

**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: 03001132

Date of Listing: November 17, 2003

Property Name: Hanover Place 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.

for Daniel J. Livia

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 Highland Avenue, Hanover Circle, and U.S. Highway 31.

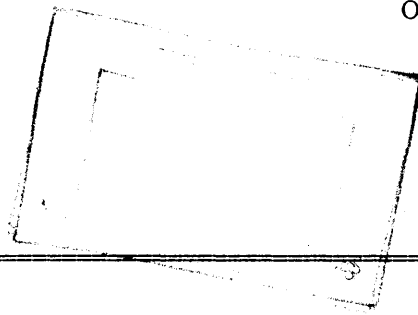
The Alabama State Historic Preservation Office was notified of this amendment.

DISTRIBUTION:

- National Register property file**
- Nominating Authority (without nomination attachment)**

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



1. Name of Property

historic name Hanover Place 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street & number see continuation sheet not for publication N/A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 does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide X locally. (See continuation sheet for additional comments.)

Richard W. Brown September 29, 2003
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 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. Livan 11/17/03

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.)	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	<u>46</u>	<u>14</u> buildings
<input checked="" type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>2</u>	_____ sites
<input type="checkbox"/> public-state	<input type="checkbox"/> site	_____	_____ structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ objects
	<input type="checkbox"/> object	<u>48</u>	<u>14</u> 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 Register

N/A

2

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: <u>DOMESTIC</u>	Sub: <u>single dwelling</u>
<u>DOMESTIC</u>	<u>multiple dwelling</u>
<u>RECREATION & CULTURE</u>	<u>theater</u>
<u>LANDSCAPE</u>	<u>park</u>
_____	_____
_____	_____
_____	_____

Current Functions (Enter categories from instructions)

Cat: <u>DOMESTIC</u>	Sub: <u>single dwelling</u>
<u>DOMESTIC</u>	<u>multiple dwelling</u>
<u>RECREATION & CULTURE</u>	<u>theater</u>
<u>LANDSCAPE</u>	<u>park</u>
<u>COMMERCE/TRADE</u>	<u>office building</u>
_____	_____
_____	_____
_____	_____

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 1884 _____ 1908-1947 _____

Significant Dates N/A _____

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

Cultural Affiliation N/A _____

Architect/Builder see continuation sheet _____

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 _____

10. Geographical Data

Acreeage of Property approx. 60 acres

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

	Zone	Easting	Northing	Zone	Easting	Northing	
1	16	519900	3707560	3	16	519830	3706940
2	16	520010	3707250	4	16	519600	3707200

___ 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, Linda Nelson and Christy Anderson, AHC National Register Coordinator
organization Mansell & Company, Inc. date August 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: Hanover Place Historic District
County and State: Jefferson County, Alabama

2. Location

street & number

39-2772 Hanover Circle
2310-2704 Highland Avenue
2485-2620 Eleventh Avenue
1051-1063 24th Street South
1025-1116 26th Street South
1101 27th Street South

7. Description (cont'd)

Architectural Description

Mediterranean Revival
Prairie
Classical Revival
Other: foursquare
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: Hanover Place Historic District
County and State: Jefferson County, Alabama

Hanover Place Historic District
Narrative Description

A residential neighborhood located along Highland Avenue, the Hanover Place Historic District is one of Birmingham's earliest planned developments and one of its earliest streetcar suburbs. Bounded by 10th and 11th Avenues and 26th and 28th Streets, the circle is one of two created when Highland Avenue was laid out in 1884. The smaller ellipse, Rhodes Circle, lies directly east of Hanover Circle. The Hanover Place Historic District is the second of three historic districts planned for the neighborhoods along Highland Avenue. In addition to the proposed Hanover Place, Country Club and the Milner Crescent Historic Districts, the surrounding neighborhood already contains the Highland Avenue Historic District (NRHP) and the Rhodes Park Historic District (NRHP), and the nearby Forest Park (NRHP) and Avondale Historic Districts (NRHP).

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 middle of Highland Avenue where the serpentine boulevard meets the earlier grid pattern of the city, Hanover Place was an upper and upper-middle class residential neighborhood, attracting wealthy members of Birmingham's industrial, financial and political elite. As part of the Highland Avenue neighborhood, Hanover Place was adjacent to the city's most fashionable street and within close proximity to the city's most important social institution, the country club.

Hanover Place is actually oval in shape, lying on a northeast/southwest axis. The northeastern boundary is 28th Street while the southwestern boundary is 26th Street. 10th Avenue provides a northwestern boundary and 11th Avenue is located on the southeastern boundary. A triangular park, Hanover Park, is located at the southeastern corner of the oval at the intersection of 27th Street and 11 Avenue. 27th Street splits at the intersection providing two sides of the triangle. 27th Street proceeds southeasterly, connecting Hanover Circle with Highland Avenue. Lot sizes on the inner portion of Hanover Place are quite large. When originally laid out, the circle contained 12 lots which were 101' x 144'. Lots in the blocks adjacent to the circle, along 11th Avenue and 26th Street were irregular in shape and size but contained at least 50 feet of street frontage. Naturally, the larger apartment buildings had more street frontage. The Claridge Manor Apartments, for example, located on an irregularly shaped lot overlooking triangular Hanover Park, rests on a 115' x 65' site.

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. Due to the large lot sizes along Highland Avenue and Hanover Circle, 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 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 rubblestone, 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.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 3

Name of Property: Hanover Place Historic District
County and State: Jefferson County, Alabama

Houses in the Hanover Place 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, Scott Joy of Wheelock Joy & Wheelock, and John Martin and Hugh Miller of Martin & Miller. These houses typically incorporate a complex design, intricate detailing, and superior building materials. The styles found in the residential architecture of the Hanover Place Historic District include Tudor Revival, Craftsman/Bungalow, Mediterranean Revival, Neo-Classical Revival, Colonial Revival, Minimal Traditional, and Foursquare. One particularly significant aspect of the district is the large number of Prairie-style houses, attributed to S. Scott Joy. The Prairie style is not as prevalent in Birmingham as other early 20th century architectural styles. 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 topography of the district allows for most houses to have basements. Roofing materials include asphalt shingles and terra cotta tiles.

The District contains 35 contributing single-family dwellings in a variety of early 20th century architectural styles. The most prevalent architectural style in the Hanover Place Historic District is the Craftsman/Bungalow. Eighteen 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 rubblestone work used in the masonry of some Craftsman bungalows.

