central gable contains a tripartite window set in an elaborate surround with Palladian detailing, multi-pane diamond shaped over single sash windows, stucco exterior wall material on first floor with shingles on upper floor, remaining windows are 1/1 sash, single-leaf entrance with transom. C (Roll #1-4,5)

23rd Street South

92. **1227 23rd Street South, Palais Royale Apartments, Mediterranean Revival, ca. 1925.** Two-story apartment building resting on full basement, flat roof hidden behind low lying stepped parapet, pent eave with clay tiles located just beneath parapet wall, single and paired 6/1 sash windows, decorative cast iron balconies on second floor, central multi-pane entrance door. C (Roll #1-6)

27th Place South

93. **1227 27th Place, Craftsman/Bungalow, ca. 1923.** One-story bungalow, side-gabled roof, novelty board on a red brick foundation, partial-width central terrace with pergola porch roof and small entry-bay gable, wrought iron post supports, central paneled front door with fanlight, tripartite windows flanking entry; board shutters, exterior-end brick chimney on west side. C (Roll #2-34)
94. **1301 27th Place South, Linden-Niazuma Apartments, Craftsman, ca. 1920.** Two-story apartment buildings with rows of projecting porches and individual exterior entries off small terrace porches, deep flat eaves, combed dark red brick veneer on a stucco foundation; 8/1 wood sash windows with various replacements in porch enclosures, which are now faced in vinyl siding with 2/2 wooden sash windows. C (Roll #2-25,26)
95. **1311 27th Place South, Craftsman, ca. 1915.** Two-story house, hipped roof with cutaway front gabled bay, vinyl siding on a rubblestone foundation, full-facade shed porch on cobblestone piers with entry-bay gable; primary windows 12-over-1 wood sash, gable barge rafters, exterior stone chimney on west side. C (Roll #2-24)
96. **1317 27th Place South, Highpoint Apartments, Modern, c. 1960.** Two-story modern apartment buildings with parking area between, flat roof with overhanging flat eave, brick veneer with metal staircases, metal-frame sheet windows. NC (Roll #2-23)

Architect/Builder

Breeding, H.D.
Salie, Jacob & Mewhinney, Philip
Warren, Knight, & Davis
Wheclock, Harry

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 16

Name of Property: Milner Heights Historic District
County and State: Jefferson County, Alabama

**Milner Heights Historic District
Statements of Significance**

Criterion A – Community Planning and Development

The Milner Heights Historic District is eligible for listing in the National Register of Historic Places under Criterion A – Community Planning and Development. The Milner Heights Historic District is closely associated with the development of the South Highlands neighborhood and Highland Avenue, Birmingham's earliest suburban development and its first streetcar neighborhood. Highland Avenue curves along the northern slope of Red Mountain and marked a clear departure from the traditional grid system used throughout the rest of Birmingham in the late 19th century. Originally laid out in 1884, Highland Avenue represents the first conscious attempt in Birmingham to utilize a picturesque landscape design. In addition to the broad avenue, Willis J. Milner laid off two ellipses (Hanover Circle and Rhodes Circle, NRHP), semi-circular drives such as Milner Crescent and three open parks (Rhodes, Rushton & Caldwell) located along the boulevard. Although a part of the South Highlands neighborhoods in 1884, the Milner family did not develop the area around Milner Crescent until after 1913. The area that became known as Milner Heights included Milner and Arlington Circles, Caldwell Avenue, Milner Street and portions of 22nd, 23rd, 27th Streets. Portions of the western edge of Arlington Avenue which are included in the district contain resources that are earlier than 1913 and reflect the initial development of the South Highlands neighborhood and Highland Avenue. The greatest development occurred from 1913 until 1930 when 86 of the 97 resources within the district were constructed. The district clearly reflects the late 19th and early 20th century development of Birmingham.

Criterion C – Architecture

The Milner Heights Historic District is eligible for listing in the National Register of Historic Places under Criterion C – Architecture. Because of its close association with the development of Highland Avenue, Milner Heights was at one time considered one of Birmingham's most fashionable neighborhoods. Consequently, the district contains an impressive assemblage of architectural styles popular for residences and apartment buildings throughout the United States during the first half of the 20th century. Included in the district are excellent examples of Tudor Revival, Craftsman/Bungalow, American Foursquare, Colonial Revival, Minimal Traditional, and Ranch styles. The district contains a number of Prairie style dwellings, probably designed by Birmingham architect, Scott Joy. Many of the resources represent the work of other prominent Birmingham architects who, in addition to Joy, were practicing in the city from 1900 through the 1940s, including William Warren, John Miller and Hugh Martin. The district retains a high degree of integrity in regard to design, feeling, craftsmanship, and sense of place, clearly reflecting the district's period of significance, 1898-1935.

