

United States Department of the Interior
National Park Service

FEB 06 1989

National Register of Historic Places
Registration Form

NATIONAL
REGISTER

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

1. Name of Property

historic name Manchester Terrace

other names/site number _____

2. Location

street & number 720-728 South 29th Street

not for publication

city, town Birmingham

vicinity

state Alabama code AL

county Jefferson

code 073

zip code 35233

3. Classification

Ownership of Property

- private
- public-local
- public-State
- public-Federal

Category of Property

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing	Noncontributing
<u>1</u>	_____ buildings
_____	_____ sites
_____	_____ structures
_____	_____ objects
<u>1</u>	<u>0</u> Total

Name of related multiple property listing:

NA

Number of contributing resources previously listed in the National Register

NA

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of certifying official

[Handwritten Signature]

1-30-89

Date

Alabama Historical Commission (State Historic Preservation Office)

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register. 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:)

[Handwritten Signature: Amy Schlager]

2/22/89

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic/multiple dwellingCommerce/Specialty Stores

Current Functions (enter categories from instructions)

Vacant/Not in use

7. Description

Architectural Classification

(enter categories from instructions)

Tudor RevivalSpanish Colonial Revival

Materials (enter categories from instructions)

foundation concretewalls brickstuccoroof asphaltother ceramic tilewood trim

Describe present and historic physical appearance.

Manchester Terrace is a singular set of buildings that at first glance appear to be unrelated until you notice that they are connected by a flight of steps. Built in 1927, the development reflects the period's taste for derivative building styles; it consists of a row of four shops built in a Mediterranean-influenced style, divided in their midst by a flight of concrete steps that climb up the hill to the courtyard of a U-shaped 12-unit apartment building in the English Vernacular style. Both of the architectural styles are very consistent with nearby residential areas, especially the recently developed Chestnut Hill district.

The shops are one-story, faced in stucco, with square display windows above which sit large half-moon transoms with keystone decoration. The windows are large in relation to the shop fronts; the transom surrounds reach nearly to the concrete tile eaves of the shallow roof front. A distinctive feature of the shop fronts is the twisted plaster engaged columns beside the windows which appear to support the transom arches. The roof of the shops behind the tiled front slope is flat, extending straight back to the courtyard level of the apartments behind.

The apartment building is U-shaped, two-story, and constructed of dark red brick with half-timbered stucco under the gables. This portion of Manchester Terrace shows the characteristics of the Craftsman style so popular in Birmingham in the 1920s: of English Vernacular and Tudor derivation, with overhanging eaves, exposed rafter ends, decorative bracketing, and bargeboards at the gables. The entries at the center of each of the three sides of the court are set in narrow projecting pavilions under small gables; there is decorative brickwork around the Tudor-arched doorways. All windows are double-hung sash, the large ones uniformly six-over-one. The roof is hipped except at the gable projections.

The shop interiors have plaster walls and ceilings and concrete floors; these spaces have consistently been plagued with water damage until the present restoration. Apartment interiors have plaster walls and ceilings with hardwood floors throughout.

The property at one time included a 12-car garage row sitting behind the apartment building, since demolished.

8. Statement of Significance

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

nationally statewide locally

Applicable National Register Criteria A B C D

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

Areas of Significance (enter categories from instructions)

Architecture

Period of Significance

NA

Significant Dates

1927

Cultural Affiliation

NA

Significant Person

NA

Architect/Builder

Unknown

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

CRITERION C: ARCHITECTURE

Manchester Terrace is locally significant for its unique combination of two diverse architectural styles. Both the English Tudor and Spanish Revival styles were popular in Birmingham in the early 20th century, but Manchester Terrace was the first building to incorporate both styles in a single project.

The building is also significant as an early mixed use project, successfully combining residential and commercial space. It has shops on the street and a completely separate residential building behind the shops, joined to them by a central stair from the street to the courtyard of the apartment building.

* * * * * * *

HISTORICAL SUMMARY

Manchester Terrace represents a period in Birmingham's development when the west Southside's commercial businesses were moving south toward the already established residential areas of Highland Park and Chestnut Hill. Neighborhood-oriented commercial buffer zones emerged, of which the 7th Avenue and 29th Street South district is a good example. The Birmingham News in June 1927 noted that "(t)he paving of the streets and avenues on the Southside has resulted in the location of a large number of industrial and commercial plants in that section in the last year or two..." Responding to the growing vitality of this side of town, the Lakeview district around 29th & 7th saw the construction of the Exclusive Furniture Shop in 1926, designed in the Tudor style by prominent local architect Charles H. McCauley and a prototype for his subsequent suburban developments in English Village and Mountain Brook Village. The following year the Maloney Construction Company built the dual-styled Manchester Terrace just up 29th Street from the Exclusive Furniture Shop; as a development it could be said to symbolize the juncture of commerce and residence, as it has shops on the street and a completely separate residential building behind the shops, joined to them by a central stair from the street to the courtyard of the apartment building.

