

United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places
Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*
 Type all entries—complete applicable sections

1. Name

historic Five Points South Historic District

and/or common

2. Location roughly bounded 10th and 15th Aves, 19th and 21st Sts.

street & number See Attached N/A not for publication

city, town Birmingham N/A vicinity of congressional district 6

state Alabama code 01 county Jefferson code 073

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input checked="" type="checkbox"/> religious
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> scientific
	N/A	<input type="checkbox"/> no	<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name See attached list of property owners

street & number

city, town _____ vicinity of _____ state _____

5. Location of Legal Description

courthouse, registry of deeds, etc. Jefferson County Courthouse

street & number 716 21st Street North

city, town Birmingham state Alabama

6. Representation in Existing Surveys

Southside-Highlands Architectural & Historical
 title Resources Survey, 1981 has this property been determined eligible? ☐ yes ☒ no

Jefferson County Sites Survey, 1976 and 1972
 date 1972, 1976, 1980, 1981 ☐ federal ☒ state ☒ county ☒ local

depository for survey records Birmingham Historical Society

city, town Birmingham state Alabama

7. Description

Condition

☐ excellent
☒ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved date _____

Describe the present and original (if known) physical appearance

The Five Points South Historic District is that segment of the city's Southside-Highlands neighborhood which contains an exceptional 1920s commercial center, the best concentration of turn-of-the-century houses in the city, and many churches, temples, and apartment houses of notable design quality. Located just a dozen blocks south from the heart of the central business district, on a rising foothill of Red Mountain, the district's density reflects its development history as an early suburban neighborhood that became a commercial center in the 1920s.

The hub of the district is the Five Points intersection, defined by five buildings carefully sited to create a unique urban space: the curved-facade, two-story storefront of glazed brick (Studio Arts Building, Inv. #16), two large limestone-faced, two-story storefronts (Munger Building, Inv. #30; Ware Building, Inv. #13), the Highlands United Methodist Church (Inv. #14) and the Spanish Stores (Inv. #34), both designed in the Spanish Revival style. These styles are echoed in buildings just a block or two off the Circle: the Art Deco style Piggly Wiggly (Inv. #3), skyscraper Medical Arts Building (Inv. #12), and Fred Jones Building (Inv. #27); and the Italian Revival style Highlands United Methodist Education Building (Inv. #15) and Shepherd-Sloss Building (Inv. #65).

Lining the 1000 block of 20th Street South and the 1900 block of 11th Avenue South adjacent to the Circle are several one and two-story commercial storefronts, primarily brick (Inv. #s 5, 6, 7, 8, 17, 18), built between 1898 and 1922; a Tudor Revival-influenced building (c. 1925, Inv. #20); and the Carrara glass-faced Five Points Theatre (c. 1922; Inv. #19).

Besides Highlands United Methodist Church, four other churches and one temple are in the district. Anchoring its northwest corner is the Roman Revival style Southside Baptist Church (Inv. #22).

Inside the district are the South Highland Presbyterian Church, one of the city's oldest churches (1892, Inv. #69), and Temple Emanu-El (Inv. #73) across the street from each other on Highland Avenue. One block to the northwest is the First Church of Christ, Scientist (Inv. #37) and two blocks to the west, the neighborhood's oldest church, the English Gothic Revival style St. Mary's-on-the-Highlands Episcopal Church (1892, Inv. #42).

Just a block off the Five Points intersection are the district's three skyscraper apartments. The oldest, Terrace Court (1907, Inv. #40) is a rare early example of the form. The Dilion (1920, Inv. #38) and LaSalle (1926, Inv. #39) rise several stories behind the Highlands Methodist Church, adding a strong vertical presence to the heart of the district.

The district's residential core (the pocket formed in its southwestern corner between 12th and 15th Avenues South) provides a counterpoint to the urban density of storefronts, skyscraper apartments, and monumental religious structures with its domestic-scale architecture, grassy yards and tree-lined streets. It contains three houses dating from the Town of Highland period (1887-93): the Boodie House (c. 1887, Inv. #44), McCants House (1888, Inv. #50, and the Nabers House (1890, Inv. #65) in addition to ten other houses dating before 1902 in a range of turn-of-the-century styles. It also includes two apartments of notable design quality dating from the 1910, the Levert (Inv. #60) and Dian (Inv. #63), and three from the 1920s.

The once solidly residential Highland Avenue now contains, in addition to the Hassinger House (1898, Inv. 76), a Jewish temple and a church, two apartment houses, and a handsome Renaissance Revival style office building erected in the 1920s (Southern Life & Health Insurance Company Building, 1927, Inv. #71).

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Five Points South Historic District: Location

Includes: 1000-1124 and 1300-1318 20th Street South (east and west sides)

1006-1126 (west side only) 1219-1325 (east side only), 1400 19th
Street South

1901-2031 11th Avenue South (north and south sides)

1910 12th Avenue South

1912, 1914, and 2023 13th Avenue South

1900-1923 14th Avenue South (north and south sides)

2000-2124 Highland Avenue (north and south sides)

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The most common building material is brick. In the buildings on and near Five Points Circle, limestone, stucco, terra cotta, colored glazed brick, and red-tile roofs are also characteristic. Clapboard, shingles, and brick are common for houses. Sandstone, limestone marble, and granite (along with brick) are used in the landmark churches and temple. Carrara glass is used most effectively on the Five Points Theatre Building (c. 1922 Inv. #19).

There are 76 buildings in the Five Points South Historic District; 54 (71%) are contributing, 2 (3%) are conditionally contributing, 3 (4%) are supportive non-contributing, and 17 (22%) are non-contributing. The contributing buildings were built between 1887 and 1931: 21 (39%) between 1887 and 1905, 12 (22%) between 1907 and 1914; and 21 (39%) between 1919 and 1931. The styles represented exemplify popular domestic and commercial tastes of the period: Art Deco, Spanish and Italian Revival, Beaux Arts, Roman Revival, Georgian Revival, Renaissance Revival, English Gothic Revival, Queen Anne, Victorian Cottage, Victorian Colonial Revival, and Craftsman. They are good examples of the work of leading architects in the city between 1890 and 1931.