Historical Narrative

Birmingham, Alabama is located in the northern Alabama foothills of the Appalachian Mountain chain. Established in 1871 at the crossing of two railways, Birmingham grew and flourished with the successful development of industry. John T. Milner, chief engineer for the South and North Alabama Railway, determined the site of Birmingham when the State of Alabama financed the railway to develop Alabama's mineral region. Milner had a close business relationship with the Elyton Land Company, a real estate firm founded by prominent Montgomery, Alabama businessmen who were interested in developing a city near the yet-to-be determined railroad crossing. The key to the location of the new city was the site of the crossing of the South and North Railway (running north and south) and the existing Alabama and Chattanooga Railway (running east and west). Milner originally planned to locate the city on a 7,000 acre site just west of the Pratt coal seam at the present location of Ensley and Pratt City. However, his Elyton Land Company business partners could not acquire the land at this site, as the northern owners of the east-west line held options at the proposed crossing. Milner then selected a site in Jones Valley and acquired options on 4,000 acres of farmland for the Elyton Land Company. He routed his north-south line to cross with the east-west line within the optioned trace, and this crossing fixed the location of the city of Birmingham¹.

During the early months of 1871, civil engineer William P. Barker laid out Birmingham's streets, avenues and alleys, with space reserved for churches, parks, a cemetery and the railroad tracks. Parallel to the east-west rail line, his checkerboard grid extended through the wide valley floor. Here the southern businessmen who had formed the Elyton Land (later Birmingham Realty) Company developed an industrial center.

¹ Philip Morris & Marjorie Longenecker White, eds. "The Grid and the Garden." *Designs on Birmingham*, p. 6-7.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 17

Name of Property: Milner Heights Historic District
County and State: Jefferson County, Alabama

Area plants mined and manufactured nearby mineral resources of coal, iron ore and limestone into iron, steel, coke and end-products such as cast iron pipe and stoves, rails and railway cars. Railroads and industry determined not only the early economy of the area, as well as the extensive street railways that linked town to town and town to plants. Concern was for swift, economic, sanitary subdivision of the land. Early town builders selected the flat, wide valleys adjacent to the tracks and plants. Here in checkerboard grids, housing was hastily erected to provide shelter for the many thousands attracted to Birmingham's industrial boom.²

In 1884, Willis J. Milner, chief operating officer of the Elyton Land Company and John Turner Milner began subdivision of the company's 1,500 acre tract of land in the hilly woodlands directly south of Birmingham. Willis Julian and John Turner Milner were raised in a Georgia family active in gold mining and civil engineering. Sharing a father, they were the sons of mothers who were sisters, making them first cousins as well as siblings. Willis Milner had attended Mercer University and after service in the Confederate Army, joined his brother-in-law, Henry M. Caldwell in the drugstore business. Later Willis Milner served as secretary and treasurer of the Elyton Land Company. Having acquired training as a civil engineer, he developed and superintended Birmingham's waterworks at the Cahaba River. In 1884, he joined his half-brother/cousin, John T. Milner in directing the development of the company's South Highlands and Norwood (NRHP) properties. A railroad engineer, industrial developer, city planner and politician, John Milner profoundly influenced development of Alabama and the region. Milner not only completed the north-south rail line and determined the location of Birmingham, he developed coal mines at Coalburg and New Castle, Alabama and served as a state senator.³

Willis and John Milner began subdivision of the woodlands tract, appropriately named South Highlands, a land described as "an almost unbroken primeval forest." Plans included a mule drawn street railway (to provide transportation) and a pleasure-park lakeside resort (to attract visitors and potential lot purchasers). The railway led from the city center across Southside to Five Points and then east to Lakeview Park. Curved and twisted into Red Mountains's northern slopes, the railway skirted and left untouched three ravines, now Caldwell, Rhodes and Rushton Parks. In discussing his plans for the railway, Milner stated two objectives: "first, to construct an attractive boulevard, of ample width, with light grades easily adapted to the horse-drawn vehicles of the era" and "second, to locate it so as to give the greatest practicable frontage of lots upon it." He further noted that he "prepared an accurate topographical map of the entire property, drawn to large scale, on which he projected this thoroughfare." His plan was then laid out on the ground by John T. Milner, who he regarded as "one of the best locating engineers in the state." In addition to the broad avenue, Milner included two ellipses, Hanover Circle and Rhodes Circle (NRHP/1982) and semi-circular streets, such Lakeview Crescent. At the terminus of Highland Avenue, Elyton Land Company developed Lakeview Park, creating a pleasure resort complete with hotel, gentlemen's cottage, and boat house. Lakeview was reputed to be "the cleanest and least smoky district of greater Birmingham" and was said to have "water as pure as could be found anywhere."⁴