Nine houses, located primarily along 11th Avenue and 26th Street South, 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. Many of these houses were 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.

The three 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 voussoirs and decorative keystones. As with the Craftsman/Bungalows, one finds extensive use of faux stone or rubblestone. The four 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 side sunrooms, pairs of multi-pane over one sash windows and decorative brackets and exposed rafter ends. Domestic Colonial Revival architecture is singularly represented by the Johnson-Shook house, a symmetrical brick-veneered dwelling with a partial-width flat roof portico supported by two groupings of three classical colonettes. The four non-contributing residences are modern dwellings built after the period of significance.

The district contains 19 apartment buildings, 12 contributing and 7 non-contributing. The apartment houses in the Hanover Place 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 Frank Hartley Anderson. The architectural styles of these units included Tudor Revival (1), Craftsman (2), Mediterranean Revival (2), Colonial Revival (2) and Minimal Traditional (5). 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 topography of the district allows some apartments to have basements or below ground-level first floors. Roofing materials include asphalt shingles and terra cotta tiles that are hidden behind low-lying parapet walls.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 4

Name of Property: Hanover Place Historic District
County and State: Jefferson County, Alabama

The typical apartment building in the Hanover Place Historic District is 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. Some apartment houses are L or V-shaped to take full advantage of the configuration of the lot. 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 buildings are decorated with classical details such as columns, entrances set in surrounds with broken pediments, and dentil moldings. While not reflecting one particular style, minimal traditional apartment houses often have a blending of architectural elements such as Mediterranean terra cotta roof tiles, Colonial Revival door surrounds, and Craftsman brackets and exposed rafter ends. The ten-story Claridge Manor Apartments (NRHP) is the largest apartment building in the district and represents the development of luxury apartment houses in the Highland Avenue neighborhood.

Hanover Place Historic District also contains Caldwell Park, an open landscape with masonry stone wall and concrete pathways, Hanover Park, a triangular-shaped green space, and the Clark Memorial Theater, a Mediterranean Revival-style theater designed by Birmingham architect William J. Warren. Facing Caldwell Park, the theater features a hip roof, arched entry portals, and limestone trim.

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

Today, the Hanover Place Historic District contains an important assemblage of historic architecture reflecting the period of significance from 1884 when the circle was laid out and from 1908 to 1947 when the majority of contributing resources were constructed. 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 Hanover Place Historic District contains 51 contributing buildings, two contributing sites and 13 non-contributing resources.

Archaeological Component

Although no formal archaeological testing has been conducted, there is some potential for subsurface material remains. 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: Hanover Place Historic District
County and State: Jefferson County, Alabama

Hanover Place Historic District
Historic Resource Inventory

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

1. **39 Hanover Circle, Hanover House Integrated Health Services, Modern, 1965.** A one-story medical facility, basically rectangular with irregularly spaced projections, red brick veneer with random rubblestone insets and false quoins, central projecting gable roof over entry bay, tall clustered brick chimney near entry, some arched and stone-framed windows on front, metal sash windows in service wings. Built by F. R. Hoar & Sons, contractor, for Hanover House, Inc. as residential nursing facility. NC (Roll #2-13, 14, 15)
2. **57 Hanover Place, Hanover Place Apartments, Modern, 1968.** Two three-story apartment blocks in an ell relationship, concrete with brick veneer, flat roof, concrete-framed balconies under the extended eaves on both faces, cantilevered floor extensions, some louvered shutters, built by Colonial Development Company. NC (Roll #1-11, #2-16, 18)
3. **1704 Hanover Circle, Apartment Building, Modern, 1973.** Two-story, 16-unit apartment building, rectangular in shape, wood frame construction with stone veneer and vinyl siding, shallow overhang of flat roof with metal supports and stair structure which covers entries at both levels, multi-pane wood and metal picture windows. At the time of survey, recently sold for rehabilitation. Built by Colonial Development Company on the site of the 1909-1910 W. A. Hood House, the first house constructed on the inner circle. NC
4. **2705 Hanover Circle, Goldman-Pearson House, Prairie, ca. 1913.** Two-story house on a full basement, rough stucco exterior wall material, hipped roof with cross hipped roof gables, deep full-façade hipped roof porch supported by stuccoed piers wrapping to south, central entry-bay gable, primary tripartite windows with 6/1 and 9/1 sash, upstairs sleeping porch, end chimneys. C (Roll #1-28, 29) JCHR
5. **2708 Hanover Circle, Brown House, Craftsman/Bungalow, ca. 1923.** One-story bungalow with partial basement, gabled-roof porch with front-gabled projecting end pavilions with hyphen and terrace between, south end features an open porch with brick piers, varitone colored buff brick, wood casement windows with transoms, 4/4 and 8/4 sash windows, interior brick chimney. C (Roll #1-28, 29)
6. **2709 Hanover Circle, Hillhouse House, Foursquare, 1913.** Two-story Prairie influenced foursquare, dark red brick on stuccoed basement foundation, basically square with a shallow bay on south side at first two levels, unusually large primary front windows are 18/1 wood sash and 9/1 elsewhere, 9-light pivots in central hipped-roof dormer, full façade hipped-roof porch supported by brick end piers, central single-leaf entry with sidelights, corbel-capped end-exposed chimney on north side, siding on dormer and rear wing. C (Roll #1-26, 27) JCHR
7. **2711 Hanover Circle, McCarty House, Craftsman, 1913.** Two-story with basement, gray-toned brick on first levels, stucco on second story, double front-gabled roof with gabled vent dormer between, half-timbering and stucco in gables, full-façade projecting porch with gabled ends, four brick piers with central bay under low gable, primary windows are tripartite metal-frame replacements, upstairs windows are 2/2 metal-frame sash, Craftsman tile inlays on porch piers, end and interior brick chimneys. Designed by William Leslie Welton. C (Roll #1-32) JCHR

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 6

Name of Property: Hanover Place Historic District
County and State: Jefferson County, Alabama