Of the 76 buildings, 49 (64%) are used commercially or as professional and community service office space; 18 (24%) are residential (single and multi-family); 6 (8%) are religious buildings and 3 (4%) are vacant. There are 4 parking lots and 2 vacant lots in the district. 65 (85%) of the buildings are in good condition; 10 (14%) are in fair condition; and 1 (1%) is in poor condition. Two of the supportive non-contributing buildings (Five Points Bowling Center, c. 1939, Inv. #28, Emily Shop, 1956, Inv. #9) were designed by the same firm (Miller & Martin) that designed most of the buildings on the Five Points Circle in the 1920s and are designed in styles and materials compatible with contributing buildings nearby. The other supportive non-contributing building, the Toddle House (c. 1939, Inv. #77) is a good example for the period of roadside vernacular architecture. The Southern Life & Health Insurance Company Building (c. 1973, Inv. #70) is a noteworthy addition that relates well to the buildings on either side through its siting and use of materials. The two buildings which are conditionally contributing (Inv. #s 5 & 62) could become contributing structures if their c. 1970s refacing with aluminum panels and brick, respectively, were removed to reveal original materials.

The boundaries of the Five Points South Historic District were drawn to include the neighborhood's noteworthy commercial center, its landmark churches and apartment houses, and the adjacent concentration of its oldest residential development.

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CONTRIBUTING PROPERTIES

1. Commercial building (Five Points Hardware, The Arrangement), 1000-1004 20th Street South, c. 1923; Commercial storefront style; 1 story, brick. Brick laid in decorative pattern.
3. Piggly Wiggly Food Store, 1016 20th Street South, 1931; Art Deco style; 1 story; brick faced with limestone. Very good local example of Art Deco detail incised at cornice line. Piggly Wiggly was the first self-service grocery to locate in Five Points (c. 1921); it moved into this building in 1934.
6. Commercial building (Hairport), 1026 1/2 20th Street South, possibly 1898; refaced c. 1910-1925; Commercial storefront style; 1 story; brick refacing of original frame structure. This is possibly the oldest commercial building in the district, refaced in the 1910s or 1920s.
7. Tomlin Grocery Building (Slipper Shop, Kinko's), 1028-1030 20th Street South, c. 1910; Commercial storefront style; 1 story; brick; limestone inlays and roofline capping. This building (which replaced an earlier frame structure) housed the two early neighborhood groceries: W. B. Tomlin (1900-1907) and Shropshire & Daniel (1908-1921).
8. Highland Pharmacy Building (P & S Apothecary), 1032 20th Street South, c. 1910; Commercial storefront style; 1 story; brick with limestone inlays and capping along roofline. Geometric inlays and modified crenellation. The Highland Pharmacy (the neighborhood's first drugstore) occupied this building (which replaced an earlier frame structure) from 1905 to 1927.
12. Medical Arts Building, 1017-1027 20th Street South, 1931, Charles H. McCauley; Art Deco style; 8 stories; brick with terra cotta, limestone and aluminum. This is the only Art Deco skyscraper in the neighborhood. Note the typical Art Deco use of the chevron pattern in the terra cotta trim and aluminum beneath windows. This was first medical arts tower in the city, designed specifically for surgeons and physicians offices.
13. Ware Building (Barasch's, Ted's Barbecue, et. al.), 1031-1035 20th Street and 2004-2008 Magnolia Avenue, 1930, Miller & Martin; Art Deco style; 1 story; brick faced with limestone. Good example of an Art Deco storefront with stylized sunburst motifs incised at roofline.
14. Highlands United Methodist Church, 1045 20th Street South, 1909, Bell Tower added 1921, P. Thornton Marye; Spanish Renaissance Revival style; 2 stories ; brick and terra cotta with red-tile roof. An outstanding example of Spanish Revival architecture in the city. Designed by the Atlanta architect who designed Birmingham's Terminal Station and Atlanta's Fox Theatre.

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15. Highland United Methodist Church Education Building, 21st Street South and Magnolia Avenue, 1924, Bem Price; Italian Renaissance Revival style; 2 stories; brick with red-tile roof.
16. Studio Arts Building (Joe, Skelton Optical, et. al.), 1034-1036 20th Street South and 1926-1932 11th Avenue South, 1910; Commercial storefront style; 2 stories; glaze-coated pressed brick. This is the oldest commercial building on the Circle proper. The response of its curved facade to its site on the Circle is notable, and the use of colored glaze-coated brick is rare and early for Birmingham. From the 1920s and 1950s artists, musicians, and dance instructors had studios on the second floor.
17. Five Points Grocery Building (Scott's Apothecary), 1924 11th Avenue South, c. 1913; Commercial storefront style; 2 stories; brick first story refaced with Carrara glass. Brick corbelling at cornice line; one of the oldest commercial buildings in the neighborhood.
18. Shropshire & Daniel Building (Toner's Tournament Club), 1920-1922 11th Avenue South, c. 1922; Commercial storefront style; one story, brick with limestone cornice and roofline cap, lower half of 1922 refaced with artificial stone. 1920 housed Five Points' popular specialty grocery, Shorpshire & Daniel, between 1922 and 1939.
19. Five Points Theatre Building (U.S. Post Office), 1914 11th Avenue South, c. 1922; remodeled 1936, Miller & Martin (1936 remodeling); Art Deco style; 2 stories; brick refaced with Carrara glass. This was the neighborhood's only movie theater. One of the best examples of a Carrara glass facade in the city.
20. Commercial building (Boothby Realty Building), 1908-1912 11th Avenue South, c. 1925; Tudor Revival-influenced style; 2 stories; brick with masonry inset, cast stone finials at roofline, and tile roof.
21. Robertson House, 1006 19th Street South, c. 1900; Queen Anne style with strong classical influence; 2 stories; shingle and clapboard. One of the city's few remaining examples of Queen Anne Style architecture. Built by William Vans Murray Robertson, founder and president of the Alabama Home Building and Loan Association.
22. Southside Baptist Church, 1016 19th Street South, 1911 (Sanctuary); 1920s (Education building); 1961 (3-story addition), William Leslie Welton (sanctuary), Lawrence S. Whitten (1961 addition); Roman Revival style; 2 stories; brick, Georgia marble, and terra cotta. One of the best examples of Roman Revival architecture in the city, based on a free interpretation of the Roman Ionic temple somewhat resembling Jefferson's Virginia State Capitol in Richmond. This was the fifth structure built to house the Southside Baptist congregation.