Willis J. Milner's hand-written recollection of the early development of the South Highlands area, preserved in the Milner Papers in the Birmingham Public Library Archives, stated: "The month of July (1873) was thus passed during which I had completed the surveying I had been employed to do. Among the homesteads thus surveyed were two tracts of eighty acres each, one for John T. Milner and one for myself which now constitute Milner Heights." In December of 1873 the Milners acquired property in the area that would later comprise the "west crest", an area rising from what would be Highland Avenue to the top of Red Mountain. A fragmentary clipping from an unidentified newspaper of 1913 provides early confirmation of the Milner brothers foresight: "When Highland Avenue was laid out, the Major (Willis J. Milner) intended it to be just what it is at present, the main thoroughfare of travel for that section. In laying it out, he also planned all the streets that run into it, and, as he said, it was his intention to make all other streets tributary to Highland Avenue. How well he builded (sic), how well his plans carried out, can be easily seen. The work of Major Milner stands out clear cut and vivid, as the work of a man with a vision. Early in the history of Birmingham, the Major and his brother, J. T. Milner, took up an immense track (sic) of land just about where Highland Avenue now runs. Highland Avenue was not laid out at that time, and Major Milner did not run the street so as to touch his property but he could foresee the time when his property would be extremely valuable. For years it lay idle and undeveloped, but recently the first steps toward its use

² Morris, p. 8.

³ Morris, p. 8-9; Anne Burkhardt, "Town Within a City: The Five Points South Neighborhood." *The Journal of the Birmingham Historical Society*, p. 2-27.

⁴ Morris, p. 9-10.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 18

Name of Property: Milner Heights Historic District
County and State: Jefferson County, Alabama

have been started. Milner Heights, reaching to the very crest of Red Mountain, planned by the best artists the country can furnish. Milner Heights will, no doubt, be one of the prettiest, one of the best-planned sections of Birmingham.⁵

The development of the area around the Milners' lands was slow. Streetcar service to the Highlands did not begin until 1885. Soon mules were replaced by steam dummies and the ride to Lakeview Park at the end of Highland Avenue became one of the early Birmingham tourist attractions. This was the first dummy line of any extent ever operated in the South and proved to be a financial success as well. Located a mile and one-half from the industrial center in the valley, the Highlands were 200 feet higher and many degrees cooler. Some considered them "almost equivalent to a health resort with fresh spring waters and cool breezes." Early lot sales in the South Highlands neighborhood were concentrated in the Five Points area. Residential districts later spread to the east and to the west of 20th Street with the most expensive housing located on the high knolls and along Highland Avenue. Selling South Highland's knolls as estate-sized lots avoided the necessity of subdividing the difficult terrain. More modest residences filled the streets that radiated from the avenue. These streets angled up the ravines, the least steep paths to be taken. Construction of stone retaining walls and steps was necessary to halt erosion and permit pedestrian and carriage access. Developers provided curbs, gutters, sidewalks, street trees and sewer and utility connections. Water oaks and elms were popular for street planting.⁶

By 1893, when Highland Avenue and the surrounding area were incorporated into the city of Birmingham, there had been little development along the southern slope of Red Mountain owned by Willis J. and John T. Milner. In fact, in 1886, John T. Milner and George McLaughlin had incorporated the Red Mountain Mining and Manufacturing Company of the stated purpose of "building a furnace" on John T. Milner's eighty-acre tract. By 1912, Willis Milner, his son Henry, and Lillian Milner Orr, John T. Milner's daughter and heir, concluded that the two parcels of property on and contiguous to the crest of Red Mountain were assets more valuable as real estate than as mining lands. A legal battle ensued between the Milners and George McLaughlin and on September 28, 1912, the court ordered all property of the Red Mountain Mining and Manufacturing Company sold in front of the courthouse on November 11. Willis J. Milner and Lillian Milner Orr were the high bidders at \$300,314.31. George McLaughlin received \$75,000 for his share of the property.⁷

The Milners wasted no time in forming the Milner Land Company to "acquire, buy, sell, exchange, rent and otherwise deal in real estate and real property." Henry K. Milner was president, Willis J. Milner, Vice-President, and C. P. Orr (Lillian Orr's husband) secretary. A mortgage allowed the Milner Land Company to subdivide, plat and sell portions of the property with the provisions that "no lot lying on or North of the crest of Red Mountain shall be sold for less than \$30.00 per front feet....and no other lot shall be sold for less than \$10.00 per front feet on the abutting street." On April 1, 1913, the "county road" beginning at the south line of Caldwell Avenue and running to the summit and the "Gap of Red Mountain" was officially dedicated as Flora Avenue (presently Smolian Place), likely named for Henry Milner's grandmother Flora Key or Lillian Orr's mother, Flora Ida Caldwell. Key Circle, Milner Crescent, and Caldwell Avenue were all Milner family namesakes.⁸