8. **2712 Hanover Circle, Magruder-Ross House, Tudor Revival, 1926.** Two-story with basement, dark red tapestry brick, cross-gabled concrete tile roof with paired front gables filled with half-timbering and stucco, central projecting Tudor-arched entry vestibule with inset stone keystones and parapets, paired and triple 6/1 wood sash with concrete sills, interior garage on lower level under north porch which has wood casement windows, exterior end chimney on north side. Designed by Ben Price for Dr. Thomas Magruder; Pelham Aldrich, contractor. C (Roll #1-30, 31)
9. **2713 Hanover Circle, Johnson-Pfaff House, Craftsman, c. 1920.** One-and-a-half story, jerkinhead-gabled ell dominated by the street facing gable ell and its high multi-pane windows, rough stucco exterior wall material, wood casement windows, primary windows are large fixed multi-pane with Arts & Crafts stained glass insets serving the atrium living space, 6/6 sash windows are found in rear of dwelling, concrete tile roof, carved rafter tails, stuccoed central chimney with terra cotta pots intact, greenhouse is original. Arts & Crafts interior largely intact. Recently restored by present owner Felix Yarboro. Design attributed to a Mr. Johnson, an art professor at Birmingham-Southern College and also to architect, Frank Hartley Anderson. C (Roll #1-33)
10. **2715 Hanover Circle, Johnson-Shook House, Colonial Revival, ca. 1923.** Two-story, side gable roof with two story hipped-roof ell, red brick exterior wall material, 6/6 wooden sash windows with board shutters, central projecting flat roofed porch supported by slender clustered columns with low balustrade above, end brick chimneys. C (Roll #1-34)
11. **2716 Hanover Circle, Hanover Place Condominiums, Modern, ca. 1970s.** Seven-story apartment condominium building with penthouse level above cornice under Mansard roof, concrete frame construction with red brick veneer, two dominant pavilions with metal frame balconies in a groove between them, 1/1 wood sash windows with dormer window and French-door openings in penthouse. NC (Roll #2-11)
12. **2717 Hanover Circle, Cameron-Jaffe House, Craftsman/Bungalow, ca. 1919.** Airplane bungalow with basement, side-gable roof with central hipped-roof on upper floor, red brick and stucco exterior wall material, partial-width gable roof porch supported by three brick piers, half-timbering and stucco in porch gable, 4/1 wooden sash windows, exposed brick chimney. C (Roll #1-35)
13. **2719 Hanover Circle, Williamson House, Craftsman, ca. 1913.** Two-story with deep basement level, side-gable with clipped gable roof, buff colored brick veneer, half-timbering and stucco on second story, 6/2 wooden sash windows, paneled bay window on south side, wooden casement windows along north porch, partial-width entrance porch with gable roof, brick piers supports, terrace across façade, end brick chimneys. William Leslie Welton, architect. C (Roll #1-36)
14. **2721 Hanover Circle, Camilla Court Apartments, Modern, ca. 1970s.** Four-story with basement apartment building, four stories toward rear and two on street end, low side-gable roof with end to street, brick veneer and vinyl siding, 6/6 metal sash windows, wooden steps and balconies on side, built on the site of a demolished house, the only modern break in this side of the circle. NC (Roll #2-3)
15. **2723 Hanover Circle, Levy-White House, Foursquare, ca. 1914.** Two-story, red brick exterior wall material, hipped-roof with central hipped vent dormer, flat plain eaves, three bays across front with full-façade hipped-roof porch supported by four square brick piers, picket balustrade, windows are replacement 1/1 sash, paired windows on either side of central entry, high end-exposed brick chimney breaks the eave on the south side, walk-in basement at rear, second-story sleeping porch on rear with open porch below it, floor-plan matches that of house next door at 2725. From 1945 to 1955, this house served as the parsonage for the First Christian Church. C (Roll #2-3)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 7

Name of Property: Hanover Place Historic District
County and State: Jefferson County, Alabama

16. **2724 Hanover Circle, Ellen Gregg Ingalls Residence, Modern, 1971.** One and two story residence buildings for the Sisters of Charity of St. Vincent's Hospital, pale pink brick veneer, narrow metal-sash windows, some windows in chapel area with leaded and stained glass, slightly set-back portion on Circle side creates an ell with entry, two-story section to rear separated from front part by a courtyard. Built on the sloping site of the 1916 R. E. Collins house, demolished in 1969. NC (Roll#2-12)
17. **2725 Hanover Circle, Collins-Koenig House, Foursquare, ca. 1916.** Two-story brick, now painted, on a stuccoed foundation, hip roof with flat plain eaves, full-façade projecting hipped roof porch, now enclosed with four bays of plate glass casement windows and modern front door, central bay upstairs altered and central of the three upper windows partially filled, primary windows are 12/1 wood sash, surviving also on lower façade but invisible through present enclosed porch, high end brick chimney pierces south eave. Designed by William L. Welton and built as a companion house to 2723 with an identical interior floor plan. C (Roll #2-6)
18. **2727 Hanover Circle, Livingston House, Craftsman, ca. 1913.** Two-story with basement level, clad in two sizes of wood shingle, the smaller shingles are on the second story, stuccoed foundation, side-gable roof with paired knee-bracketed wall gables on façade surmounting upstairs outer windows, partial-width projecting one-story hipped roof porch with front gable, paired battered wooden columns, brick foundation and shingled parapet wall, windows are 9/1 wood sash, paired windows on front, triples windows on sides, smaller central upstairs window, louvered shutters. Attributed to William L. Welton. C (Roll #2-7,8)
19. **2729 Hanover Circle, Stephenson House, Prairie, ca. 1912.** Two-story with basement and sub-basement levels, symmetrically hipped rectangle with three-bay façade, narrow lapped weatherboard on a stuccoed foundation, projecting full-façade shed-roof porch on paired square wood posts and gable over central entry bay, central 15-pane entrance flanked by 10-pane sidelights, smaller centrally placed upstairs window, carved rafter tails, exterior brick chimney pierces eave on north side toward rear, second story façade decorated with shingled lozenges between windows. Reputedly one of two houses built by Dr. Miles Watkins (the other being 2731, now demolished), occupied by L. L. Stephenson, whose company supplied bricks for most Birmingham buildings at the time the house was constructed. C (Roll #2-9,10)
20. **2758 Hanover Circle, Black-McPherson-Kirkwood House, Craftsman, ca. 1921.** Two-story, symmetrical three-bay façade, yellow-buff brick, large metal casement windows on first floor with overlights, slightly projecting entry surround with bracketed eyebrow hood, interior brick chimney on south end, south porch glassed-in, north *porte cochere*. Originally the home of Ralph Black of J. Black & Sons. C (Roll #1-12; Roll #2-17)
21. **2762 Hanover Circle, Benners-McKinney House, Tudor Revival, 1909.** Two-and-a-half story, gable-on-hip roof with gabled dormers, timbered bargeboard on front gabled bay, random-course fieldstone with limestone sills and headers, 9/1 wood sash window with a triple narrow 8/1 windows in first bay, gable rests on paired knee braces, carved rafter tails, clay tile roof cresting. Built by Augustus Benners and designed by Miller & Martin. C (Roll #1-13)
22. **2763-2765 Hanover Circle, Townhouses, Colonial Revival, ca. 1980.** Two-story row of three townhouses, side-gabled roof with the central one slightly set back, red brick exterior wall material, brick quoins, wood casement windows on first floor with overlights, doors with simple surrounds and transom panels in side façade bays. Built on the site of the ca. 1912 Penhallegon-Latimer house that burned. NC (Roll #1-16)
23. **2766 Hanover Circle, Blount-Schillinger House, Prairie, 1912.** Two-story with basement level, hipped clay tile roof with central hipped-roof dormer, varitone buff brick veneer exterior wall material, 12/1 wood sash windows on façade, 9/1 windows elsewhere, interior brick chimney on south side, plain eaves with no bracketing, full-width projecting hipped roof porch on brick piers with terraces wrapping to sides. C (Roll #1-18) JCHR