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23. Whitfield Flats (Fitzgerald Apartment), 1110 19th Street South, 1905; Beaux Arts style; 3 stories; brick with limestone window caps; pressed metal cornice. This is the oldest apartment building in the Five Points neighborhood and one of the oldest in the city.
25. Maraware Apartments, 1126 19th Street South, c. 1925; Craftsman style, 2 stories; brick with limestone capped balcony ledge.
27. Fred Jones Building (Golden Temple Emporium), 1901 11th Avenue South, 1928, Miller & Martin; Art Deco style; 2 stories; brick faced with limestone. The first Art Deco style building erected in the Five Points district. The R. S. Munger family had it built for Fred S. Jones, who operated an ice cream shop and delicatessen there for over 40 years. An excellent local example of popular Art Deco motifs, particularly the sunflower.
30. Munger Building (Martin Flowers, Apple Book Store, et. al.), 1915-1933, 11th Avenue South, c. 1929, Miller & Martin; Art Deco style; 2 stories on the Circle with a 1-story, 6-bay western wing; brick faced with limestone. The second Art Deco style building erected by the Munger family and the second in the neighborhood designed by Miller & Martin. The building's 2-story height at the Circle, with a prominent arched opening in the central bay, and the way it expresses the curve of the intersection, reinforce the importance of the Circle and its quality as an urban space. Good examples of popular Art Deco motifs, including sunflowers, chevrons, and plant forms.
34. Spanish Stores (Pigford & Carraway, Sideshow Gallery, et. al.), 1101-1105 20th Street South and 2001-2011 11th Avenue South, 1926; 1930 addition (2011 11th Avenue South), Miller & Martin; Spanish Revival style; 1 story; stucco with stone insets and quoining and red-tile roof; 2-story tower with brick inset. These were the first stores erected in Five Points by the R. S. Munger family, who spearheaded the Circle's commercial redevelopment in the 1920s. They were the first stores built with a 30-foot setback for parking. The best example of Spanish Revival commercial architecture in the city, they echo the style of the church across the street and with it contribute strongly to the Circle's sense of a European piazza.
36. Arnold House, 2025 11th Avenue South, c. 1903, later refaced; Victorian Colonial Revival style; 2 stories; aluminum siding with brownstone porch.

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37. First Church of Christ, Scientist (Giattina, Kirkwood & Partners), 2031 11th Avenue South, 1911, Joseph C. Turner; Jeffersonian Roman Revival style; 1 story; stucco with wood and stone trim. This was the First Christian Science Church in Alabama (organized in 1899). This 1911 interpretation of the Jeffersonian Roman Revival Style, distinguished by Ionic columns and classical moldings, is rare for Birmingham.
38. Dulion Apartments, 2030 11th Avenue South, 1920, Brooke B. Burnham; Classical influenced-style; 8 stories; brick, 1st 2 stories faced with limestone; limestone cornice and sills; terra cotta molding.
39. LaSalle Apartments (University Tower), 2020 11th Avenue South, 1926; Gallup & Joy, Chicago; French Renaissance Revival style; 9 stories; brick with masonry facing on 1st 2 stories, limestone sills and window trim. Terra cotta medallions enrich street-level masonry facing. Designed by Scott Joy after he left Birmingham,
40. Terrace Court, 1124 20th Street South, 1907, William C. Weston; Beaux Arts style; 6 stories; brick with terra cotta molding above entrance and 1st and 5th stories; classical cornice. Outstanding early example of a skyscraper apartment in the Southeast. Developed by Richard Massey, founder of Massey Business Colleges, and designed by early 20th-century Birmingham's foremost architect, William Weston.
42. St. Mary's-on-the-Highlands Episcopal Church, 1910 12th Avenue South, 1892 (sanctuary); 1927 (Parish House), John Sutcliffe (sanctuary); English Gothic style; 2 stories, Kansas sandstone. The oldest church in the district, it was built at the same time as the downtown Episcopal Church of the Advent (completed 1893). One of the best examples of English revival ecclesiastical architecture in the city, its architect was a native of Great Britain.
43. Crews House, 1219 19th Street South, c. 1902; Victorian vernacular style; 2 stories; brick (possibly a later refacing of a frame structure).
44. Boddie House 1231 19th Street South, 1887; Victorian Colonial Revival style; 2 stories; clapboard. This was the home of John Boddie, one of Five Points's most important early landholders and developers. This is one of the nine houses in the neighborhood dating from the Town of Highland era (1887-93).
45. House, 1912 13th Avenue South, c. 1922; Craftsman style; 1 story; frame.
47. Highland Apartments, 1301 19th Street South, c. 1927; Craftsman style and classical influences; 3 stories; brick; tile roof; limestone sills. Brickwork laid in pattern with contrasting colors to achieve decorative effect.
48. Bingham House, 1309 19th Street South, c. 1900; Victorian Colonial Revival style; 2 stories; clapboard.

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49. Carriage House; 1310 Cobb Lane, c. 1900; Utilitarian with hipped roof; 1 story; brick. This initially served as a barn and later as a garage for the Bingham house at 1309 19th Street South.
50. McCants House, 1321 19th Street South, 1888; Second Empire-influenced style; 2 stories; clapboard. This is one of the nine surviving houses from the Town of Highland era (1887-93). It is a rare Birmingham example of lingering Second Empire and Italian Villa style influences.
51. Robinson Apartments, 1325 19th Street South, c. 1920; Craftsman style; 2 stories; brick with wood trim. A good example of the Craftsman style used in apartment design.
52. Robinson House, 1900 14th Avenue South, c. 1896 later refaced; Beaux Arts-influenced style; 2 stories; probably clapboard refaced with asbestos siding. A good example of a turn-of-the-century house in stylistic transition, combining Beaux Arts influence (broad proportions, clustered columns, and bold classical details) with earlier Victorian forms (two-story tower bay and high, active roofline).
53. Simpson House, 1908 14th Avenue South, c. 1896; Victorian Cottage style; 1 1/2 stories; clapboard and half-timber. Perhaps the best example in Five Points of a large Victorian Cottage. Early (based on existing evidence) local use of half-timber in gable.
54. Andrews House, 1912 14th Avenue South, c. 1900; later refaced; Victorian Colonial Revival style; 2 stories; clapboard refaced with brick-look asbestos siding. A good example of turn-of-the-century transitional architecture exhibiting both Victorian and classical influences.
55. Andrews-Ungerma House, 1916 14th Avenue South, c. 1900; Victorian Colonial Revival style; 2 stories; clapboard. A good example of turn-of-the-century transitional architecture exhibiting both Victorian and Classical influences.
56. Estes House, 1400 19th Street South, c. 1897; Victorian Colonial Revival style; 1 1/2 stories; clapboard. Good example of a c. 1900 form (with recently reconstructed porch) that combines elements of Queen Anne (corner turret and dormers) and the Colonial Revival (Palladian window, classical window molding, and symmetrical proportions).