Before the Milners began their development, home building along Arlington Avenue had been done primarily by individuals, a single property at a time, ending at 23rd Street. While the houses in the South Highlands area of Birmingham were home to some of the city's leading and wealthiest citizens, it was not a totally exclusive area. Part of the distinctive character of the area was the mixture of varying levels of wealth and status. The Milners sought to avoid such a mixture of social and architectural diversity by employing restrictive covenants. Also, they spared no expense in developing their exclusive mountaintop neighborhood. In 1913, the Milners employed Charles Wellford Leavitt, a New York civil engineer and landscape architect, as site consultant. Leavitt had a national reputation in the fields of landscaping, city planning, and water and sewage design.⁹

Leavitt placed Key Circle, a traffic roundabout centered with a landscaped island at the top of Flora Avenue. Key Circle was intended to be a streetcar loop, allowing residents of the crest area of Milner Heights to take advantage of public transportation. In 1915 the Milner Land

⁵ Cathy Criss-Adams. *Worthy of Remembrance: A History of Redmont*. Redmont Park Historic District Foundation, p 7-8.

⁶ Morris, p. 9-10.

⁷ Adams, p. 11-14.

⁸ Ibid, p. 14-15.

⁹ Ibid.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 19

Name of Property: Milner Heights Historic District
County and State: Jefferson County, Alabama

Company proposed a line to run from 15th Street to Key Circle. They did not build the line but bus service began on October 6, 1923, one of the first two lines established by the Birmingham Electric Company. Unsuccessful, they abandoned the line after a few months.¹⁰ J. Harry Glander's survey of the Milner Land Company's First Addition to Birmingham was certified May 1, 1913 with a second addition following in November, 1914. The lot plan of the first two additions includes Aberdeen, Crest and Henrietta Roads, 15th Avenue South, Flora, Arlington and Caldwell Avenues, and Milner Crescent. Although the first Crest Road home would not be built until 1917, by the time the map was drawn in 1914, Crest Road had already proved to be a successful business venture for the Milners. By 1914, all but one lot on Crest was marked sold. The Milner Land Company had also sold eleven of sixteen lots on Aberdeen.¹¹

Henry K. Milner built the first of several houses that he would personally occupy in Milner Heights on the street he called Milner Crescent, just off Highland Avenue. Designed by William Warren and originally sited on three lots, the two-story Craftsman-style house features retaining walls of Red Mountain brownstone. This was the developer's "sucker house," attractively designed to draw prospective buyers into Milner Heights. An undated Milner Land Company advertisement features a rendering of an "Artistic Home for Mrs. A. V. Byars Now Under Course of Construction on Arlington Avenue." Designed by architect Henry Breeding, an internationally known authority on structural concrete, Mrs. Byars' house contained ten rooms, cost \$10,000 and sat on a spacious 60 x 160 foot lot. Lots "with all improvements made and paid for" were priced from \$40 to \$70 per front foot throughout the Milner Heights development in the late 1910s. The promotional piece for the Byars house claimed the new Milner development to be the "Coolest Place in Birmingham" Typical for real estate advertising of the period, Milner included an implied threat: "More than 15 per cent of the lots have been sold to date, and prospects are brilliant for the additional sales shortly. The company plans a material advance in prices in the near future, and those who anticipate purchasing a lot will find it in their advantage to do so before the increase." Another ad, also undated, began "A Good Deed, well performed, shines forth as a ray of sunshine to a world in darkness but a deed of conveyance to a lot in Milner Heights has more lasting and beneficial effect." Three of the ten suggested reasons for purchasing property in the area involved streets, "best quality, asphalt, and included in the prices of lots." The development was "above the smoke and dust of the city, yet within walking distance." The Milners were ahead of their times in some features. Conduits to conduct all wires were placed under the street to "avoid unsightly poles."¹²

Typical for the times, the Milners placed certain restrictions on their properties in covenants, effective until January 1930, which stated:

1. The said lot shall be used for white persons only, except any servant employed on the premises may occupy servant houses or quarters.
2. That no business houses, double house or apartment of any kind whatsoever shall be built on said lot.
3. That not more than 2 dwelling houses and necessary houses and out houses shall be built and exist on said lot at any one time.
4. That any dwelling house built upon said lot shall not cost in its construction less than \$6500.
5. That any dwelling house built upon said lot shall be so constructed that its front line (which means the front line of porch or any projection, not counting steps) shall be at least 25 feet distance from the front line of said lot.
6. If the lot conveyed by this conveyance is located on a corner no building or any character shall be erected thereon within ___ feet distance from the front line of said lot.