See continuation sheet

9. Major Bibliographical References

Southside-Highland Survey, Birmingham Historical Society, 1981
Newspaper archives, Tutwiler Collection, Birmingham Public Library
Phillips Atlas and Bd of Equalization records, BPL Dept. of Archives & Manuscripts

See continuation sheet

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Specify repository: _____

10. Geographical Data

Acreage of property less than 1 acre

UTM References

A

1	6
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5	1	9	6	8	0
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3	7	0	7	8	8	0
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 Zone Easting Northing

C

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B

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 Zone Easting Northing

D

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See continuation sheet

Verbal Boundary Description

Lot 4, blk 411, Elyton Land Company survey of Birmingham.
See area highlighted in red on county tax map.

See continuation sheet

Boundary Justification

The boundary includes the entire city lot that has historically been associated with the property.

See continuation sheet

11. Form Prepared By

name/title Linda Nelson/Historic Preservationist; AHC: reviewer-Steven Kay
 organization Operation New Birmingham date September 30, 1987
 street & number 300 Massey Building, 2025 3rd Avenue North telephone 205 324-8797
 city or town Birmingham state Alabama zip code 35203

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National Park Service**

**National Register of Historic Places
Continuation Sheet**

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Unfortunately the shops, according to the 1929 City Directory, were largely vacant even at that time, a fact no doubt reflecting the economic decline that led finally to the Depression. The apartments continued to be rented on a more or less consistent basis, however.

The entire project was foreclosed on in 1931 and went into the hands of the Jefferson Standard Life Insurance Company; it was subsequently sold to the Palace Theatre Company in 1938 and was bought from them the next year by T. W. Williams, although heavily mortgaged. Records indicate that the shops consistently suffered moisture problems, making the property unprofitable, and subsequent owners apparently made no substantial attempt to improve the buildings. The present owner is the first to undertake a major rehabilitation, at a time when the vitality of the Lakeview district is again strengthening.

The significance of Manchester Terrace is seen in its unique combination of both uses and architectural styles, as a representative of the derivative and flamboyant architecture of the 1920s, and as an unusual and good example of the period's suburban commercial development in an area of expanding population and activity.

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graphs Page 1

Information in items 1-5 is the same for all photographs listed.

1. Manchester Terrace, 720-728 South 29th Street
2. Birmingham, Jefferson County, Alabama
3. Linda Nelson
4. February 1987
5. Negatives at Operation New Birmingham

No. 1

6. View of front showing stores and apartments from E

No. 2

6. View of north half of stores before restoration work from SE

No. 3

6. Storefront windows, detail from E

No. 4

6. Capitals of twisted columns between storefront windows from E

No. 5

6. View of front of stores with apartments behind, from E

No. 6

6. View of center court of apartments from E

No. 7

6. Apartment entry from courtyard, looking across 29th Street from SW

No. 8

6. Apartment entry showing decorative brick detail from SE

No. 9

6. Front gable, detail, from SE

No. 10

6. View of rear of apartments from W

No. 11

6. Rear of apartment from W

No. 12

6. South wall of apartment from W

No. 13

6. North wall of apartment from NE

No. 14

6. Apartment interior from E

No. 15

6. Apartment interior, bathroom, from E

No. 16

6. Apartment interior, detail, showing view out back door, from SE

No. 17

6. Apartment interior, from W

No. 18

6. View of front looking N along 29th St. showing Exclusive Furniture Shop at far right, from SE

No. 19

6. View north on 29th Street showing stores and section of Exclusive Furniture Shop, from SE

No. 20

6. Interior of commercial space, from S

No. 21

6. Interior of commercial space, from E

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SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 89000163

Date Listed: 03/22/89

Manchester Terrace

Jefferson

AL

Property Name

County

State

N/A

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.

Amy Schlager
Signature of the Keeper

3/22/89
Date of Action

Amended Items in Nomination:

The nomination does not include a period of significance, which should be 1927, the specific date of construction.

Discussed and concurred in by Alabama SHPO.

DISTRIBUTION:

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

MANCHESTER TERRACE
720-28 29th Street South
Birmingham, Alabama 35233

Source: Jefferson County tax map
21-31-4
Scale: 1" = 100'



734
ELYTON LAND COMPANY'S
ADDITION NO. 1
CITY OF PB.3 Pg.95 B
BIRMINGHAM
PARK & RECREATION
BOARD
UNDERWOOD PARK

733
ST. VINCENT'S
HOSPITAL
SUBDIVISION
892
PB. 101 Pg. 76
ST. VINCENT'S
HOSPITAL

CITY OF BIRMINGHAM
BOARD OF EDUCATION
LAKEVIEW SCHOOL

UNIVERSITY OF
ALABAMA

SEE 01-23-09-31-3



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