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58. Rogers-Taylor House, 1905 14th Avenue South, c. 1900; Georgian Revival style; 2 stories; brick. The only example of Georgian Revival style architecture in the district and one of the best--and earliest--examples in the neighborhood. It distinctive features include the monumental portico and the fine brickwork and quoining.
59. Lathrop House, 1923 14th Avenue South, 1901, William C. Weston; Classical Revival style; 2 stories; clapboard and stucco. One of the neighborhood's--and the city's--notable houses, this is a rare local example of a turn-of-the-century classical revival style house that does not use a monumental portico as its central element; it classicism is expressed instead in its symmetry, Palladian windows, broken-pediment gable, Ionic columns, and classical entablatures. Reputedly, the first commission of early 20th -century Birmingham's foremost architect, William C. Weston, it was built for Frank H. Lathrop, prominent in the lumber business, and Sallie Comer Lathrop, daughter of Alabama governor Braxton B. Comer, who lived just around the corner.
60. Levert Apartments (Cobb Lane Shops), 1318 20th Street, c. 1909, Wheelock, Joy & Wheelock; Prairie and Craftsman-influenced style; 2 stories; brick. A distinctive early apartment house possibly designed by S. Scott Joy and built by the Levert family from New Orleans. The first-story cornice is a unique local example of Sullivan-esque ornament. Wall tiles add a subtle and elegant expression of Prairie-Craftsman design motifs.
61. Haskins Williams House (Signature House), 1312 20th Street South, c. 1901, Joseph C. Turner; Victorian Colonial Revival style; 2 stories; frame, clapboard siding. Home of prominent local industrialist, Haskins Williams who was a partner in the Birmingham Rail & Locomotive Company. The house is an exceptionally well-preserved example of Victorian Colonial Revival architecture.
63. Dian Apartments, 1300 20th Street South, 1914, Harry Wheelock; Tudor Revival style; 3 stories; brick with limestone insets. Tudor arches, arrow slits, and trefoil motif in window bays enrich the design. Siting around a grassy courtyard with corner archway is also noteworthy.
64. Newton Manor Apartments, 1301 20th Street South, 1928, Jacob E. Salie; Classical-influenced style; 3 stories; brick with limestone insets, sills and along roofline.
65. Francis Nabers House (Five Points Alcoholics Anonymous Club), 2023 13th Avenue South, c. 1890; Victorian Colonial Revival; 2 stories; brick. One of the nine surviving houses from the Town of Highland era (1887-93). Home of a member of one of the earliest and most prominent families in Jefferson County. Dr. Francis Drayton Nabers, while practicing medicine on the side, established an important early Birmingham wholesale drug company, Nabers, Norrow and Sinnige.

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66. Shepherd-Sloss Building (Louie, Louie; Dugan; et. al.), SE corner 20th Street and 12th Avenue South, 1928, Charles H. McCauley; Venetian Renaissance Revival Style; 1 story; terra cotta. Except for the Florentine Building downtown, this is the most outstanding example of ornate Italian Revival architecture in the city. Its basic cream color and use of red tile relate it to the Spanish stores (Inv. #34), just a block away; this is reinforced by its siting, which gives it a visual presence on the circle. One of the developers, A. Page Sloss, got the idea to build the stores after a trip to California where he had seen some of the first shopping centers that provided parking.
69. South Highland Presbyterian Church, 2035 Highland Avenue, 1892 (Sanctuary); 1929 and 1953-54 (Education building), D. A. Helmick (Sanctuary); William Leslie Welton (1929 Education building); Van Keuren & Davis (1953-54 Education building); English Gothic Revival style; 2 stories; split-faced limestone. One of the two churches dating from the Town of Highland period and the oldest church on Highland Avenue. An important local example of English Gothic Revival architecture designed by one of 19th century Birmingham's leading architects.
71. Southern Life and Health Insurance Company Building, 2121 Highland Avenue, 1927, Warren, Knight, and Davis; Renaissance Revival style; 4 stories; limestone and brick. Southern Life & Health, Alabama's oldest life insurance company, was the first large non-retail firm to move out of the central business district and the first to locate on Highland Avenue. The notable Renaissance Revival design was the work of William T. Warren, who had worked in the New York office of McKim, Mead, and White before coming to Birmingham.
72. The Kenilworth Arms (Berkeley Apartments), 2124 Highland Avenue, 1927, William Leslie Welton; Classical-influences style; 6 stories; brick, limestone.
73. Temple Emanu-El, 2100 Highland Avenue, 1914; 1956 (Morris Newfield Memorial Building), William C. Weston; William N. Chambers (Newfield Building); Beaux Arts style; 3 stories; brick and granite; 2 stories; brick (Newfield Building). Built to serve the rapidly growing community of Reform Jews who had begun to migrate from the city's Northside in the early 1900s, the temple documents the migration of Jews to the Southside. Designed by early 20th-century Birmingham's foremost architect, William C. Weston, it is one of the city's foremost examples of classical architecture, as well as being noteworthy for its structural design and its large bronze dome.
75. The Richmond, 2030 Highland Avenue, c. 1914; Craftsman style; 3 stories; brick. One of the best examples of Craftsman style apartments in the city.
76. William H. Hassinger House (Daniel Opticians), 2028 Highland Avenue, 1898, T. U. Walter, III; Victorian Colonial Revival style; 2 stories; brick and stucco, brownstone porch. One of the best examples in the neighborhood of the c. 1900 transitional house style. Its turrets, gables, verandah, and asymmetrical profile are Queen Anne-derived; the Ionic columns and flat wall surface are classically inspired. This was the home of a prominent industrialist, William H. Hassinger.