¹⁰ Ibid.

¹¹ Ibid, p. 16

¹² Ibid.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 20

Name of Property: Milner Heights Historic District
County and State: Jefferson County, Alabama

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7. That no stable or garage or other outbuilding shall be placed nearer than 5 feet to either side of said lot.
 8. That the layout of lots as shown on plan of Milner Land Company Inc. shall be adhered to, and no scheme of facing lots in any other direction than that show on said plat shall be permitted....¹³

On June 2, 1915, the widower Henry Key Milner married Susie Martin who immediately took an active role in managing the Milner Land Company with her husband. Walling Keith, in his *Birmingham News* column noted of the Milners that "Key Milner was at work on his development of the southern slope of Red Mountain and indeed, the crest of the mountain when World War I came. The war put a stop to building but not the Milner dream. At the darkest hours when manpower was hardly to be found the youthful Mrs. Milner worked with Hugh Martin to keep a semblance of activity going – a house here, a house there." Newspaper accounts from the early 1920s carried headlines noting that "Milner Heights Nearly Sold Out. Advertisement in *News* Sells Two Lots in Few Hours." The article went on to note that "The fifth and sixth additions, which are the last of the original Milner tract, were put on the market less than 18 months ago. Originally there were over 80 lots in these two additions – today there are but eight left. These two additions are on the southern side of Red Mountain, overlooking Shades Valley and the mountains in the distance."¹⁴

In the article, Henry Milner recapped his remarkable record of achievement: "Home sites in Milner Heights have always been sold at reasonable prices, and present values are, far beyond the prices received by the Milner Land Company. While we have always discouraged speculative buying in Milner Heights – and will not sell for speculative purposes – owners who have found it necessary to sell have always been able to do so at a profit." Milner's comments regarding speculative housing are interesting considering that in 1919 the Milner Land Company commissioned the architectural firm of Miller Martin & Lewis to design six homes all presumably built to be sold on speculation. One of these houses was the Tudor-style Farley House at 2513 Arlington Avenue, commissioned by Henry's wife, Susan Martin Milner. Similarly, John H. Robinson built several speculative homes, including 2320 Arlington Avenue, with his brother-in-law Joseph Turner. A millionaire capitalist and manufacturer, Robinson was a large stockholder in the American Bakeries-Candy Company and a director of Birmingham Realty. By the time of the sixth addition, Henry K. Milner was distributing slick professional brochures with photographs of homes in Milner Heights, including his own home at 1419 Milner Crescent and the Grider House at 2345 Crest Road. The advertising copy stopped just short of comparing Milner Heights to the Garden of Eden. "The Master Architect made a most beautiful spot of hill and valley and bold overhanging rock, and shaded it with great forest trees and colored it with a soft mantle of green. Then man added his art, made winding roads, planted flowers and installed all of the conveniences of living, and renamed it Milner Heights."¹⁵

In the early years of the 20th century, Highland Avenue and its adjoining neighborhoods such as Milner Heights quickly became Birmingham's most prestigious neighborhood, lined with impressive mansions, dotted with small parks, and serviced by a streetcar line that carried one from the shops of Five Points to the cool shade of the Lakeview Park. In 1904, the Birmingham Country Club, originally located in North Birmingham, merged with the Birmingham Golf Club and built a new clubhouse at Lakeview Park. Undoubtedly, the close proximity to the city's country club, the center of Birmingham society, added great appeal to the entire Highland Avenue neighborhood, including the Milner Heights additions.¹⁶

In the 1920s, apartment buildings such as the Palais Royale, the Mayfair, and the Linden/Niazuma complex were constructed near the Milner Heights area. The construction of the Mayfair on Arlington Avenue, an area just outside of the Milner Heights neighborhood, caused "neighbors well-founded concern that commercial encroachment might compromise the residential street." Nevertheless, the location of apartment buildings in the Milner Heights district and along Highland Avenue reflects the emerging popularity of apartment living among Birmingham's citizenry in the early 20th century. Besides offering an affordable place for a family to live and economic rewards to investors, apartment houses "captured the nation's fancy with unheard of technological advances and the efficient organization of domestic chores."

¹³ Ibid., p. 17.

¹⁴ Ibid., p. 16.

¹⁵ Ibid., p. 17.