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 8

Name of Property: Hanover Place Historic District
County and State: Jefferson County, Alabama

24. **2768 Hanover Circle, Blount-Walker House, Prairie, ca. 1915.** Two-and-a-half story, textured varitone buff brick, clipped pyramidal roof with architectural shingles, modillion brackets along eaves, hipped dormers on north and east elevations, central entry-width projecting hipped roof porch supported by brick piers with decorative bracketing, one-story hipped roof porches on each side, triple 1/1 wooden sash windows with overlights on first floor, 8/1 windows in upper floor, interior brick chimney on south end. Built as companion house to 2766 and attributed to William C. Weston. C (Roll #1-19)
25. **2772 Hanover Circle, Newman-Crawford House, Tudor Revival, ca. 1914.** Two-and-a-half story, central block with slightly cut-away wings running along the boundary lines of a corner lot, cross-gable-on-hip roof, dark red-brown brick veneer exterior wall material, half-timbering and stucco in upper level and in gables, first floor windows are triple 6/9/6 over 1 and 9/1 windows upstairs, projecting porch in front of central section, flat roof porch with balustrade above, porch supported by broad brick piers pierced by arched openings, tile floor. Interior remodeled for institutional use in 1969-1970. C (Roll #2-15, 16)
26. **Hanover Park, ca. 1908.** Small triangular shaped park located on the southeastern edge of Hanover Circle, in-between the circle and 11th Avenue and bound on two sides by 27th Street South, minor landscaping such as sidewalks and curbs. C

Highland Avenue

27. **2310 Highland Avenue, Phares Apartments, 1927.** Five-story with basement, commercial apartment building, 23 units, in a U-shape with projecting hipped-roof balconies on the street ends and fronting the crossing court wing under shed roofs, first two full stories are beneath grade of Highland Avenue, the building reads as four stories from Highland Avenue but has a full ground floor above the basement because of the steep decline of the land to the east, the central courtyard is actually below street level and is reached by steps, the building has varitone buff brick veneer exterior wall material with a stuccoed foundation, paired 6/6 wooden sash windows, end and rear court porches are screened with pressed-board bulkhead facings, porches on first two levels supported by brick piers. Developed by Barnett Randman with Prudential Insurance Company funds. C (Roll #3-15, 16)
28. **2312 Highland Avenue, Emilar Apartments, ca. 1927.** Four-story-with basement commercial apartment building, 12 units in a U-shape with central court and projecting hipped porches on the street ends, one story below the Highland Avenue grade on a sloping site, hipped roof, combed red brick veneer on a stuccoed foundation, paired 6/6 wooden sash windows, two exterior-end chimneys on north side, projecting porches on brick piers with picket balustrade. Developed by Barnett Randman at about the same time as the Phares Apartments next door. C (Roll #3-17)
29. **2320 Highland Avenue, Christy/Cobb Professional Office, 1985-86.** A modern two-story professional office building consisting of a central gable block connected by wall-gabled hyphens to hipped-roof end pavilions, designed to retain the three-house atmosphere of the residential structures that were demolished to make way for it, lapped board siding with wood-frame plate and sash windows, large oculus window in upper central block. Developed and occupied by Christy/Cobb Engineers, Crawford McWilliams Hatcher, architects, Rives Construction Co., contractor. NC (Roll #3-18)
30. **2326 Highland Avenue, Foursquare, c. 1907.** Three story with basement, built on sloping site with one full story below grade level, hipped-roof with crossing gable roofed dormer and plain eaves now covered with siding, painted brick veneer exterior wall material, scored stuccoed foundation, full-width projecting low-hipped roof porch supported by brick piers and low brick parapet wall, ceramic tile porch floor, Federal-style entry, 9/9 paired wooden sash windows, interior brick chimneys. C (Roll #3-19)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 9

Name of Property: Hanover Place Historic District
County and State: Jefferson County, Alabama

