

United States Department of the Interior  
National Park Service

APR 12 1991

National Register of Historic Places  
Registration Form

NATIONAL REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name The Pines  
other names/site number NA

2. Location

street & number SE corner 5th Street and Lapsley Avenue NA not for publication  
city, town Anniston NA vicinity  
state Alabama code AL county Calhoun code 015 zip code 36201

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u>        </u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>1</u>	<u>        </u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>        </u>	<u>        </u> structures
	<input type="checkbox"/> object	<u>2</u>	<u>0</u> Total

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

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.  
[Signature] 4-5-91  
Signature of certifying official 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.  
\_\_\_\_\_  
Signature of commenting or other official Date  
\_\_\_\_\_  
State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:  
 entered in the National Register. Entered in the National Register  
 See continuation sheet. 5/13/91  
 determined eligible for the National Register.  See continuation sheet.  
 determined not eligible for the National Register.  
 removed from the National Register.  
 other, (explain:)  
[Signature] for  
Signature of the Keeper Date of Action

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**6. Function or Use**

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Historic Functions (enter categories from instructions)

Residential/single dwelling  
Residential/multiple dwelling  
\_\_\_\_\_  
\_\_\_\_\_

Current Functions (enter categories from instructions)

Vacant/not in use  
\_\_\_\_\_  
\_\_\_\_\_

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**7. Description**

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Architectural Classification  
(enter categories from instructions)Colonial Revival  
\_\_\_\_\_  
\_\_\_\_\_

Materials (enter categories from instructions)

foundation brick  
walls weatherboard  
\_\_\_\_\_  
roof asphalt  
other \_\_\_\_\_  
\_\_\_\_\_

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**Describe present and historic physical appearance.**

Situated on a one-acre, wooded corner lot, The Pines is a two-story, frame, Colonial Revival, foursquare house with a large rear wing and fine classical detailing. The three-bay, west elevation features a central, one-story, semicircular portico that was originally capped by a balustrade with urns and was supported by four Ionic columns. The portico embraces a tripartite entryway: a central three-panel door flanked by oversized sidelights with raised panels below. The frontispiece framing the doorway and sidelights consists of narrow fluted pilasters and is capped by a denticulated cornice. The central bay, second level, echoes the tripartite doorway below: triple double hung windows--the middle being taller than the side windows--framed by narrow fluted pilasters supporting a denticulated cornice. The hipped roof is pierced on the west elevation by a central dormer with paired 6/2 double hung sash and is capped by a broken pediment that is decorated with a cartouche on its surface and a central finial. The dormer was formerly surrounded by a belvedere with a railing defined by urns on pedestals and a balustrade. The flanking bays on the west elevation repeat the fluted full height Ionic pilasters as corner posts and paired pilasters on bases above the portico. Double hung, 1/1 sash with denticulated cornices make up the remaining bays on the west elevation.

The east/rear elevation features a porte cochere that has been rebuilt in recent years, yet has failed structurally due to extreme deterioration. The very large three-bay window opening over the interior central stairway remains a ghost of the leaded glass window that originally filled the tripartite opening. The north elevation of the rear ell features first and second story balustrade and latticework as well as a balustraded stairway in umbrage that leads from the first to the second floor servants quarters. A three-bay, one-story projection features a one-bay porch on the south elevation of the rear ell. Window sashes on the entire south elevation are the same 1/1 sash with denticulated cornices, with the exception of one triple window at the dining room. Each exterior elevation is defined by a wooden water table on what was formerly a stone foundation with fluted Ionic cornerposts rising the full height of the structure to support a denticulated boxed cornice at the base of the hipped roof. The roof is pierced by four tall inside chimneys with corbelled chimney caps and decorative, dark glazed brick up the corners.

Interior woodwork and trim reflect a carryover from earlier trends in architecture: Queen Anne and classical detailing are combined on the interior. The entrance foyer features a central fireplace with oak sitting nook, oak panelling and bookshelves, reminiscent of Queen Anne houses a decade earlier. The open well, two-run stairway features two free-standing Ionic columns on panelled bases and a newel post that was formerly crowned by an urn at the first landing. Heavy Georgian molding remains intact surrounding windows and doors, while Victorian cornerposts remain upstairs. For the most part, interior wood trim, doors and floors remain intact

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throughout the house with the exception of all of the mantels that disappeared within this past year.

A three-bay, two-story garage with a second story apartment remains on the site in a ruinous state: the roof collapsed years ago, and the kudzu vines have taken over the structure. The south elevation features a two-bay porch on the second level, while the north elevation--that which is closest to the house--features a two-car garage on the first floor level. The hipped roofed structure has a central chimney which has failed.

The home, one outbuilding, and the grounds have remained virtually vacant and neglected since 1983. The house is deteriorated, due primarily to the lack of maintenance in recent years, as well as to vandalism. Windows have been broken out; walls have been covered in graffiti; and, most tragically, the mantels have been removed. With the exception of the missing mantels (the most significant of which has been located), the interior of the house retains much of its architectural integrity and detailing: the stairway and all balusters are intact (two broken balusters are on the premises); pocket doors remain on their tracks; first floor plaster is solid (second floor plaster has suffered some water damage); floors remain in remarkably good condition, except for cuts made for ductwork in recent years; and the original floor plan has been altered mildly and reversibly to accommodate apartments in later years.

On the exterior the deterioration is more evident: siding and wood detailing are in desperate need of paint and repair, as small dentils and larger portico balusters continue to fall off due to neglect and severe deterioration. Upon inspection of the roof from interior attic spaces, the recently installed (c. 1983) asphalt shingle roof continues to keep the roof dry. However, the expected areas of deterioration are evident; the interior gutters failed years ago, today revealing gaping, rotting eaves: roofing (and flashing) around the chimneys failed years ago; and the valleys around the front dormer have leaked for many years. The basement and crawl space was exceptionally dry, and no evidence of termites or powder post beetles was found. The house remains structurally sound, despite severe neglect and deterioration that have occurred over many years. The property is threatened with condemnation and, therefore, demolition by the city of Anniston.

The acre of grounds and original formal landscaping have succumbed to overgrown shrubbery and kudzu vines. Large pines, magnolias, hollies, ivy and other various bulbs and plantings from original landscaping remain in an overgrown state. Original brick walks, paths and roadways remain, although complete inventory is difficult in their current state. A coursed rubble wall surrounds the entire property, with rock piers and steps at the Fifth Street entrances.

**8. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:

nationally     statewide     locally

Applicable National Register Criteria     A     B     C     D

Criteria Considerations (Exceptions)     A     B     C     D     E     F     G

Areas of Significance (enter categories from instructions)  
Architecture

Period of Significance  
1896

Significant Dates  
1896

Cultural Affiliation  
NA

Significant Person  
NA

Architect/Builder  
Walter T. Downing

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

Significant under Criterion C: Architecture, The Pines is one of the oldest documented Colonial Revival residences in Alabama. The house retains its original character and siting despite its deteriorated condition. It remains a testament to the changing tastes in residential architecture; The Pines reflects the transition from Victorian styles to classicism.

**Historical Summary:**

The Pines was built in 1896 (Morgan, p. 197) by Captain Edmund Leighton Tyler, a railroad magnate and son of one of the co-founders of the city of Anniston, General Daniel Tyler. Captain Tyler and his brother, Alfred, fought alongside their father, General Tyler, at the Battle of Bull Run, and subsequently joined their father and Samuel Noble on the original board of directors of the Woodstock Iron Company in 1872 (Deed book 11, p. 5). Edmund Tyler served as the superintendent and general manager of the Anniston and Atlantic Railroad, a company he formed for the Woodstock Company in 1883. Tyler worked out of Atlanta, and moved to Anniston in 1895 to form the Edmund L. Tyler and Company with his nephew, Alfred Tyler, Jr. (Tyler, p. 3). Edmund Tyler built his home on a 40-acre tract of land that he had purchased on May 10, 1884, from the Woodstock Iron Company (Deed book 30, p. 493), and the home remains today on a one-acre lot in Anniston. Tyler's original property was subdivided, first in 1925, when his widow and family sold 16.59 acres (eastern portion) to the Anniston Country Club (Deed book 328, p. 440). Then after 1929, S. E. Boozer and R. L. Heffington subdivided and developed the lots surrounding the home site (Plat book B, p. 189). Boozer's family owned the property until 1983.

**Historical Context:**

The foursquare, Colonial Revival home--one of the earliest of its style in the state (Gamble, p. 134)--was probably designed by Walter T. Downing of Atlanta (Gamble, p. 134). Downing was Atlanta's premier architect from 1890-1910 and also was one of the first practitioners of the Neoclassical and Colonial Revival styles in Atlanta. And also, Downing drew plans in 1903 for a remodeling of the house that would include a peristyle colonnade across the front of the house (Gamble interview Jan. 23, 1991. These plans were intact until recently misplaced by a former owner [Romines interview, Jan. 18, 1991]). Local published sources name "W. T. Daniel" as having drawn original

See continuation sheet

**9. Major Bibliographical References**

Anniston Calhoun Public Library Vertical Files: Boozer Family, Tyler Family, and Bessie Coleman Robinson Collection.  
Anniston City Directories, 1887-8 through 1925.  
Boozer, Mary Elizabeth, White Rock, SC, compiler. The Boozer Family of South Carolina. Printed by The R. L. Bryan Co., Columbia, SC, 1970.  
Calhoun County Probate Court Records  
Gamble, Robert. The Alabama Catalog: a guide to the Early Architecture of the State. The University of Alabama Press, University, AL, 1987.  
Gamble, Robert interview by telephone, January 23, 1991.  
Gates, Grace Hooten. The Model City of the New South: Anniston, Alabama, 1872 1900. Huntsville, AL: Strode Publishers, 1978, 2nd ed. 1983.  
Love, Dennis. "Restoring One of Anniston's Finest," Anniston Star, Thursday, Jan. 20, 1983. Page B1.

See continuation sheet

Previous documentation on file (NPS): NA

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

Primary location of additional data:

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

Specify repository: \_\_\_\_\_

**10. Geographical Data**

Acreage of property 1 acre

UTM References

A 16 610921010 3723740  
 Zone Easting Northing

C         

B           
 Zone Easting Northing

D         

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Verbal Boundary Description Commencing at the SE corner of 5th Street and Lapsley Avenue, thence E along the S right of way line of 5th Street, a distance of 320' to the SW corner of Goodwin Avenue and 5th Street, thence southerly along the westerly line of Goodwin Avenue a distance of 250', thence westerly a distance of 320' to Lapsley Avenue; thence northerly along the easterly property line of Lapsley Avenue a distance of 250' to the point of beginning

See continuation sheet

Boundary Justification

The house and original one acre around it remain intact and undeveloped.

See continuation sheet

**11. Form Prepared By**

name/title Camille A. Bowman/Restoration Consultant; Melanie Betz/AHC Reviewer

organization Restoration Consultant date January 23, 1991

street & number 2201 Ayers Drive telephone 205-236-5455

city or town Anniston, Alabama 36201 state Alabama zip code 36201

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plans in 1896 (Morgan, p. 197; Anniston Star 1/20/83, p. B1); however, Downing was most likely the original architect for The Pines.

The rebirth of classical architecture occurred across the United States resulting in what was termed "The American Renaissance" following the Chicago World's Fair in 1893. The Atlanta Cotton States and International Exposition followed in 1895, also featuring several neoclassical buildings that were influenced by the "Great White Way" at the Chicago Exposition. Undoubtedly, Captain Tyler employed the top designer available to build his new home in the most current national trend in architecture. Alabama's architectural historian, Robert Gamble, writes in The Alabama Catalog, "But not until four years later, [1896 editor's note] did the Colonial Revival surface with unmistakable clarity in Alabama when The Pines, at Anniston, was completed for the Edward (sic.) Tyler family" (Gamble, p. 134). Despite vandalism and deterioration, the Colonial Revival home retains much of its original architectural detailing and exhibits its unique position as an early example of the neoclassical trend in architecture in Alabama: the juxtaposition of earlier architectural styling (Queen Anne interior detailing) with the almost vernacular and clumsy use of classical elements in its design remains evident today, even in its deteriorated state. Furthermore, the home remains today solidly constructed after years of neglect and weathering, a testament to its original sound construction and use of fine building materials.

The Pines was constructed in 1896, thus the date of significance. Several out-buildings are mentioned as having been located on the original acreage. Tyler's will, probated 17 November 1906, reads, "Homestead comprising house with adjoining stables, outbuildings, etc. and about 40 acres of land...." (Probate Court Record T, p. 468). Today one outbuilding, a later garage with apartment above, remains on the site.

The two families that owned, inhabited, and maintained the home each contributed to the city of Anniston's development. Edmund Tyler, a founder of the city, railroad magnate, president of Hercules Pipe Company and Central Foundry Company, and an original director of the Woodstock Iron Company, Anniston Manufacturing Company, and First National Bank; Simon Edward Boozer was elected Probate Judge in 1940, ran for Governor in 1946, was a large land owner and timber magnate, and also was an early developer of the Goodwin Street neighborhood around the old Tyler Homeplace.

"The Pines" is the last of Anniston's founders' estates that remain at their original site and also retain their integrity in their original setting: Samuel Noble's house and carriage house were dismantled and moved in the 1960s when Anniston High School was constructed in its place; Alfred Tyler, Sr. and subsequently his son, Alfred Tyler, Jr., lived on the hill overlooking the city of Anniston, but their home was demolished in 1959; Crowan Cottage, built for Samuel Noble's mother at 1401 Woodstock Avenue, remains on its original site, but the grounds around it have been developed by Anniston High School and later houses; and the Queen Anne cottage that was built for Mrs. Kate Roberts, Samuel Noble's daughter, remains at its original site, 902 Leighton, but today is surrounded by an island of asphalt parking.

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Morgan, Tee. Annie's Town: a Picture History of Anniston, Alabama  
1880 1940. Higginbotham, Inc., Anniston, AL. 1990.

Tyler, Alfred Lee. Typed autobiographical manuscript. Anniston Public  
Library, Alabama Room. Date unknown.

Williams, Gertrude R. The Origin and Early Development of Anniston.

— History Research Paper. Jacksonville State College, Jacksonville,  
AL. 1959.

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Photographs

1. "The Pines"  
Anniston, Alabama  
Photographer unknown:  
From the Russell Brothers Collection  
Anniston Public Library/Alabama Room  
Date Unknown  
Original negative: Lance Johnson Studios, Anniston.  
East view, West elevation.
  
2. through 9.  
"The Pines"  
Anniston, Alabama, Calhoun County  
Photographer: Camille A. Bowman  
January 3, 1991  
Original Negatives: Alabama Historical Commission  
List of views submitted:
  2. West Elevation
  3. West Elevation
  4. Rear North and East Elevations
  5. Rear East Elevation
  6. Rear North Elevation
  7. South Elevation
  8. South Elevation
  9. Interior Stairway