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CONDITIONAL CONTRIBUTING PROPERTIES

5. Commercial building, 1024 20th Street South, c. 1910; Commercial storefront style; 1 story; brick refaced with corrugated aluminum panels and Carrara glass.
62. Hasking Williams Garages (Cobb Lane Shops), 1309-1311 Cobb Lane, 1919; Utilitarian style; 1 story; fieldstone refaced (front facade only) 1970s. If recent brick facing were removed to reveal original fieldstone, would be an important early example of neighborhood garages, most of which were rented out.

SUPPORTIVE NON-CONTRIBUTING PROPERTIES

9. Emily Shop, 1001 20th Street South, 1956, Miller, Martin & Lewis; Modern style; 1-story; brick, steel, granite, and tile. The Emily Shop has been in Five Points since 1941. Designed by the same firm that designed most of the Five Points Circle commercial buildings in the 1920s, it is compatible in style and materials with contributing buildings nearby.
28. Five Points Bowling Center (Alabama Bridge Association, Easy Wash & Clean, et. al.), 1905-09 11th Avenue South, c. 1939, Miller & Martin; Art Moderne storefront style; 1 story; brick faced with terra cotta, and Carrara glass. Designed by the same firm that designed most of the Five Points Circle commercial buildings in the 1920s, it is compatible in age, style, and materials with contributing buildings nearby.
80. Toddle (Steak & Egg Kitchen), 2012 Highland Avenue, c. 1939; Commercial Colonial Revival style; 1 story; brick. A good example of an early roadside franchise restaurant and is compatible in age, scale, and materials with buildings nearby.

NON-CONTRIBUTING PROPERTIES

2. Commercial building (F. W. Woolworth Com.), 1006 20th Street South, c. 1928; 1961 expanded and refaced; Commercial storefront style; 1 story; brick.
4. Commercial building (Second Time Around), 1020 20th Street South, c. 1927; later refaced; Commercial storefront style; 1 story; brick refaced with porcelain-enameled panels and tile.

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10. Parking Lot, 1001 Block of 20th Street South.
11. Commercial building (Rube Burrows), 1015 20th Street, c. 1932; refaced c. 1980; Commercial storefront style; 1 story; massonry sided with wood panels and shingles.
24. Office Building, 1112 19th Street South, c. 1968; Modern style; 1 story; brick.
26. Vacant lot, 1100 block 19th Street South.
29. Parking lot, 1900 block of 11th Avenue South.
31. Office building (Planned Parenthood), 1112 20th Street South, c. 1964; Modern style; 1 story; brick and steel.
32. Office building (Monroe Company Building), 1116 20th Street, c. 1964; Modern style; 1 story; brick and steel.
33. Bun 'n Bun Restaurant (Mama's Kitchen), 1107 20th Street, 1956, John M. Fuller; Modern style; 1 story; brick with wood siding.
35. Parking lot, 2000 block of 11th Avenue South.
41. Vacant lot, 1900 block 12th Avenue South.
46. Medical Office Building, 1914 13th Avenue South, c. 1966; Modern style; 1 story; brick.
57. Medical office building, 1901 14th Avenue South, c. 1973; Modern style; 1 story; brick and stone.
- 65-A. Parking lot, 1300 block of 20th Street South.
67. Southern Institute, 2015 Highland Avenue, c. 1957; Modern style; 2 stories brick and composition panels.
68. Southern Institute School of Interior Design, 2019 Highland Avenue, c. 1955; Modern style; 1 story; brick and composition panels.
70. Southern Life and Health Insurance Company Building, 2101 Highland Avenue, c. 1973, Davis, Speake & Associates; Modern style; 7 stories; faced with crushed stone panels.
74. Highland Manor Apartments, 2040 Highland Avenue, c. 1957; Modern style; 14 stories; masonry, steel and tile.

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78. Service Station, rear of 2012 Highland Avenue (probably moved from 2000 Highland Avenue), c. 1936-37; Roadside vernacular style; 1 story; coated metal panels.
79. Shop-A-Snak, N.E. corner 20th Street and Highland Avenue, c. 1980; Modern style; 1 story; brick.
80. Twelve Hundred Building, 1200 20th Street South, c. 1965; Modern style; 1 story; brick refaced with metal clad panels.
81. Twelve Ten Building, 1210 20th Street South, c. 1965; Modern style; 1 story, brick.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1887-1931

Builder/Architect

Statement of Significance (in one paragraph)

ARCHITECTURE:

The Five Points South Historic District is significant because of the exceptional quality and range of its architecture: it contains the largest and best concentration of 1920s Art Deco style buildings in the state, some excellent local examples of other 1920s commercial styles, six notable religious buildings, a collection of distinguished early apartment buildings, and some of the best of the city's oldest domestic architecture. The styles exemplify popular domestic and commercial tastes for the period: Art Deco, Spanish and Italian Revival, Beaux Arts, Roman Revival, Georgian Revival, Renaissance Revival, English Gothic Revival, Queen Anne Victorian cottage, Victorian Colonial Revival and Craftsman. They are good examples of the work of leading architects in the city between 1890 and 1931.

The heart of the district is Five Points Circle, a unique Birmingham urban space that has the sense of a European plaza and a sophisticated visual unity derived from siting and formal relationships as well as similar styles (Art Deco and Spanish Revival) and materials.

* * * * *

In the immediate vicinity of the Circle are four large Art Deco storefronts (three of them, Inv. #s 13, 27, and 30, designed by the firm Miller & Martin) and an Art Deco skyscraper (1930, Charles H. McCauley, Inv. #12). Other noteworthy commercial buildings nearby include the Spanish Revival style stores on the Circle (1926, Miller & Martin, Inv. #34), the ornate Italian Renaissance style Shepherd-Sloss Building (1928, Charles H. McCauley, Inv. #66), and the Renaissance Revival style Southern Life & Health Insurance Co. Building (1927, Warren, Knight & Davis, Inv. #71). Within the district are an impressive number of landmark churches important for their design quality and as good examples of several architectural styles. St. Mary's-on-the-Highland Episcopal Church (1892, John Sutcliffe, Inv. #42) and South Highland Presbyterian Church (1892, D. A. Helmich, Inv. #69) are distinctive expressions of the English Gothic Revival style. Others are the Spanish Renaissance Revival style Highlands United Methodist Church (1909, P. Thornton Marye, Inv. #14), the Roman Revival style Southside Baptist Church (1911, William Leslie Welton, Inv. #22), the Jeffersonian Roman Revival style First Church of Christ, Scientist (1911, Joseph C. Turner, Inv. #37), and the Beaux Arts style Temple Emanu-El (1914, William C. Weston, Inv. #73). Apartments in the Five Points district not only document the evolution of the form between 1905 and 1926, including the entire range of types (fourplex through multistory) found in the city, but also include the city's--and perhaps the Southeast's--first skyscraper apartment, Terrace Court (1907, William C. Weston, Inv. #40). Finally, the district contains an important collection of the city's early domestic architecture, including three of its oldest houses (rare survivors of the Town of Highland, which existed before this area became part of the city of Birmingham: the Boddie House, c. 1887, Inv. #44, the McCants House, 1888, Inv. #50, and the Nabers House, c. 1890, Inv. #65), and the city's most complete record of domestic architecture dating from the turn of the century (c. 1895-1902), including such rare remnants of local highstyle design of the period as the Hassinger House (1898, T. U. Walter, III, Inv. #76), one of the city's most fully developed