31. **2330 Highland Avenue, Yeilding House, Craftsman, ca. 1908.** Three-story with basement level, one-story below grade on a sloping site, hipped-roof with cross gables, iron-spotted dark buff brick veneer on scored stucco foundation, one-story projecting full-width and north-end inset wrapping porch on brick piers with parapet wall, ceramic tile floor, parapet cap and piers are rock-face stone, principal windows are 12/1 wood sash with secondary 9/1 windows, divided in the 1970s into three apartments with a ground-level shop, the house is now the home of several law offices. C (Roll #3-20)
32. **Caldwell Park, ca. 1884.** One of three irregularly shaped parks laid out in 1884 when Highland Avenue was created. This park is roughly semi-circular along Highland Avenue and then forms a right angle along its northern and eastern boundaries. Originally a deep ravine, the Park consists of a tree-shaded open space with walkways, stone steps and stone walls. C
33. **Marx-Clark House, 2600 Highland Avenue, Mission, ca. 1909.** This interesting house blends Craftsman and Italian Renaissance styles with a three-storied tower with arched windows, the arches are repeated as supports for a wraparound half-hipped roof porch, principally a two-storied house with tower on a full basement, pale buff brick exterior wall material on a scored concrete foundation, hipped-roof with large hipped dormer on rear, wide overhanging eaves with scrolled brackets and false rafter tails, modillion brackets, projecting one-story porch on south and east sides extending into *porte cochere*, corresponding one-story porch on west side, now glass enclosed, 1/1 wooden sash windows with some fixed sheet glass in larger window panels, two exterior and two interior chimneys, addition to the rear. Large 1963 rear addition. C (Roll #2-25, 26, 27)
34. **2608 Highland Avenue, Laundromat and Quick Mart, No Style, 1970.** Two one-story commercial buildings, varitone red brick veneer exterior wall material, flat roofs, metal and glass commercial fronts. Built on the site of the 1908 Mission-style Somerville house, destroyed in the spring of 1969. NC (Roll #3-23, 24)
35. **2614 Highland Avenue, Medical Office Building, Modern, 1969.** One-story, L-shaped office built by Drs. John Pittman and Orion Truss; flat roof, brick veneer exterior wall material, plate glass windows. Built on the site of the 1912 W. A. Denson house, destroyed in 1968. NC (Roll #3-25)
36. **2620 Highland Avenue, Hanover Court (Barnett) Apartments, ca. 1915.** Three-story apartment building, red brick with limestone trim, built as a deep U with entry at back of the court, crested parapet fronts with stone inset decoration, projecting flat-roofed porches on brick piers, bay windows located on 27th Street. Built by lumberman Mercer Barnett, rehabilitated in the mid-1980s by Tom Hinton. C (Roll #3-26, 27) NRHP
37. **2700-2704 Highland Avenue & 2701-2705 Eleventh Avenue South, Colonial Apartments, Colonial Revival style, 1947.** Four two-story apartment buildings, eight units per building, red brick veneer on concrete foundations, end quoins, hipped-roofs with stepped-back side pavilions on each side, central stone-faced recessed entries with single doors and narrow sidelights, 6/6 wooden sash windows with larger 8/8 windows in the wider central stair bays, jack arched and keystones, stone sills, two large concrete chimneys on sides per building, primary styling is found surrounding the central entries which are located in wall-gabled bays faced by four limestone pilasters with plain capitals, gables and fascia under eaves appear to be faced with aluminum siding. Developed by Elliott Carper and Houston Brice; Pemberton & Mims, architects. 4 C (Roll #2, 20-24)

11th Avenue South

38. **2485 11th Avenue South, Bayview Apartments, Craftsman, ca. 1912.** Two-story with full basement, four apartment units, low hipped-roof with cross-gabled section at rear, gray brick with concrete sills, concrete lintel over entry with Bayview inscribed, steps up to central entry between flanking recessed screened porches, 6/1 and 1/1 wooden sash windows, single-leaf entrance with flanking sidelights, lower porch floors and entry stoop have 1" ceramic tiles, half-timbering and stucco in rear gable faces, exterior-end chimneys. C (Roll #3-12)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 10

Name of Property: Hanover Place Historic District
County and State: Jefferson County, Alabama

-
39. **2600 11th Avenue South, Senn House, Craftsman, ca. 1909.** Two-and-a-half story, cross-gable roof with double front gables, weatherboard exterior wall material, continuous brick foundation, shingled turret on east elevation, full-width projecting and partially inset porch supported by four rubblestone piers, rubblestone parapet wall and foundation, half-timbering and stucco in gables, carved rafter tails, one interior and one exterior chimney, one tall rubblestone kitchen flue on rear, 9/1 and 12/1 sash windows, wood casement windows on rear of dwelling. Attributed to John A. Miller of Miller & Martin. C (Roll #3-36)
 40. **2607 11th Avenue South, Brittain House, Prairie, ca. 1912.** Two-story dwelling which is now a duplex with an apartment on each floor, low-pitched hipped-roof, stucco foundation and first floor with remainder of house covered with composition shingles, projecting one-story porch dominated the façade and is now partially glassed-in, front windows have upper panels of leaded stained glass, principal 6/6 and smaller 1/1 wooden sash windows, entry to upper level from foyer at the west of the porch, entry to lower level apartment on other side, both entrances located beneath pergola canopies, wide flat eaves and large stucco chimney. Attributed to S. Scott Joy. Converted to apartments and porch glassed in late 1960s. C (Roll #3-36A)
 41. **2610 11th Avenue South, Hill-Tichansky House, Modern, 1987-88.** Three-level house with flat roof and terraces, mottle pink brick veneer exterior wall material, plate glass doors function as both doors and windows, double garage at front with terraced garden above. Built on the site of a ca. 1914 Craftsman house that burned and was demolished in 1970, designed as his own residence by architect Alan Tichansky; Bailey & Owen, contractors. NC (Roll #3-35)
 42. **2611 11th Avenue South, Sugarbush Apartments, Modern, 1973.** Two-story apartment building with end to street, flat roof, brick veneered exterior wall material, metal windows and balcony stairs. NC (Roll #3-34)
 43. **2614 11th Avenue South, Underwood-Rudolph House, Craftsman, 1909.** Two-and-a-half story over full basement, gable roof, weatherboard exterior wall material, stucco in gables, brick and rubblestone foundation, full-width projecting one-story gable roof porch with battered rubblestone piers, stone foundation and low parapet wall, porch gable has bolted barge brace, 1/1 sash windows with some casement windows on side elevations. Attributed to John A. Miller. C (Roll #3-33)
 44. **2617 11th Avenue, Yerkes-Davidson House, Prairie, ca. 1912.** Two-story dwelling, low-pitched hipped-roof with deep flat eaves, large stuccoed chimney at roofbeam, stuccoed foundation as well as portions of first-floor, blind panels to either side of porch, horizontal board and batten under porch and on upper story above a shirtwaist fascia band, full-width projecting one-story porch supported by wooden posts on square brick piers supporting the flat, broad-eaved roof, 1/1 sash windows, central Craftsman-style door and Craftsman carpentry decorating the porch façade, sleeping porch on rear. Attributed to S. Scott Joy. C (Roll #3-32)
 45. **2618 11th Avenue South, London House, Craftsman, ca. 1910.** Two-and-a-half story dwelling, hipped-roof with centrally placed segmental-arched window dormer, weatherboard exterior wall material, continuous brick foundation, full-width shed roof porch supported by four square wood columns, centrally placed entry-width porch gable, second-story central gable-roofed balcony with four square supports, 9/1 wood sash windows, exterior-end chimney, shirtwaist cornice below second-story window. Attributed to John A. Miller. C (Roll #3-31)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 11

Name of Property: Hanover Place Historic District
County and State: Jefferson County, Alabama