¹⁶ Burkhardt, p. 2-27.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 21

Name of Property: Milner Heights Historic District
County and State: Jefferson County, Alabama

Apartment houses provided their tenants with such modern (and not altogether commonplace) conveniences as hot and cold running water, steam heat, and electric lights, plus services such as elevators, switchboards, and dining rooms, and more privacy than a boarding house could offer. Acceptance of apartments in the more fashionable residential neighborhoods of Birmingham came slowly, however, as it was considered more respectable for a young married couple to live in a boarding house until they could afford to buy a home. Nevertheless, many apartments were built in Birmingham in the 1910s and 1920s, particularly in the Highland Avenue area. Although layouts varied, the standard apartment arrangement included a dining room, living room, and an adjoining reception hall or library. Bedrooms were primarily for sleeping and dressing and were fairly small. Closet space was limited. Professionals and business executives preferred the conveniences of apartment living and apartment houses provided homes for salesmen, bookkeepers, railroad passenger agents, and widows.¹⁷

The mid-1920s was a boom time for Birmingham, as it was for the rest of the nation. During that decade, the city's population grew to 430,000. Much of the construction activity associated with the growth focused in the South Highlands area and more particularly in Milner Heights. In the 1920s, 40 houses and eight apartment buildings were constructed in the Milner Heights district with an additional two dozen single-family homes constructed in the area between 1915 and 1919. Residents included leaders in Birmingham industry, finance and commerce, including John Farley, president of Alabama Power Company; Mervyn and Dorah Sterne, noted financier and philanthropists; Judge J. Fritz Thompson of the 10th Judicial Circuit, Dr. Walter Clinton Jones, president and charter member of the Alabama Academy of Sciences; Ralph Alcorn Smallman, vice-president and treasurer of Smallman-Brick construction; Henry H. Cobb, life insurance executive; Edward Trent Douglass, president of Birmingham Box and Veneer Works; Carl Hess, president and co-owner of the Parisian retail chain; Joseph B. Pool, president of Pool Flour Company; coal dealer Robert Daniel; Frank Cockard, President of Woodward Iron; and Hugo Black, Justice of the United States Supreme Court.¹⁸

Although the Birmingham Country Club moved to Shades Valley in 1925, the residents of the single-family homes and the new apartment houses in the Milner Heights neighborhood could find entertainment in nearby Caldwell Park (named for members of the Milner family) where in 1927, architect William Warren of Warren Knight & Davis and a resident of Milner Heights at 1445 Milner Street, provided the designs for a Mediterranean Revival-style theater for Birmingham. Originally known as The Little Theater of Birmingham, of which Warren was a member, the theater is today owned by the Metropolitan Arts Council. Birmingham architects were particularly active in the Milner Heights neighborhood since the residents were, for the most part, middle and upper-middle class businessmen who played an integral part in Birmingham's financial and social worlds, and could easily afford the services of trained architects. Architects working in the area included William T. Warren and Warren Knight & Davis, Scott Joy, John Miller and Hugh Martin, H. D. Breeding, and Harry Wheelock.¹⁹

As early as 1906, Robert Jemison, Birmingham's most important real estate developer, had begun to develop additional neighborhoods along the eastern edge of Highland Avenue and adjacent to Milner Heights. By 1911, Jemison's companies were beginning to march over Red Mountain with the creation of the Cliff-Altamont Road loop as a boulevard along the summit of the mountain. In the 1920s, the Jemison Companies acquired the remaining 150 acres along the top of Red Mountain and created a series of five subdivisions known as Redmont Park, where lots averaged one half acre per home site. No apartments or businesses were allowed and restrictive covenants dictated a minimum cost of homes. In addition to the careful design of the neighborhood, a new 300 acre country club and golf course, the new Birmingham Country Club which would move to Shades Valley, would be "virtually a front lawn to Redmont." In 1926, the Jemison Companies embarked on their largest and most generously developed subdivision, Mountain Brook.²⁰

With the developments of neighborhoods over the mountain and the removal of the Birmingham Country Club to Shades Valley, Highland Avenue lost its distinction as Birmingham's most prestigious residential neighborhood. During the 1930s and 1940s, Highland Avenue and the nearby Milner Heights area began to decline. The Depression forced the conversion of several single-family residences into apartments. The

¹⁷ Ibid.

¹⁸ Ibid; *Apartment Hotels in Birmingham*, Multiple Property Nomination to the National Register of Historic Places, Department of the Interior, 19; Adams, p. 53-262.

¹⁹ John M. Schnorrenberg, *Remembered Past, Discovered Future: The Alabama Architecture of Warren Knigh & Davis, 1906-1961*. Birmingham Museum of Art, 1999, p. 81.

²⁰ Morris, p. 23-26.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8, 9, 10 Page 22

Name of Property: Milner Heights Historic District
County and State: Jefferson County, Alabama

continued development of Birmingham's outlying suburbs greatly increased, particularly after 1950 when home-buyers preferred suburban rather than urban living. Redevelopment in the 1950s of the Five Points business section of South Highlands further compromised the residential character of the area. In the 1960s and 1970s, modern apartments began to rise on lots adjacent to the older historic residences. Perhaps the most damaging development for Highland Avenue and the Milner Heights area was the destruction in 1965 of a number of houses for the construction of the Red Mountain Expressway.²¹ The Milner Heights Historic District includes those portions of the Milner Heights development included in the Highland Avenue Neighborhood Association, including Milner Crescent, Arlington Crescent, Caldwell Avenue, Arlington Avenue, and portions of Niazuma Avenue, Symolian Place, 22nd, 23rd and 27th Streets South

Today, the entire South Highland area has witnessed a renaissance as more people are moving back into the historic areas to enjoy the opportunities of urban living. Milner Heights Historic District is a stable neighborhood, containing a diverse socio-economic population. Older homes, once converted for rental, are being restored as single-family residences and the neighborhood association is working to ensure the preservation of the historic resources of the area.

Section 9: Major Bibliographical References

Alabama Mortgage Company, Record Transaction Books, 2 vols., Tutwiler Collection, Birmingham Public Library.

Atkins, Leah Rawls. *The Valley and the Hills: An Illustrated History of Birmingham and Jefferson County*. Windsor Publications, Inc.: Birmingham-Jefferson Historical Society, 1981.

Lot Plan of the 1st Addition: The Milner Land Company. Map Book 9, Page 76. Alabama Title and Trust Company, 1913.

Burkhardt, Anne. "Town Within the City: The Five Points South Neighborhood, 1880-1930." Birmingham Historical Society, 1982.

Adams, Cathy-Criss. *Worthy of Remembrance: A History of Redmont*. Redmont Park Historic District Foundation, 2002.

Map of Highland Residence Park. Probate Office, Birmingham, Jefferson County. n.d.

Morris, Philip. *Designs on Birmingham*. Birmingham: Birmingham Historical Society, 1992.

Sanborn Fire Insurance Company Maps, City of Birmingham, 1925.

Schnorrenberg, John. *Remembered Past, Discovered Future: The Alabama Architecture of Warren Knight & Davis, 1906-1961*. Birmingham Museum of Art, 1999.

White, Marjorie Longenecker. *The Birmingham District: An Industrial History and Guide*. Birmingham: Birmingham Historical Society, 1981.

Section 10: Geographical Data

Verbal Boundary Description

The boundaries of the Milner Heights Historic District are delineated on the accompanying maps, scale 1" = 300 ft.

Boundary Justification

The boundary lines of the Milner Heights Historic District were drawn to incorporate as much of the original Milner Land Company development and surrounding neighborhood and to include as many contributing and to exclude as many non-contributing resources as possible.

²¹ Burkhardt, 83-84; *National Register Nomination for Rhodes Circle*, Department of the Interior, November 17, 1977.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section photographs Page 23

Name of Property: Milner Heights Historic District
County and State: Jefferson County, Alabama

**Milner Heights Historic District
Photographs**

The information contained in items 1-5 is the same for all photographs.

1. Milner Heights Historic District
2. Jefferson County, Alabama
3. Linda Nelson, photographer
4. August, 2002
5. Negatives on file, Alabama Historical Commission