9. Major Bibliographical References

Birmingham Historical Society, Southside-Highlands Report: Architectural & Historical Resources, 1981.

Burkhardt, Ann M. "Town Within a City: The Five Points South Neighborhood 1880-1930," JOURNAL of the Birmingham Historical Society, November 1982.

10. Geographical Data

Acreage of nominated property Approx. 33 acres

Quadrangle name Birmingham North & South

Quadrangle scale 1:24000

UMT References

A

1	6
Zone	Easting

5	1	9	0	0	0
Northing					

3	7	0	6	7	4	0
Northing						

B

1	6
Zone	Easting

5	1	9	2	6	0
Northing					

3	7	0	6	5	8	0
Northing						

C

1	6
Zone	Easting

5	1	9	3	0	0
Northing					

3	7	0	6	3	8	0
Northing						

D

1	6
Zone	Easting

5	1	9	1	0	0
Northing					

3	7	0	6	0	4	0
Northing						

E

1	6
Zone	Easting

5	1	8	9	2	0
Northing					

3	7	0	6	0	8	0
Northing						

F

1	6
Zone	Easting

5	1	8	6	6	0
Northing					

3	7	0	6	6	0	0
Northing						

G

1	6
Zone	Easting

5	1	8	9	0	0
Northing					

3	7	0	6	8	0	0
Northing						

H

Verbal boundary description and justification

The Five Points South Historic District includes the area within the red (or heavy black) boundary line on the attached Jefferson County property and tax map.

List all states and counties for properties overlapping state or county boundaries

state N/A code N/A county N/A code N/A

state N/A code N/A county N/A code N/A

11. Form Prepared By

Alice M. Bowsher, Architectural Historian (Birmingham Historical Society)
name/title Ann M. Burkhardt, Research Consultant & Ellen Mertins, National Register Coordinator

organization Alabama Historical Commission

date September 8, 1982

street & number 725 Monroe Street

telephone (205) 832-6621

city or town Montgomery

state Alabama

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☐ state ☒ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

title State Historic Preservation Officer

date 1-19-83

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I hereby certify that this property is included in the National Register

for/ Linda McClelland
Keeper of the National Register

date 3/16/82

Attest: Patrick Andrews

date 3/16/83

for/ Chief of Registration

HISTORIC DEVELOPMENT

Page 3

along 20th Street since the 1890s, like the building at 1026½ (possibly 1898, Inv. #6). Others were added in the early 1900s to provide basic goods and services. The most important additions in the 1910s were the Studio Arts Building (1910, Inv. #16) and the Five Points Grocery Building (c. 1913, Inv. #17).

In the mid-1920s the R.S. Munger family launched the commercial development of the Circle that established the "look" that makes it such a special place today. The Mungers' architects, Miller & Martin, were among the city's leading architects in the 1920s. They chose two popular styles for the development, Spanish Revival and Art Deco (Inv. #s 16, 27, 30, 34). With the addition of Charles H. McCauley's Medical Arts Building (the first such facility in the city, 1931, Inv. #12) and his Shepherd-Sloss Building (1928, Inv. #66), Five Points emerged as an exceptional shopping district, characterized by remarkably well-related, pedestrian-scaled buildings that blended a comfortable urban sophistication with a touch of romanticism characteristic of the 1920s. The Mungers had carefully surveyed tenant composition to ensure an appealing variety of non-competitive tenants many of whom specialized in high-quality goods and services. Entertainment was offered at the popular nightclub, the Pickwick (now demolished) and the Five Points Theatre (c. 1922, Inv. #19). All of this, in addition to its five churches and two Jewish temples, established Five Points as the most important social and commercial center for the city's Southside neighborhoods and southern suburbs.

In the 1930s and 40s the large old houses began to be converted to apartments and doctor's offices. By the 1950s many of the grandest houses along Highland Avenue and 20th Street were being demolished to make way for new office buildings. In the 1960s, extensive redevelopment for commercial use continued to change the scale and density near the major traffic arteries, 20th Street and Highland and 11th Avenues. Helping to check the sense of upheaval were the churches and temples that continued to draw loyal constituencies both from Five Points and many other parts of metropolitan Birmingham. The shops at Five Points Circle also attracted over-the-mountain suburbanites long after they moved out of the neighborhood. And the Cobb Lane shopping complex, which began as a small needlework shop operated by Virginia Cobb in the 1940s, brought renewed vitality to the neighborhood and an appropriate new use to an apartment, . . . house, and garage (Inv. #s 60, 61, 62) just south of the Five Points Circle and Highland Avenue.

Demolition for commercial redevelopment continued in the 1970s, but it was accompanied by a renewed interest in older in-town neighborhoods. The Five Points Neighborhood Association has provided active leadership in efforts to protect and enhance special neighborhood qualities. City public improvements now under way at Five Points Circle and city-required building facade renovation in the vicinity of

HISTORIC DEVELOPMENT

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the Circle are further reinforcing neighborhood renewal. Today the future of Five Points appears promising if its existing resources continue to be used and renovated and if new development is undertaken with sensitivity to its distinctive architectural and historical heritage.

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COMMERCE

Five Points Circle, the focal point of the Five Points South Historic District, is an excellent example of a 1920s suburban shopping center and was the most fully-realized such complex in Birmingham and probably in the state. The 1920s development (#s 1, 3, 13, 18, 19, 20, 27, 30, 34, 65) along with the earlier stores and shops (#s 5, 6, 7, 8, 16, 17) document the evolution of commercial development outside the central business district. They also provide one of the city's most complete records of that process between 1890 and 1930, a period in which small commercial groupings built to serve adjacent streetcar suburbs developed into larger shopping centers designed to attract clientele from the outlying automobile-oriented suburbs that grew up in the 1920s.

In the 1920s, redevelopment of the Circle (which had emerged in the 1890s as a commercial center to serve the streetcar town of Highland) was spearheaded by the R. S. Munger family. The Munger development (#27, 30, 34) is significant for its comprehensive planning and quality. In addition to employing one of the city's leading architectural firms to design the buildings, the Mungers were most likely the first in suburban Birmingham to carefully analyze both tenant and customer composition to provide a high quality but noncompetitive group of stores offering goods and services specifically tailored to the needs of the surrounding middle and upper-middle class neighborhood and the new, affluent automobile suburbs to the south. When complete the development offered the widest range of goods and services available outside of the downtown business district. The Mungers also pioneered parking setbacks and were among the first outside the central business district to feature extensive electrical streetlighting.

* * * * *

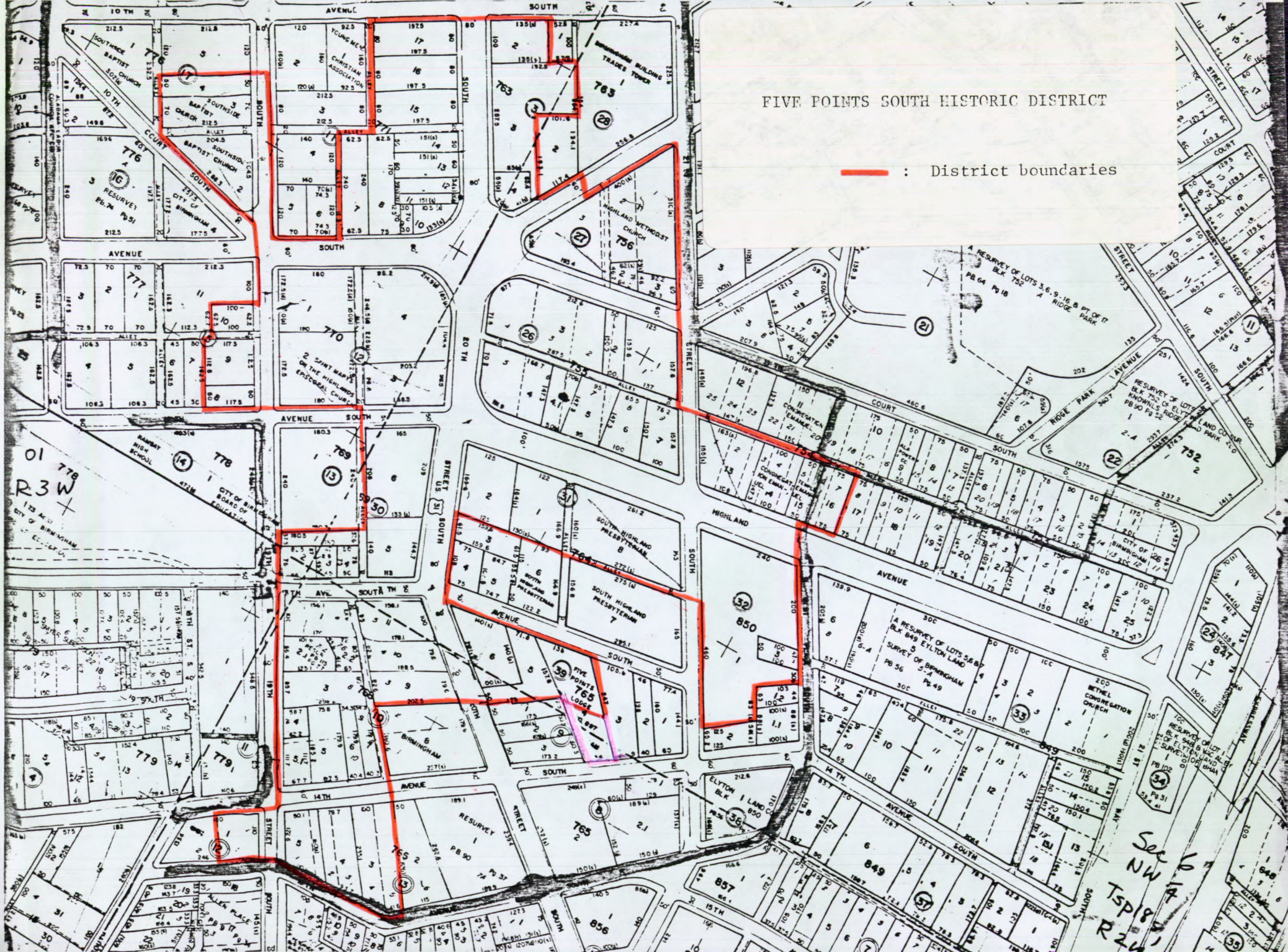
The first commercial buildings were utilitarian frame structures centered around the streetcar junction at Five Points Circle; they housed family-owned groceries, pharmacies, and basic services such as shoe repair (Inv. #6). In the 1910s the commercial district grew to serve an increasingly busy streetcar junction and expanding residential neighborhood: larger buildings of more architectural interest constructed of more substantial materials (some replacing earlier frame structures) housed businesses offering a wider range of goods and services (Inv. #s 7, 8, 16, 17). The nine stores constructed between 1922 and 1931 (Inv. #s 1, 3, 13, 18, 20, 27, 30, 34, 65) clearly evidence the period's prosperity. Two of the stores housed a branch of the nation's first self-service grocery store, Piggly Wiggly (Inv. #s 3, 7). In addition to stores, the commercial complex included the earliest neighborhood movie theater (1922, Inv. #19) and the city's first medical arts tower (1931, Inv. #12). A final aspect of the 1920s development--and of the district's commercial evolution--is represented by the first office building constructed outside the central business district (by the state's oldest life insurance company, Southern Life & Health, 1927, Inv. #70). By 1931, no other commercial concentration outside of downtown offered the range of amenities and quality as Five Points South.

1/Leonora M. Barrier W.B. Leedy & Company P.O. Box 10087 Birmingham, AL 35202	18/Waters Theatre Co. 4 Office Park Cir/Suite 101 Birmingham, AL 35223	42/St. Mary's Church Trustees % 1910 12th Avenue South Birmingham, AL 35205
2/C.B.S. Partnership % D.H. Smith P.O. Box 3008 Fairfield Bay, AR 72088	20/Wallace Boothby, Jr. 1912 South 11th Avenue Birmingham, AL 35205	43/Joseph A. & Va. L. Thomson 4149 Cliff Road Birmingham, AL 35223
3/Hill Realty Co. P.O. Box 11541 Birmingham, AL 35202	21/T. L. & L. A. Johnson 1006 South 19th Street Birmingham, AL 35205	44/Anna L. & F. Va. Praytor 3907 Jackson Blvd. Birmingham, AL 35213
5/Caroline Weir Ely 206 Jefferson Federal Bldg. Birmingham, AL 35203	22/Southside Baptist Church P.O. Box 3238 Birmingham, AL 35205	45/Anna L. Praytor 3907 Jackson Blvd. Birmingham, AL 35213
7/Adelaide Gillespy 701 Shades Crest Road Birmingham, AL 35226	23/Donna J. Benjamin 808 Comer Circle Birmingham, AL 35216	46/William M. Lawson 1914 So. 13th Avenue Birmingham, AL 35205
8/First National Bank of B'ham TR #354650/2 P.O. Box 2534 Birmingham, AL 35202	24&25/William P. Buck 1112 South 19th Street Birmingham, AL 35205	47/Center Coal Company P.O. Box 200 Brookwood, AL 35444
9/Ted Abrams Emily Shop 1001 20th Street South Birmingham, AL 35205	26/John M. Harbert, III P.O. Box 1297 Birmingham, AL 35201	50/Howard Lute 1321 South 19th Street Birmingham, AL 35205
10,11 /Hillmark Corp. & 12 6425 Odana Road Madison WI 53719	27/Jack Washington P.O. Box 1417 Birmingham, AL 35201	51/R. Kenneth & Barbara A. Joh 1425 So. 21st St./Suite 104 Birmingham, AL 35256
13/Engel Realty Co., Inc. Bank-Sav. Bldg., TR #1758/1 1919 Morris Avenue Birmingham, AL 35203	36/Elizabeth S. Bronaugh 2025 South 11th Avenue Birmingham, AL 35205	56/Richard A. Elkus 909 Sheridan Drive Birmingham, AL 35213
14&15/Highlands Methodist Ch. 1045 20th Street South Birmingham, AL 35205	37/Crawford & Giattina Bldg. Trust 2031 South 11th Avenue Birmingham, AL 35205	57/Oscar Dahlene, Jr. 2621 Heathermoor Road Birmingham, AL 35223
17/Wallace H. & Mildred Wells 1924 So. 11th Avenue Birmingham, AL 35205	38/Roger V. Kilgore & /Kilgore Development Corp. 29/2937 7th Ave. So./Suite 212 Birmingham, AL 35233	58/Alma C. Taylor 745 Canyon Creek Lane Birmingham, AL 35216

59/Gilbert F. Douglas . 212 Mecca Avenue, Homewood Birmingham, AL 35209	76/Daniels Brothers, Inc. 2028 Highland Avenue Birmingham, AL 35205	79/Historic Omni Ltd. 1135 Bank for Savings Bldg. Birmingham, AL 35203
60/Orville W. Clayton 63 1318 19th Street South Birmingham, AL 35205	77 & 78/Orlean Sulzby % Dobbs House P.O. Box 98189 Atlanta, Ga. 30359	41/Jack Washington P.O. Box 1417 Birmingham, AL 35201
61 & 62/O.W. & D.M. Clayton 3133 Ryecroft Road Birmingham, AL 35223	30,31 & 32/Jack M. & L.P. Munger, Jr. 528 North 20th Street Birmingham, AL 35201	64/Hyman Goldstein 2310 Highland Ave., Apt. B-20 Birmingham, AL 35205
66/George W. Barber #36 Barber Court Birmingham, AL 35209	33/Robert L. Drew 3212 Monte d'Este Way Birmingham, AL 35216	
67 & 68/Birmingham Realty Company 2118 North 1st Avenue Birmingham, AL 35203	34 & 35/Bob Moody Robert Moody Assoc., Ltd. 2007 11th Avenue South Birmingham, AL 35205	16/Leedy Realty, Agt. P.O. Box 1716 Birmingham, AL 35201
68/South Highland Presbyterian 2035 Highland Avenue South Birmingham, AL 35205	40/Mortgage Corporation of the South 2119 6th Avenue North Birmingham, AL 35203	55/Samuel F. Donze Arch. Inc. 1916 South 14th Avenue Birmingham, AL 35205
71/Southern Life & Health Ins. P.O. Box 671 Birmingham, AL 35201	48 & 49/Robert W. Handrahan 3601 Ridgeview Drive W Birmingham, AL 35213	72/Wallace Boothby, Agt. 1912 11th Avenue South Birmingham, AL 35205
80/Southern Institute 2015 Highland Avenue Birmingham, AL 35205	52, 53 & 54/Walter C. McCoy, Sr. Trust 1900 South 14th Avenue Birmingham, AL 35205	65/Five Points Lodge No.897 F. & A.M. 2023 13th Avenue South Birmingham, AL 35205
81/Dolfeyn Gilberte c/o G.A. Buy 1939 Old Creek Trail Birmingham, AL 35216	54 & 55/Walter C. McCoy, Jr. 3581 Springhill Road Birmingham, AL 35223	65A/Helen Brents Joiner 1110 23rd Street South Birmingham, AL 35205
	74/Highland Manor, Ltd. 2040 Highland Avenue Birmingham, AL 35205	
73/Congregation Emanuel 2100 Highland Avenue Birmingham, AL 35205	75/K.W. & B.D. Olshan Olshan Realty 101 South 21st Street Birmingham, AL 35233	

FIVE POINTS SOUTH HISTORIC DISTRICT

— : District boundaries



Sec NW 6
TSP 18
R 20

FIVE POINTS SOUTH HISTORIC DISTRICT Sketch map with inventory numbers

— : District boundaries > : Streetscape photo view

Contributing properties

■ : 1887-1892

■ : 1896-1905

■ : 1907-1914

■ : 1919-1931

Conditional contributing properties

■ ■ ■

Supportive non-contributing properties

Non-contributing properties

■

■