46. **2620 11th Avenue South, Duncan-Carter House, Prairie, ca. 1909.** Two-story dwelling, smooth red brick veneer exterior wall material, pyramidal roof with centrally placed shed roof vent dormer, flat paneled eaves except on the porch and first floor façade where they are decorated with carved brackets and supported under the porch eaves by small braces, partial-width projecting one-story flat-roofed porch on side with paneled brick piers and parapet wall, partially filled-in since 1957 by multi-pane windows to create solarium, 1/1 sash windows, exterior end chimney. Attributed to Hugh Martin of Miller & Martin. C (Roll #3-30)

24th Street South

47. **1051 24th Street South, Craftsman, ca. 1912.** Two-story dwelling over full basement, hip roof with center front-facing gable dormer containing a narrow multi-pane horizontal row of windows, weatherboard exterior wall material on stuccoed foundation, full-width one-story projecting hipped roof porch supported by rubblestone piers and parapet wall, central single-leaf entry is a 28 pane door, 12/1 wooden sash windows, wide overhanging eaves with brackets, interior rubblestone chimney. C (Roll #3-8)
48. **1054 24th Street South, Bay Court Apartments, ca. 1929.** Eight unit apartment building, two stories over full basement, one elevation faces 24th Street along the narrow street that formerly was called Bay Street (now 11th Avenue South), flight of steps leads up into garden courtyard of the U-shaped complex, gabled roof, main entry at the rear of the courtyard under shed stoops, red tapestry brick veneer exterior wall material on stuccoed foundation, exposed rafter tails, exterior chimneys, 6/6 paired wooden sash windows, projecting gable roof porches located at the ends of the U, now glassed-in with 1/1 sash windows. C (Roll #3-10,11)
49. **1055 24th Street South, Craftsman, ca. 1912.** One-and-a-half story dwelling on full ground-level basement, now a three-apartment residence, side-gable roof with central windowed shed roof dormer, weatherboard exterior wall material, stucco foundation, wood shingles in gables, full-width one-story projecting porch (partially enclosed on south end), brick piers and paneled wooden posts supports, single-leaf entrance, 20/1 and 9/1 wooden sash windows, braced pent eaves. C (Roll #3-9)
50. **1063 24th Street South, Craftsman/Bungalow, ca. 1920.** One-story with full ground-level basement, dominant front-facing gable roof with smaller crossing side gables, wood siding in gables, vent windows on porch front, rubblestone foundation, full-width recessed porch with end rubblestone piers and interior square posts, central 12-light entry with flanking sidelights, terra cotta tile porch floor, broad 10/1 sash windows with raised horizontal muntins, exterior rubblestone chimney on south side, decorative knee braces along cornice. C (Roll #3-13)

26th Street South

51. **1025 26th Street South, Lamkin House, Craftsman, ca. 1913.** Two-and-a-half story dwelling, symmetrical façade, cross-clipped gable roof, shed roof dormers on façade and side elevations, 6/6 wooden sash windows, stucco foundation, vinyl siding on first floor with composition shingles on upper story, full-width terrace across façade with central gable-roof porch with crested lintels supported by trios of boxed wooden columns, half-timber and stucco in gables, central French-door entry, interior brick chimney. C (Roll #2-36A)
52. **1027 26th Street South, Lathrop House, Tudor Revival, ca. 1913.** One-and-a-half story ell in front with two-story extension to rear, cross-gable roof, brick veneer on brick foundation with some stucco in upper story, screened-in porch in ell under extended roof with shed dormer above, porch wraps along south side with hipped roof, double leaf entry, two sets of French doors lead onto porch, 6/6 wooden sash windows, three 4/4 windows on front gabled bay. Designed by William Warren, later adapted for his own home at 1445 Milner St. C (Roll #2-35, 36)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 12

Name of Property: Hanover Place Historic District
County and State: Jefferson County, Alabama

53. **1030 26th Street South, Dewstoe House, Craftsman, ca. 1914.** Two-and-a-half story dwelling, hip roof with double front-facing gable roof, lapped weatherboard exterior wall material, rubblestone foundation, one-story full-width hipped roof porch with centrally placed gable roof entry supported by rubblestone piers, end porch piers are clustered square posts with stylized brackets, porch roof is standing-seam metal, 1/1 and 9/1 wooden sash windows, exterior-end rubblestone chimney on south side, half-timber and stucco in gables, carved rafter tails and knee braces. In 2002, this dwelling is being rehabilitated for offices after nearly being demolished due to long vacancy and deterioration; house and two neighbors to the south on this side of 26th Street are the survivors of the destruction in the 1960s of 13 houses to the north for the creation of the Red Mountain Expressway and the re-routing of 26th Street. C (Roll #3-3,4)
54. **1031 26th Street South, Dowling House, Prairie, ca. 1918.** Two-story dwelling, presently divided into apartments, hip roof, continuous brick foundation, wide lapped weatherboard, wood shingle and stucco exterior wall material, full-width hipped-roof porch with north entry bay gable, trellis frieze across façade, south bay of porch enclosed, square brick piers porch supports, stacked course brick parapet wall, 8/1, 6/1 and 4/1 wooden sash windows. C (Roll #2-34)
55. **1032 26th Street South, Craftsman, ca. 1915.** Two-story dwelling, front-gabled roof of standing seam metal, weatherboard exterior wall material, continuous brick foundation, 5/1 and 4/1 wooden sash windows, one-story full-width gable roof porch supported by large rubblestone piers, central single-leaf entrance surround by classical framing details and denticulated cornice, wood shingles located in gables, main gable contains vent and window grouping, original exterior-end chimney replaced by boxed flue for gas log fires. C (Roll #3-4)
56. **1034 26th Street South, Chichester House, Craftsman, ca. 1923.** One-story bungalow, hipped-roof with large louvered gables with vents, wide flat eaves, stucco exterior wall material with faux timbering, continuous brick foundation, 6/6 wood sash windows with some wooden casements, projecting entry vestibule on south front, exterior-end chimney on north side. Large secondary building originally used as garage/servant's house now an apartment/storage. C (Roll #3-6)
57. **1101 26th Street South, Abalon Apartments, Craftsman, 1926.** Two-story apartment building resting on full basement, L-shaped with long end toward the street, Craftsman decorative details, stepped parapet roof on front with hipped-roof at rear, flat eaves with stylized brackets along cornice, hammered buff brick veneer exterior wall material on a continuous brick foundation, paired and triple 4/1 wooden sash windows, open entry terraces with shed roofs, tile floors, exterior-end brick chimneys. C (Roll #2-33)
58. **1105 26th Street South, Acme Highland Apartments, Tudor Revival, 1927-1928.** Three-story, 12-unit apartment building, rectangular block with central stair, red combed brick veneer exterior wall material, central block with notched parapet, central entry under open gable with concrete tile roof, scrolled bracket supports, recessed side wings fronted by off-centered picket balustraded balconies supported by paired iron poles, triple 6/1 wooden sash windows, Tudor arch with stone insets located on third story over central bay window. Designed by H. D. Breeding. C (Roll #2-32)
59. **1109 South 26th Street, Ree-Mar Apartments (Rose-Ann Apartments), ca. 1914, altered 1980s.** Three- and four-story six unit apartment building, now condominiums, stepped back toward the rear of a corner lot, red brick veneer exterior wall material, scored stucco foundation, central three-story block with one level above a cornice line, flanked by four story hipped-roof pavilions with bays resembling towers, 1/1 wooden sash windows, some small painted leaded fixed light fixtures, concrete sills, headers, and band courses, recessed central single-leaf entrance, barrel canvas awning above entry, flanking pilasters with classical decoration, front-porch glassed-in. C (Roll #2-31)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 13