Photo #1, Inv. #3, 2320 Arlington Avenue, camera facing north

Photo #2, Inv. #10, 2418 Arlington Avenue, camera facing north

Photo #3, Inv. #12, 2420 Arlington Avenue, camera facing north

Photo #4, Inv. #31, 2500 Caldwell Avenue, camera facing east/northeast

Photo #5, Inv. #32, 2501 Caldwell Avenue, camera facing south

Photo #6, Inv. #33, 2510 Caldwell Avenue, camera facing north

Photo #7, Inv. #35, 2515 Caldwell Avenue, camera facing south

Photo #8, Inv. #39, 2708 Caldwell Avenue, camera facing north

Photo #9, Inv. #41, 2712 Caldwell Avenue, camera facing north

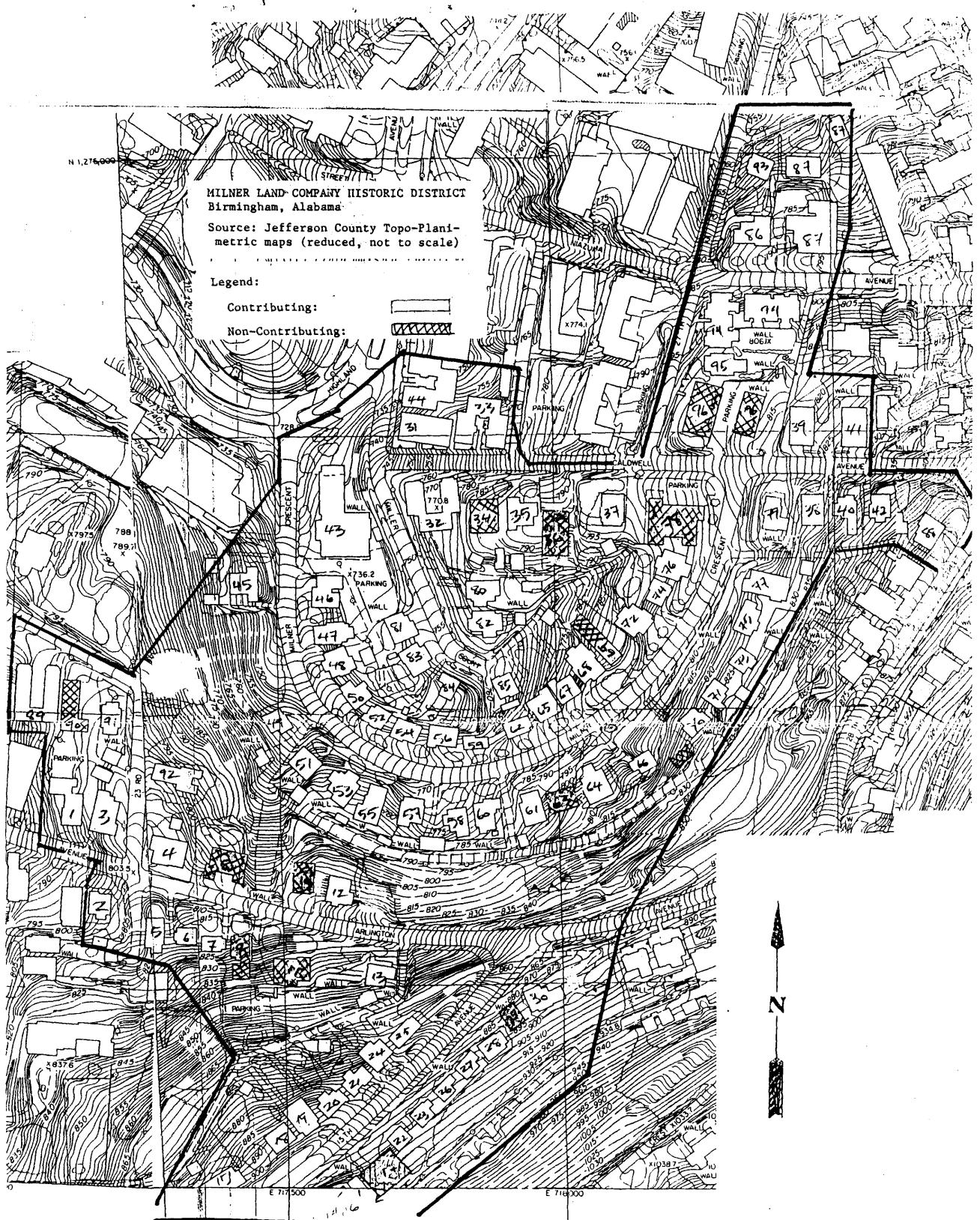
Photo #10, Inv. #42, 2717 Caldwell Avenue, camera facing south

Photo #11, Inv. #74, 1508 Milner Crescent, camera facing northwest

Photo #12, Inv. #89, 1248 22nd Street South, camera facing south

Photo #13, Inv. # 91, 1260 22nd Street South, camera facing south

Photo #14, Inv. #92, 1227 23rd Street South, camera facing east



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 03001130

Date of Listing: November 17, 2003

Property Name: Milner Heights Historic District

County: Jefferson

State: Alabama

none
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.


Signature of the Keeper

November 17, 2003
Date of Action

Amended Items in Nomination:

Section 2. Location

The street & number is hereby changed to: roughly bounded by 28th Street, Highland Avenue, 27th Avenue, Arlington Avenue, and 23rd Street.

Section 10. Geographical Data

The UTM references for the property are:

16 520080 3707060	16 519720 3706830
16 520240 3706880	16 519920 3706980
16 519760 3706420	

The Alabama State Historic Preservation Office was notified of this amendment.

DISTRIBUTION:

National Register property file
Nominating Authority (without nomination attachment)