Name of Property: Hanover Place Historic District
County and State: Jefferson County, Alabama

60. **1112 26th Street, Episcopal Place, Modern, ca. 1980; 1995.** Low income elderly and disabled adults facility, multi-story, brick veneer, flat and gable roofs, large plate glass windows and decorative round windows, large open-weave brick work fence. Owned by Episcopal Housing Foundation, Inc. and Episcopal Housing of Birmingham, Inc. NC (Roll #2-28)
61. **1115 26th Street South, Del-Mar Apartments, Mediterranean Revival, ca. 1914.** Two-story four-unit apartment building on full basement, hip roof with gabled cut-away bay windows one each side, red tapestry brick veneer exterior wall material, projecting hip-roof porches (screened-in) with paneled brick piers supports, 16/1 wooden sash windows, single-leaf wood casement window flank four tall-brick exterior-end chimneys, two on each side. Apartments feature interior details such as beam-coffered ceilings, tiled fireplaces, and curved hallways. Attributed to S. Scott Joy. C (Roll #2-30)
62. **1116 26th Street South, The Little Theater/Clark Memorial Theatre (Virginia Samford Theatre), Renaissance Revival, 1927 with additions in 1960s and 2001.** Red brick theater in the Mediterranean Revival style, set sideways to 26th Street and facing Caldwell Park, hip roof, arched entry portals, multi-pane wood-frame windows and limestone trim. Original limestone faced entrance oriented toward 26th Street, main entry presently located off a terrace facing Caldwell Park. Alterations to lobby and interior in 1960s, enlargement of office space in the 1970s. Facing sale and possible destruction when Town & Gown Theater was discontinued by the University of Alabama at Birmingham, the building has been purchased and completely rehabilitated by the Metropolitan Arts Council as a performance and arts center, with substantial additions to the west side. Original architect William T. Warren, a member of the Little Theater Company; KPS Group, architect for the restoration. C (Roll #2-28, 29)
63. **1101 27th Street South, Claridge Manor Apartments, Colonial Revival, 1924.** Ten-story apartment building in the classical commercial style, with base floor, main column block and banded and corniced top floor, red brick with wooden-sash windows, limestone trim, streamlined corner bay with entry following the contours of the corner across from the Hanover Circle park. Developed in 1924 by G. L. Miller & Co. of Atlanta as one of three large luxury apartment projects along Highland Avenue that were not financially successful and were sold a number of times over the ensuing years. Rehabilitated as condominiums in the mid-1980s. Original architect Raymond C. Snow of Atlanta; contractor Gude & Company, Atlanta. C (Roll #3-27, 28) NRHP

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 14

Name of Property: Hanover Place Historic District
County and State: Jefferson County, Alabama

8. Architect/Builder

Aldrich, Pelham	Gude & Company	Prince, Ben	Weston, William C.
Anderson, Frank Hartley	Joy, Scott	Snow, Raymond	
Benners, Augustus	Miller & Martin	Warren, William	
Breeding, H.D.	Pembleton & Mims	Welton, William L.	

**Hanover Place Historic District
Statements of Significance**

Criterion A – Community Planning and Development

The Hanover Place Historic District is eligible for listing in the National Register of Historic Places under Criterion A – Community Planning and Development. The Hanover Place Historic District is closely associated with the development of the South Highlands neighborhood and Highland Avenue, one of Birmingham's earliest suburban development and one of 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, engineers laid off two ellipses (Hanover Circle and Rhodes Park, NRHP/1982), and three open parks (Rhodes, Rushton & Caldwell) located along the boulevard. Near the terminus of Highland Avenue, Elyton Land Company developed Lakeview Park, creating a pleasure resort complete with hotel, gentlemen's cottage, and boathouse. In addition to the local streetcar service, developers provided other services such as water and sewer systems, curbs, gutters and sidewalks. The district was embellished over time with attractive landscaping with parks and stone retaining walls. All houses were constructed along a 12' to 15' setback. The Hanover Place Historic District contains Caldwell Park and portions of Highland Avenue. The district clearly reflects the late 19th and 20th century development of Birmingham.

Criterion C – Architecture

The Hanover Place 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, Hanover Circle 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 Neo-classical Revival. The district contains a large 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 Leslie Welton, 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, 1908-1947.

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

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 15

Name of Property: Hanover Place Historic District
County and State: Jefferson County, Alabama

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 the 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. 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 engineer, secretary, and treasurer of the Elyton Land Company and a cousin and half-brother of John T. Milner, began subdivision of the company's 1,500 acre tract of land in the hilly woodlands directly south of Birmingham. 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 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 his cousin, 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 Highland Avenue-Rhodes Park Historic District (NRHP). 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

Streetcar service to the Highlands began in 1885. Soon mules were replaced by steam dummies and the ride to Lakeview Park 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."

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

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 16

Name of Property: Hanover Place Historic District
County and State: Jefferson County, Alabama

Early lot sales 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.⁵

By 1893, when Highland Avenue and the surrounding area were incorporated into the city of Birmingham, there had been little development along the eastern section of the boulevard or along the two ellipses, Hanover and Rhodes Circle. Indeed, only ten houses had been built in the Highland Avenue district by 1900, all of which were in the northern section and related to earlier development closer to the city's business district. Early and unfortunately, undated maps entitled Highland Residence Park clearly show an initial plat of the area around the present Hanover Circle. While Rhodes Circle (originally called Fairview Circle) appears in its present configuration, a poorly delineated Ring Avenue is identified in the present location of Hanover Circle. According to the map, Madison Avenue (presently 11th Avenue) and Cleveland Street (presently 27th Street) connected the Ring and Highland Avenue. Caldwell Park appears as a subdivided block, #895. Fortunately, Caldwell Park was not subdivided and was donated to the city.⁶

By 1902 when Lakeview Elementary School (NRHP- located northeast of Hanover Circle) opened, settlement along Highland Avenue was still sparse. Between 1905 and 1907, however, development gradually spread eastward along the avenue and southward from the 10th Avenue area. Highland Avenue 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. The earliest houses in the Hanover Place district were erected in 1907 and 1908 and naturally were located on blocks along Highland Avenue. While Augustus Benners constructed his house on Hanover Circle in 1909, home construction on the circle really accelerated in the second decade of the 20th century. Twenty-five houses and three apartment buildings were constructed in the district between 1912 and 1919 while eleven houses and six apartment buildings were constructed in the 1920s.⁷

The Hanover Place district boasted its first apartment building on 11th Avenue South in 1912 and two more, along 26th Street South, followed in 1914. The following year, in 1915, James Mercer Barnett constructed the Hanover Court Apartments (NRHP), a substantial Tudor Revival apartment building just off Hanover Circle on a prominent corner of Highland Avenue. The location of apartment buildings in the Hanover Place district and along Highland Avenue reflects the emerging popularity of apartment living among Birmingham's citizenry in the early 20th century. Apartments/multi-unit housing was not originally part of the development plans for Hanover Place but the integrating of small apartment houses into residential neighborhoods was a national trend of 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." 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.

⁵ Ibid.

⁶ *Map of Highland Residence Park*, Map Room, Probate Office, Birmingham, Jefferson County, Book 1, n.d.

⁷ Burkardt, p. 45-50.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 17

Name of Property: Hanover Place Historic District
County and State: Jefferson County, Alabama

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. Witnessing the popularity of apartment houses, developers recognized them as good investments on lots that hadn't sold for single-family development or on lots where houses had been destroyed by fire.⁸

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. Although most of Hanover Place was developed by the 1920s, there were a few remaining empty lots that proved to be ideal locations for luxury apartment buildings. Designed by Raymond C. Snow, the Claridge Manor Apartments (NRHP) at 100 27th Street South offered its residents a formal dining area, maid and valet services, a well-appointed lobby and a landscaped lawn. Constructed between 1926 and 1928, the Acme and Abalon Apartments were not as large or luxurious as Claridge Manor, yet they met the demand for apartment houses in Birmingham in the 1920s.⁹

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 Hanover Place neighborhood could find entertainment in nearby Caldwell Park where in 1927, architect William Warren of Warren Knight & Davis, 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 Hanover Place 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. Sensing the popularity of the Hanover Place area, Birmingham architects engaged in some land speculation, as well. William Warren, for example, was part of a group that purchased lots along 26th Street South as a speculative enterprise. Architect Scott Joy's brother, Ted, and both John Miller and Hugh Martin of Miller & Martin, purchased a number of lots along 11th Street South. While Miller's house on 11th Street has been destroyed, three others, reputedly designed by him are still standing and two other residences attributed to Scott Joy also survive.¹⁰

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. 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. As opposed to Hanover Place and the other neighborhoods along Highland Park, 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 that 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.¹¹

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 began to decline. The Depression forced the conversion of several single-family residences into apartments. The 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

⁸ Ibid.

⁹ Ibid; *Apartment Hotels in Birmingham*, Multiple Property Nomination to the National Register of Historic Places, Department of the Interior, 19

¹⁰ John M. Schnorrenberg, *Remembered Past, Discovered Future: The Alabama Architecture of Warren Knight & Davis, 1906-1961*. Birmingham Museum of Art, 1999, p. 81.

¹¹ 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 18

Name of Property: Hanover Place Historic District
County and State: Jefferson County, Alabama

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. Also damaging the character of Hanover Place was the destruction in 1965 of a number of houses for the construction of the Red Mountain Expressway.¹²

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. The Hanover Place 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 create historic districts along Highland Avenue and throughout the South Highlands area 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.

Birmingham News. "Birmingham's Most Modern and Exclusive Apartments to be Completed November 15." September 23, 1991.

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

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 Hanover Place Historic District are delineated on the accompanying maps, scale 1" = 200 ft.

Boundary Justification

The boundary lines of the Hanover Place Historic District were drawn to incorporate as much of the original development in Hanover Place development and surrounding neighborhood and to include as many contributing and to exclude as many non-contributing resources as possible.

¹² 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 19

Name of Property: Hanover Place Historic District
County and State: Jefferson County, Alabama

Country Club Historic District
Photographs

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

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

Photo #1, Inv. #7, 2711 Hanover Circle, camera facing east

Photo #2, Inv. #8, 2712 Hanover Circle, camera facing northwest

Photo #3, Inv. #9, 2713 Hanover Circle, camera facing east

Photo #4, Inv. #10, 2715 Hanover Circle, camera facing east

Photo #5, Inv. #13, 2719 Hanover Circle, camera facing east

Photo #6, Inv. #21, 2762 Hanover Circle, camera facing southwest

Photo #7, Inv. #24, 2768 Hanover Circle, camera facing southeast

Photo #8, Inv. #25, 2772 Hanover Circle, camera facing south

Photo #9, Inv. #32, Caldwell Park, camera facing north

Photo #10, Inv. #40, 2607 11th Avenue South, camera facing east

Photo #11, Inv. #37, 2701 11th Avenue South, camera facing northwest

Photo #12, Inv. #49, 1054 24th Street South, camera facing west

Photo #13, Inv. # 54, 1030 26th Street South, camera facing north

Photo #14, Inv. #60, 1109 26th Street South , camera facing north

Photo #15, Inv. #62, 1115 26th Street South, camera facing north

Photo #16, Inv. #63, 1116 26th Street South, camera facing west

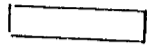
Photo #17, Inv. #64, 1101 27th Street South, camera facing south

HANOVER PLACE HISTORIC DISTRICT
Birmingham, Alabama

Source: Jefferson County Topo/Planimetric maps (reduced c. 50%)
Original scale 1" = 100'

Legend:

Contributing:



Non-Contributing:

