

United States Department of the Interior
National Park Service

SEP 3 1998 467

National Register of Historic Places Registration Form

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Ala. Historical Commission

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Howard College Estates Historic District

other names/site number N/A

2. Location

street & number (please refer to continuation sheet) N/A not for publication

city or town Birmingham N/A vicinity

state Alabama code AL county Jefferson code 073 zip code 35206

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Edison K. Beall

3/12/99

Signature of certifying official/Title

Date

Alabama Historical Commission (State Historic Preservation Office)

State of 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 certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the 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): _____

Edison K. Beall
Signature of the Keeper

Date of Action

4/22/99

5. Classification

Ownership of Property
(Check as many boxes as apply)

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

Category of Property
(Check only one box)

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

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
59	12	buildings
		sites
		structures
		objects
59	12	Total

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/single dwelling

Current Functions
(Enter categories from instructions)

DOMESTIC/single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Tudor Revival

Spanish Revival

Colonial Revival

Materials
(Enter categories from instructions)

foundation brick

walls wood: weatherboard

wood: shingle

roof asphalt

other ceramic tile

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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.)

Property is: N/A

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or 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

Period of Significance

1927-1948

Significant Dates

1927

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Turner, George

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

(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 # _____
- 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: _____

Howard College Estates Historic District
Name of Property

Jefferson County, Alabama
County and State

10. Geographical Data

Acreage of Property approx. 38 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1	1,6	5,2,6,1,2,0	3,7,1,3,0,8,0
	Zone	Easting	Northing
2	1,6	5,2,6,7,6,0	3,7,1,2,7,5,0

3	1,6	5,2,6,5,0,0	3,7,1,2,4,5,0
	Zone	Easting	Northing
4	1,6	5,2,5,9,2,0	3,7,1,2,7,8,0

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 and Trina Binkley, AHC Reviewer
organization Mansell and Company, Inc. date June 3, 1998
street & number 4 Windsor Drive telephone (205) 556-9286
city or town Tuscaloosa state AL zip code 35404

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 SHPO or FPO.)

name multiple
street & number _____ telephone _____
city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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2. Street Numbers included in the Howard College Estates Historic District

Belmont Avenue 7741

Rugby Avenue 7751, 7753, 7755, 7757, 7759, 7761, 7763

Vanderbilt Avenue 740 through 755

8th Avenue 7708 - 7736

8th Court South 7705 - 7720

77th Place 713, 717, 723, 727

77th Way 700 through 856

7. Description (cont'd)

Architectural Description

Bungalow/Craftsman

Other: Minimal Traditional

Materials

foundation: concrete

walls: brick
stucco

roof: asbestos

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**Howard College Estates Historic District
Narrative Description**

A residential neighborhood located in eastern Birmingham, Alabama, Howard College Estates Historic District is part of the East Lake neighborhood and is located on lands which were formerly part of the Howard College campus. The East Lake development is one of Birmingham's oldest planned communities (1886) and one of its earliest streetcar suburbs. In their efforts to create a desirable suburban neighborhood with the amenities of urban life, the developers of East Lake coaxed religious and educational institutions to their planned community. In 1887, the East Lake Land Company offered the trustees of Howard College 60 acres of land lying along the southern boundary of the original East Lake development. The trustees accepted their offer and moved Howard College from the small town of Marion in Perry County, Alabama to the new location in East Lake. In the early twentieth century, however, the East Lake Land Company began to develop those lands to the south and east of the original neighborhood, creating Central Highlands, Lakewood, and South Highlands of East Lake (to differentiate this development from the earlier South Highlands neighborhood located south of downtown Birmingham). The streets of Central Highlands and South Highlands of East Lake had been plotted in 1906. Due to the close proximity of South Highlands of East Lake to Howard College, the officers of the East Lake Land Company named the streets and avenues for universities and towns which were home to other institutions of higher learning. Soon, residents of South Highlands found themselves living on Ann Arbor, Oxford, Rugby, Columbia, Harvard, Yale, Princeton, and Vanderbilt Streets. Similarly, streets in the Central Highlands neighborhood were named for European cities, such as London, Paris, Madrid, and Naples.

In 1927, the East Lake Land Company resurveyed and subdivided a portion of the original but undeveloped 60 acres which had been granted to Howard College. Lying between the South Highlands and Central Highlands sections, and southwest of Lakewood, this newly subdivided area was named Howard College Estates. Today, Howard College Estates Historic District contains portions of Vanderbilt Street, Belmont Avenue, Rugby Avenue, 8th Avenue, 8th Court South, 77th Place, and 77th Way. Howard College Estates Historic District encompasses seven whole and four partial city blocks. Lot sizes are random, ranging from 50' to 60' in width and 96' to 125' in depth. All lots back up to common alleys. Residences are uniformly set close to the street with secondary structures located to the rear along common alleyways. The majority of secondary structures are modern and therefore, were not counted or inventoried in this nomination. This particular arrangement strengthens the visual appeal of the neighborhood, providing stretches of houses in various styles popular during the district's period of significance. Too, by placing the primary residence closer to the street, homeowners typically have large and spacious rear lawns and yards. Throughout the area, one finds the Southern flora typically found in such neighborhoods, varieties of oak, pecan, dogwood, pine, and sweet gum. Lots are usually embellished with attractive landscaping and the district is embellished with curbs and sidewalks. Many of the dwellings boast attractive stone and cobblestone retaining walls, such as the one which separates 7713 and 7709 8th Avenue or the ones in front of 708 and 848 77th Way.

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While the developers of East Lake laid off the original neighborhood in a typical grid pattern, by 1927, real estate planners and developers had abandoned this particular plan for ones which complemented the natural terrain of the hills and mountains surrounding Birmingham. Robert Jemison, Sr., a principal investor in the East Lake development, had abandoned the grid pattern for his subdivisions at Glen Iris, Mountain Terrace, Forest Park, Mountain Brook, and Fairfield. Indeed, by 1910, the East Lake Land Company would annex the Roebuck Springs addition, a residential suburb lying immediately to the northeast which included the city's first professionally designed golf course, pleasure drives, gardens, and clubhouse. For the South Highlands and Lakewood sections of East Lake, the land company constructed broad avenues set at angles to the original streets, as well as curving roads and roundabouts. When Howard College Estates was created, the planners extended Vanderbilt Street and 77th Way, creating long unbroken east-west avenues which terminated at the base of Red Mountain. Rugby Avenue is the western/northwestern boundary, cutting a semi-circle through the center of the South Highlands neighborhood, beginning at 83rd Street and terminating at 77th Street. Belmont Avenue, 8th Avenue, 8th Court South, and 77th Place are small north-south cross streets, running no more than a block in length within the boundaries of the district.

As one would expect for a neighborhood nestled in the valleys between Rufner and Red Mountains, the terrain of Howard College Estates Historic District is undulating, particularly to the south and southeast as one approaches the foothills of the Appalachian mountains found in the Birmingham District. An economically stable middle class neighborhood, Howard College Estates Historic District contains an impressive collection of architecture dating from the late 1920s through the 1940s, reflecting the creation of this specific area within the South Highlands of East Lake and Central Highlands development, as well as the continued growth and popularity of the entire East Lake neighborhood through the mid-twentieth century.

The styles of residential architecture found in the Howard College Estates Historic District include Tudor, Colonial and Spanish Revival, Craftsman/Bungalow, Minimal Traditional, Ranch, and Modern. The primary form of construction is wood frame while the exterior wall material ranges from simple weatherboarding and wooden shingles to brick veneer and stucco. Most dwellings are one story although there are some one- and one-half and two-storied dwellings in the district. The topography of the district allows for the accommodation of basements and indeed, the majority of dwellings constructed in the 1920s and 1930s, rest on full basements.

The most prevalent architectural style in the Howard College Estates Historic District is the Tudor Revival. Thirty of the seventy-one resources in the district are in the Tudor Revival style, reflecting the popularity of that particular style in the 1920s and 1930s. All of these dwellings feature brick veneered exterior wall material and most have exterior end or front facing chimneys; some are often capped with decorative chimney pots (7705 8th Court South). These houses feature complex rooflines; steeply pitched roofs are often pierced with gable roofed dormers or are broken by projecting wall dormers rising above arched windows (737 77th Way). The entrances are often set in gable roofed projections which are typically embellished with decorative stone quoins framing an arched single leaf entrance (704 77th Way and 851 77th Way). Almost all of the

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Tudor Revival dwellings contain a porch, located on the facade or to one side, often supported by arched brick piers with radiating voisoirs and decorative keystones (7713 and 7716 8th Avenue). Cobblestone appears on only one Tudor Revival dwelling (743 Vanderbilt Street), as foundation material. Structures which can be classified as Tudor Revival style are #'s 4, 12, 15, 20, 21, 22, 27, 28, 30, 31, 33, 34, 39, 40, 41, 42, 43, 44, 46, 48, 49, 50, 51, 52, 53, 56, 61, 67, and 68.

Perhaps the most unique dwelling in the district is the exuberant Spanish Revival house at 708 77th Way (#47). Designed by George Turner, the Birmingham architect who drafted plans for over 30 Spanish Revival style houses in eastern Birmingham as well as a number of homes in the Hollywood section of Homewood, this one-storied stucco house boasts a curved parapet, tile roof, semi-circular awning, and a highly decorative cornice.

The six Colonial revival dwellings in the Howard College Estates Historic District run the spectrum from small one story frame Cape Cod cottages covered in wooden shingles to a two- and one-half storied, brick veneered Georgian-style house. Of particular note is 7713 8th Court South, a one- and one-half storied residence with field stone exterior wall material, bay and dormer window, and massive end chimney. Also reminiscent of colonial architecture is the gambrel roof found on the house at 853 77th Way. Here, the frame central gambrel roofed dwelling is flanked by simple gable roof, brick veneered wings. Colonial revival dwellings are #'s 6, 17, 38, 59, 69, and 70. Only four dwellings reflect the Craftsman/Bungalow style, #'s 2, 18, 24, and 37. These four structures are all one-story with brick veneered exterior wall material, wide overhanging eaves, and brick pier porch supports.

The twenty-one houses in the district which are categorized as minimal traditional, in particular, reflect the continued popularity of East Lake and Howard College Estates, in post World War II Birmingham. City Directories indicate that a dozen of these dwellings were constructed in 1948. Typically, these one-storied houses have three bay facades, cross gable roofs with front facing gable wings, partial width porches, and single leaf entrances. Minimal traditional houses are #'s 5, 7, 8, 9, 10, 11, 13, 14, 16, 23, 35, 36, 45, 55, 57, 58, 60, 62, 63, 65, and 66.

Of the twelve non-contributing resources located within the boundaries of the Howard College Estates Historic District, five are ranch and four are modern style residences constructed after 1948. Today, the Howard College Estates Historic District contains a significant collection of residences which clearly reflect the development of the neighborhood during the period of significance 1927 to 1948. The nomination contains 71 resources, 59 contributing and 12 non-contributing.

Archaeological Component

Although no formal archaeological testing has been conducted, the potential for subsurface material remains is good. Properties of this type have the potential to yield information about various styles, forms, and trends in history and prehistory.

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**Howard College Estates
Historic Resource Inventory**

Numbers at the end of each entry correspond to photograph roll and negative numbers. The letters C and NC denote contributing and non-contributing resources.

Belmont Avenue

1. 7741 Belmont Avenue, c. 1953, Ranch. One story frame ranch style dwelling with brick veneer exterior wall material, low lying cross hipped roof with wide overhanging eaves, brick veneered chimney, five bay facade, double hung sash and aluminum sliding windows, recessed single leaf entrance. (NC) (#4-31)

Rugby Avenue

2. 7751 Rugby Avenue, c. 1930, Bungalow. One story frame bungalow with brick veneer exterior wall material, cross clipped gable roof, two interior chimneys, projecting front facing double clipped gable containing three bays which include single, double and triple windows, single leaf entrance is set in fourth bay position and is recessed, small gable roof overhang and entrance terrace. (C) (#1-30)
3. 7753 Rugby Avenue, c. 1951, Modern. One story frame dwelling, aluminum siding exterior wall material, low lying cross hipped roof with wide overhanging eaves, three bay facade, single leaf entrance, small entrance porch. (NC) (#1-29)
4. 7755 Rugby Avenue, c. 1930, Tudor Revival. One story frame dwelling, brick veneer exterior wall material, cross gable roof with double front facing gable wing, three bay facade, paired double hung sash windows, single leaf entrance, gable roof entrance porch supported by tall brick pier, porch floor extends out into open terrace, exterior end chimney. (C) (#1-28)
5. 7757 Rugby Avenue, c. 1948, Minimal Traditional. One story frame dwelling, asbestos shingle exterior wall material, cross gable roof with front facing gable wing, three bay facade, single leaf entrance, small shed roof porch, central interior chimney. (C) (#1-18, 19, 27)
6. 7759 Rugby Avenue, c. 1948, Colonial Revival. One story frame, Cape Cod cottage style, wooden shingle exterior wall material, side gable roof with central interior chimney, four bay facade, central single leaf entrance, small gable roof entrance porch supported by slender wooden posts. (C) (#1-20)
7. 7761 Rugby Avenue, c. 1951, Minimal Traditional. One story frame dwelling, aluminum siding exterior wall material, cross gable roof, front facing gable wing, former half width shed roof porch has been enclosed. (NC) (#1-25)

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8. 7763 Rugby Avenue, c. 1948, Minimal Traditional. One story frame dwelling, side gable roof, central interior chimney, four bay facade, single leaf entrance, small gable roof overhang supported by decorative ironwork supports. (C) (#1-22)

Vanderbilt Street

9. 740 Vanderbilt Street, c. 1948, Minimal Traditional. One story frame dwelling, side gable roof, interior chimney, wooden shingle exterior wall material, three bay facade, slightly recessed single leaf entrance, double hung sash and large picture windows. (C) (#3-34)
10. 741 Vanderbilt Street, c. 1948, Minimal Traditional. One story frame dwelling, cross gable roof, front facing gable wing, three bay facade, single leaf entrance, picture window and double hung sash window, three-quarter width shed roof porch supported by boxed supports. (C) (#3-35, #4-22)
11. 742 Vanderbilt Street, c. 1948, Minimal Traditional. One story frame dwelling, side gable roof, central interior chimney, wooden siding exterior wall material, four bay facade, central single leaf entrance, small one story gable roof entrance porch supported by tall decorative ironwork supports. (C) (#4-3)
12. 743 Vanderbilt Street, c. 1930, Tudor Revival. Large two story brick veneered dwelling composed of a two story side gable roof block with projecting one story wing and adjoining gable roof entrance porch, structure rests on cobblestone foundation with a concrete stringcourse, projecting wing has exterior end chimney with recessed decorative arch, three bay facade, paired double hung sash windows, gable roof porch supported by single brick pier. (C) (#3-36, #4-2,5)
13. 744 Vanderbilt Street, c. 1948, Minimal Traditional. One story frame dwelling, cross gable roof, exterior end chimney, three bay facade, single leaf entrance, 3/1 double hung sash windows, partial width shed roof porch, (C) (#4-4)
14. 745 Vanderbilt Street, c. 1948, Minimal Traditional. One story frame dwelling, cross gable roof with front facing gable, three bay facade, single leaf entrance, former side porch enclosed, aluminum siding exterior wall material. (NC) (#4-6)
15. 746 Vanderbilt Street, c. 1930, Tudor Revival. One story frame dwelling, cross gable roof with double front projecting gable wings, front facing chimney, three bay facade, single leaf arched entrance, single and triple double hung sash windows. (C) (#4-7, 21)

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16. 747 Vanderbilt Street, c. 1948, Minimal Traditional. One story frame dwelling, wooden shingle exterior wall material, side gable roof, interior chimney, four bay facade, single leaf entrance, former side porch enclosed, double hung sash and picture windows. (C) (#4-8, 20)
17. 748 Vanderbilt Street, c. 1930, Colonial Revival. One and one-half story, frame dwelling brick veneered exterior wall material, side gable roof, exterior end chimney, twin gable roof dormers, three bay facade, central single leaf entrance, partial width shed roof porch supported by decorative ironwork supports, side gable wing with bay window. (C) (#4-9, 18)
18. 749 Vanderbilt Street, c. 1930, Bungalow. One story frame dwelling, brick veneer exterior wall material, cross gable roof with front facing gable roof entrance porch supported by three brick piers forming two open arches connected by low stone balustrades, porch floor extends into open terrace, front facing brick chimney, three bay facade, single leaf entrance. (C) (#4-10,19)
19. 751 Vanderbilt Street, c. 1960, Ranch. One story frame ranch style dwelling resting on full basement with carport, low lying cross hipped roof with wide overhanging eaves, four bay facade, single leaf entrance, aluminum windows. (NC) (#4-17)
20. 752 Vanderbilt Street, c. 1930, Tudor Revival. One story frame dwelling, brick veneer exterior wall material, cross gable roof, exterior end chimney, front facing gable wing containing open arched entry way and paired double hung sash window, small arched window flanked by rectangular louvered panels located in gable, small gable roof dormer. (C) (#4-11, 14)
21. 753 Vanderbilt Street, c. 1940, Tudor Revival. One and one-half story frame dwelling, brick veneer exterior wall material, cross gable roof with central front facing gable, small gable roof entrance porch, porch floor extends out into terrace in front of side porch, small gable roof dormer located to left of central gable, five bay facade, arched single leaf entrance, single and triple double hung sash windows. (C) (#4-12,16)
22. 755 Vanderbilt Street, c. 1930, Tudor Revival. One and one-half story frame dwelling, brick veneer exterior wall material, cross gable roof with central interior chimney, two front facing gable roof porches with arched openings, four bay facade, single leaf entrance. (C) (#4-13, 15)

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8th Avenue

23. 7708 8th Avenue, c. 1948, Minimal Traditional. One story frame dwelling, wooden shingle exterior wall material, interior chimney, double front facing gable, five bay facade, single leaf entrance. (C) (#2-6, 20)
24. 7709 8th Avenue, c. 1930, Bungalow. One story frame dwelling, brick veneer exterior wall material, interior chimney, cross gable roof, two front facing gable roof wings connected by shed roof porch, five bay facade, three interior bays sheltered by shed roof porch supported by two tall brick piers, side porte cochere. (C) (#2-22, 24, 25)
25. 7712 8th Avenue, c. 1955, Modern. One story frame dwelling, low lying cross hipped roof, four bay facade, double hung aluminum windows and picture window, single leaf entrance, small hipped roof porch supported by decorative ironwork supports. (NC) (#2-7, 21)
26. 7713 8th Avenue, c. 1930, Tudor Revival. One and one half story frame dwelling, brick veneer exterior wall material, cross gable roof with central projecting gable wing incorporating paired double hung sash window and arched entrance way connected to side shed roof porch, four bay facade, paired double hung sash windows, arched window flanked by rectangular lights in upper gable of wing, hipped roof dormer windows on each side. (C) (#2-19, 23)
27. 7716 8th Avenue, c. 1938, Tudor Revival. One story frame dwelling, brick veneer exterior wall material, cross gable roof, exterior end chimney, three bay facade, central single leaf arched entrance, gable roof porch supported by tall brick piers forming open rounded arches, bay window in third bay position. (C) (#2-8, 18)
28. 7718 8th Avenue, c. 1939, Tudor Revival. One story frame dwelling, brick veneer exterior wall material, cross gable roof, front facing chimney, front facing gable roof porch supported by brick piers which form rounded arched openings, four bay facade, secondary single leaf entrance located in first bay position which is subordinate rear wing, primary single leaf entrance located in third bay position, paired double hung sash windows. (C) (#2-9, 16)
29. 7721 8th Avenue, c. 1960, Ranch. One story frame dwelling, low lying hipped roof with wide overhanging eaves, four bay facade, concrete block foundation, vertical wooden siding, interior chimney, single leaf entrance. (NC) (#2-17)
30. 7722 8th Avenue, c. 1929, Tudor Revival. One story frame dwelling, brick veneer exterior wall material, side gable roof with central front facing gable wing with bay window, flanking gable roof dormer windows, four bay facade, single leaf entrance surrounded by

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decorative stone quoins, entrance set in shed roof vestibule, remaining bays are paired double hung sash windows. (C) (#2-10,14)

31. 7725 8th Avenue, c. 1938, Tudor Revival. One story frame dwelling, brick veneer exterior wall material, primary side gable roof with three decorative wall gables, front facing brick chimney, four bay facade consisting of a single leaf entrance set in slightly projecting gable wing with arched entryway, side sun room with banks of narrow double hung sash windows, and paired double hung sash windows. (C) (#2-15)
32. 7730 8th Avenue, c. 1955, Ranch. One story frame ranch style dwelling, side gable roof, brick veneer exterior wall material, four bay facade and former carport (enclosed), single leaf entrance. (NC) (#2-11)
33. 7736 8th Avenue, c. 1938, Tudor Revival. One and one-half story frame dwelling, brick veneer exterior wall material, basically L-shaped with dominant front facing gable wing, subordinate wing contains a side gable roof porch with rounded arched openings, front facing chimney, and rounded single leaf entrance set in arched opening, front facing wing contains two paired double hung sash windows, gable end feature stucco and woodwork in a half-timbering effect. (C) (#2-12, 13)

8th Court South

34. 7705 8th Court South, c. 1939, Tudor Revival. One and one-half story brick veneered dwelling, cross gable roof, front facing chimney, gable roof dormer, dominant gable with upper and lower paired double hung sash windows, gable roof entrance with arched opening, four bay facade, former open porch (enclosed). (C) (#3-5, 26)
35. 7706 8th Court South, c. 1940, Minimal Traditional. One story frame dwelling, wood shingle exterior wall material, side gable roof, interior chimney, four bay facade, paired windows, single leaf entrance, former side porch enclosed (sympathetically). (C) (#2-27, #3-6)
36. 7708 8th Court South, c. 1941, Minimal Traditional. One story frame, side gable roof, four bay facade, entrance located in side off former side porch (enclosed). (C) (#2-29)
37. 7712 8th Court South, c. 1925, Bungalow. One story frame dwelling, brick veneer exterior wall material, cross gable roof with two front facing gable wings connected by shed roof porch supported by two tall brick piers, five bay facade, central three bays located behind porch, single leaf entrance. (C) (#2-30, #3-2)
38. 7713 8th Court South, c. 1947, Colonial Revival. One and one-half story dwelling, faux fieldstone exterior wall material with frame wing, four bay facade, recessed single leaf entrance, bay window, two gable roof dormers. (C) (#2-28, #3-3,4)

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39. 7718 8th Court South, c. 1930, Tudor Revival. One story frame dwelling, brick veneer exterior wall material, cross gable roof, dominant front facing gable wing with side chimney, three bay facade, single leaf entrance located in third bay in subordinate side wing. (C) (#2-32, #3-14)
40. 7720 8th Court South, c. 1930, Tudor Revival. One story frame dwelling, brick veneer exterior wall material, cross gable roof, two front facing gable wings connected by shed roof porch supported by decorative ironwork posts, five bay facade, paired and single double hung sash windows, two gable roof vents, later side wing with aluminum casement windows and end chimney. (C) (#2-33, 35, 36)

77th Place

41. 7713 77th Place, c. 1930, Tudor Revival. One story frame dwelling, brick veneer exterior wall material, cross gable roof, exterior end chimney, front facing gable incorporating three quarter width porch supported by brick piers forming arched openings, three bay facade, single leaf entrance, paired double hung sash windows. (C) (#1-31, #2-5)
42. 7717 77th Place, c. 1930, Tudor Revival. One and one-half story frame dwelling, brick veneer exterior wall material, cross gable roof, exterior end chimney, three bay facade, central single leaf arched entrance set in slightly projecting gable roofed entrance vestibule, gable roof porch to left of entrance. (C) (#1-32, #2-3)
43. 7723 77th Place, c. 1930, Tudor Revival. One story frame dwelling, brick veneer exterior wall material, cross gable roof, front facing brick chimney with decorative randomly placed stones, double front facing gables, four bay facade, single leaf entrance behind arched entranceway, single, paired and triple windows. (C) (#1-33, #2-2)
44. 7727 77th Place, c. 1930, Tudor Revival. One story frame dwelling, brick veneer exterior wall material, cross gable roof, front facing chimney, four bay facade, single leaf entrance set in arched opening, gable roof porch supported by brick piers forming arched openings. (C) (#1-34)

77th Way

45. 7700 77th Way, c. 1948, Minimal Traditional. One story frame dwelling, cross gable roof, front facing gable wing, exterior end chimney, three bay facade, single leaf entrance. (C) (#1-12)

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46. 704 77th Way, c. 1929, Tudor Revival. One story frame dwelling, brick and stone exterior wall material, cross gable roof, front facing chimney, two front facing gable wings, three bay facade, single leaf entrance set in stone covered arched gable roofed entrance, wraparound porch supported by tall brick piers. (C) (#1-11, 13)
 47. 708 77th Way, c. 1929, Spanish Revival. One story frame dwelling, stucco exterior wall material, cross gable red tile roof with central arched decorative stepped and curvilinear parapet connecting two front facing projecting wings with boxed bay windows, three bay facade, central single leaf entrance, large semicircular canopy located above central terrace between the projecting wings, exuberantly detailed cornice. (C) (#1-10, 14)
 48. 717 77th Way, c. 1940, Tudor Revival. One and a half story frame dwelling, brick veneer exterior wall material, front facing chimney set in gable wall dormer, front facing gable roof porch supported by tall brick piers forming open arches, three bay facade, single and paired double hung sash windows, single leaf entrance. (C) (#1-2, 3)
 49. 720 77th Way, c. 1929, Tudor Revival. One story frame dwelling, brick veneer exterior wall material, cross gable roof, one gable roof dormer window and two small gable dormers, four bay facade, single leaf entrance, paired and single windows, small gable roof entrance porch supported by tall end brick piers. (C) (#1-8, 9)
 50. 721 77th Way, c. 1940, Tudor Revival. One story frame dwelling, brick veneer exterior wall material, cross gable roof, exterior end chimney, front facing gable incorporating single leaf entrance and a band of three semi-circular arched windows, former side porch enclosed. (C) (#1-4, 5)
 51. 725 77th Way, c. 1940, Tudor Revival. One story frame dwelling, brick veneer exterior wall material, front facing gable containing band of three windows with multi-pane transoms, recessed porch contains single leaf entrance, interior chimney. (C) (#1-6,7)
 52. 737 77th Way, c. 1940, Tudor Revival. One story frame dwelling, brick veneer exterior wall material, cross gable roof, front facing gable wing and decorative front facing gable, exterior end chimney, four bay facade, small recessed entrance porch in projecting gable. (C) (#4-30)
 53. 741 77th Way, c. 1940, Tudor Revival. One story frame dwelling, brick veneer exterior wall material, cross gable roof, exterior side chimney, front facing gable wing, four bay facade, single leaf entrance. (C) (#4-29)
 54. 745 77th Way, c. 1970, Modern. One story frame dwelling, side gable roof, three bay facade, single leaf entrance. (NC) (#4-27)

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55. 749 77th Way, c. 1948, Minimal Traditional. One story frame dwelling, cross gable roof, exterior end chimney, three bay facade, single leaf entrance, partial width porch, front facing gable wing. (C) (#4-28, 32)
56. 753 77th Way, c. 1930, Tudor Revival. One story frame dwelling, brick veneer exterior wall material, cross gable roof, exterior end chimney, double front facing gables, three bay facade, single leaf entrance, paired windows. (C) (#4-25, 26)
57. 757 77th Way, c. 1948, Minimal Traditional. One story frame dwelling, cross gable roof, exterior end chimney, three bay facade, single leaf entrance, paired windows, partial width porch supported by colonettes. (C) (#4-23, 24)
58. 815 77th Way, c. 1939, Minimal Traditional. One and a half story dwelling, brick veneer exterior wall material, two gable roof dormers, five bay facade, central single leaf entrance, three-quarter width porch. (C) (#3-28)
59. 819 77th Way, c. 1939, Colonial Revival. Two and a half story dwelling, side gable roof, exterior end chimney, three bay facade, central single leaf entrance, gable roof entrance porch supported by classical colonettes, 6/6 double hung sash windows, side shed roof addition. (C) (#3-23, 25, 27)
60. 820 77th Way, c. 1947, Minimal Traditional. One story frame dwelling, side gable roof, four bay facade, bay window, recessed porch. House has been substantially altered with the application of brick veneer and other exterior changes. (NC) (#2-31, 34)
61. 821 77th Way, c. 1930, Tudor Revival. One story frame dwelling, brick veneer exterior wall material, cross gable roof, two front facing gables, four bay facade, single leaf entrance, paired windows, gable roof porch supported by brick piers forming arched openings. (C) (#3-22, 26)
62. 825 77th Way, c. 1948, Minimal Traditional. One story frame dwelling, side gable roof, exterior side chimney, four bay facade, central single leaf entrance, paired windows. (C) (#3-21, 24)
63. 830 77th Way, c. 1948, Minimal Traditional. One story frame dwelling, wooden shingle exterior wall material, cross gable roof, side screened-in porch, five bay facade, small gable roof entrance porch supported by slender posts, paired and single double hung sash windows. (C) (#3-7, 8)
64. 833 77th Way, c. 1953, Modern. One story frame dwelling, side gable roof, front facing chimney, five bay facade, partial width recessed porch supported by decorative ironwork posts. (NC) (#3-20)

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65. 837 77th Way, c. 1948, Minimal Traditional. One story frame dwelling, wooden shingle exterior wall material, front facing gable, front facing chimney, four bay facade, single leaf entrance, partial width shed roof porch. (C) (#3-19)
66. 840 77th Way, c. 1953, Minimal Traditional. One story frame dwelling, side gable roof, central interior chimney, six bay facade, central single leaf entrance, gable roof portico supported by delicate columns. (C) (#3-13,18)
67. 848 77th Way, c. 1940, Tudor Revival. One and one-half story frame dwelling, brick veneer exterior wall material, central interior chimney, two front facing gables, four bay facade, single leaf entrance, paired double hung sash windows, gable roof porch supported by brick piers which form arched openings. (C) (#3-11, 12, 14)
68. 851 77th Way, c. 1939, Tudor Revival. One story frame dwelling, brick veneer exterior wall material, front facing chimney, three bay facade, single leaf entrance, triple and paired windows, gable roof entrance porch with arched opening embellished with decorative stone quoins. (C) (#3-10)
69. 854 77th Way, c. 1947, Colonial Revival. One and one-half story dwelling, faux stone exterior wall material, side gable roof, four bay facade, central single leaf entrance, paired windows, side porch. (C) (#3-30, 33)
70. 853 77th Way, c. 1939, Colonial Revival. One story frame and brick veneer dwelling, central block features a gambrel roof with flanking side gable roof wings, five bay facade, three bays of central block are located behind small recessed porch. (C) (#3-9, 31, 32)
71. 856 77th Way, c. 1960, Ranch. One story brick veneered dwelling, side gable roof, central interior chimney, five bay facade, slightly recessed single leaf entrance, double hung sash windows. (NC) (#3-29)

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**Howard College Estates Historic District
Statement of Significance****Criterion C: Architecture**

Howard College Estates Historic District is eligible for listing in the National Register under Criterion C: Architecture. Originally part of the Howard College campus, the area was resurveyed and plotted in 1927. Today, the district contains an impressive assemblage of buildings reflecting the various styles, forms and trends popular in American architecture during the district's period of significance, 1927-1949. Contained within the district's boundaries are examples of the Tudor Revival, Colonial Revival, Spanish Revival, Bungalow/Craftsman, and Minimal Traditional styles. Almost half of the houses in the district can be classified as Tudor Revival, a style which enjoyed particular popularity in the 1920s and 1930s as masonry veneering techniques allowed even the most modest examples to mimic the brick and stone exteriors seen on English prototypes. Also, the singular example of the Spanish Revival style is the work of George Turner, a prolific Birmingham architect who designed scores of Spanish and Mediterranean style homes and cottages in East Lake as well as the Hollywood section of Homewood, Alabama. Also, the resources reflect the creation and development of the Howard College Estates Historic District in 1927 and the continued popularity of the area as a residential neighborhood through the 1940s and 1950s. In particular, the district reflects three distinct building periods in Birmingham's history: the prosperous 1920s, the post-depression late 1930s, and the post-World War II building boom.

**Howard College Estates Historic District
Historical Summary**

In July of 1997, South East Lake Historic District was listed in the National Register of Historic Places. The history of the Howard College Estates Historic District is tied closely with the development of East Lake and while the two districts are distinct in regard to architecture and their period of significance, they do share a common history. Indeed, the East Lake Land Company developed Howard College Estates in 1927 from land which it had, in 1886, donated to the college in an attempt to entice the institution to move from Marion, Alabama. Therefore, much of the historical narrative used in the compilation of the South East Lake Historic District serves as the principal text for this historical summary. The text and original reference endnotes taken from Village Creek: An Architectural and Historical Resources Survey of Ensley, East Birmingham, and East Lake, Three Village Creek Neighborhoods, City of Birmingham are found in quotes at intervals throughout the summary. Material regarding the founding of Howard College and its subsequent removal to East Lake, Birmingham, was taken from Perry County Heritage, edited by Dr. Stuart Harris and published by the Perry County Historic and Preservation Society.

"In 1871 the site of Birmingham, Alabama was an old cornfield cleared of stumps and trees waiting for the tracks of the South and North Alabama Railroad to cross those of the Alabama and Chattanooga Line. Surveyors employed by the railroads and the Elyton Land Company drew

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rights-of-way and streets on maps of land where only rabbits lived, but few men accepted the promoters' claim that the projected city would never become the 'El Dorado' of the iron masters (The South, 5 April 1873)."

"Within a decade, however, Alice Furnace No. 1 on the city's western edge produced Birmingham's first pig iron and was followed quickly by imitators. Eleven companies put furnaces into production during the 1880s. Between 1896 and 1890, the height of the first iron boom, twenty-eight furnaces went into blast, and by 1890 Birmingham's mills produced 816,911 tons of iron, 8.8 percent of the nation's total production. Birmingham's share of the nation's iron production was at its peak."

"America's iron industry was then in the midst of its greatest period of expansion, and entrepreneurs by the dozens came to join the boom in Birmingham. Men, some already active in the Elyton Land Company and others...eager to emulate the land company's success, pooled their capital and acquired land near Birmingham which they hope would also soon become bustling industrial towns. East Lake, East Birmingham, and Ensley...were founded by speculators during Birmingham's pig iron boom. Village Creek meandered through or near (these three towns). (While) East Birmingham and Ensley were, according to their promoters, 'favorably located for manufacturing enterprises' and offered ideal sites for 'residences for workingmen'...East Lake was planned as a residential community that would be free of the 'smoke, and other annoyances, of an iron manufacturing town' (DuBose, 1887, 264-265)."

"...In 1886, a group of prominent Birmingham investors began plans for a community whose principal asset became its distance from sooty furnaces and the industrial haze. Promoters of East Lake, Alabama, wrote that Birmingham was 'destined to be...constantly growing.' Crowded with population and 'obscured by the smoke of furnaces, foundries, and factories,' the city would be ideal for business, but its centre will be by no means the best location for homes. Noise and smoky air were 'distractions men willingly bare in business hours, and refer to with pride,' but they were not acceptable as part of normal home life. East Lake would provide a community of 'cheaper housing' where families of businessmen and workingmen could 'escape the smoke and other annoyances of an iron manufacturing town (East Lake Land Company, n.d.)."

"Principal investors Robert Jemison, Sr. and James A. Van Hoose, with the assent of 25 other men, incorporated the East Lake Land Company on July 7, 1886, with capital stock of \$200,000. M. F. Porter, R. H. Hagood, J. R. Boddie, A. A. Clisby, W. H. Wood, G. M. Hanby, George Morris, and T. R. Lyons were, along with Jemison and Van Hoose, appointed to the company's first board of directors (East Lake Land Company "Minutes," 1886, 7). Investment money ran toward iron production in late 19th century Birmingham, and as first order of business, the board of directors set priorities for their new company. The 'general purpose' of the East Lake Land Company as initially expressed was consonant with that espoused by other late 19th century industrial speculators. The East Lake Land Company proposed to 'carry on a general

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manufacturing and industrial business and engage in the quarrying of limestone and other stones...the manufacture of pig iron, steel, and all other articles which can be made or manufactured with coal or coke and iron ore as from wood, iron, or steel either alone or in conjunction with any other material' (East Lake Land Company "Minute Book," 7)."

"It soon became apparent, however, that Robert Jemison and his associates would sink most of their capital into the development of a new town rather than new furnaces and mines. None of the investors and directors of this land company were industrialists. In the years preceeding Birmingham's industrial boom, some of these men had been prominent local merchants and attorneys; others were well-to-do farmers from eastern Jones Valley. It seems that these men shared a proclivity to make their profits by buying and selling a portion of their property to the Sloss Furnace Company for the development as a lime quarry (Birmingham Age, 5 December 1886). The principal business of the East Lake Land Company would be the 'buying and selling of lands, the improvement of such lands...into lots, streets, and tracts, the construction of lake, race tracks, and other pleasure resorts.' The land company would also construct the businesses, canals, tramways, water works, and railroads necessary to connect their community with Birmingham and provide the services necessary for the community's survival and expansion (East Lake Land Company "Minute Book," 7)."

"A reporter from the Birmingham Age wrote that much of the talk of the initial stockholders meeting of the East Lake Land Company concerned a plan to build an ideal residence town. The men of the East Lake Land Company predicted that their town would 'quickly spring into the list of Alabama's finest.' It was, according to promotional pamphlets distributed by the company, the intention of its planners that their new town would remain 'strictly a residence suburb and pleasure resort' with genteel homes...ornamented with park' (East Lake Land Company, n.d.)."

"Promoters of East Lake depicted their community as a place that would combine 'woodland graces' with the advantages of city life. Located beyond the eastern fringes of Birmingham, East Lake would be 'within easy reach of the finest farms in the county' and thus allow its residents to have 'first call on fresh vegetables and fruit, milk, butter, and poultry (Robert Jemison, Sr. Papers, n.d.). This suburban paradise was not intended to be an exclusive development for the wealthy. Lots were to be kept to modest dimensions and houses built for the 'average purse...at prices within the reach of all.' Speculators were discouraged and social harmony was invoked by requiring every houseowner to improve his lot with ornamental plantings (East Lake Land Company, n.d.)."

"The community of East Lake was to be constructed on 2,000 acres of farmland located near Woodlawn 6 miles east of Birmingham among gently rolling hills near the headwaters of Village Creek (Birmingham Age, 5 November 1886). East Lake was...laid out as a rectangular grid three blocks wide between Underwood Avenue and East Lake Boulevard parallel to the old Huntsville Road, now called Second Avenue South (Schoei, 1888). This area had supported an

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isolated farming community since about 1818, but the isolation of the place came to an end when the East Lake Company completed a streetcar line to tie it to Birmingham."

East Lake's developers boasted that well-established institutions would provide East Lake residents with the amenities of urban life. Ruhama Baptist Church, a congregation established in 1818 and still active, would support spiritual growth. Ruhama Female Institute and the East Lake Antheneum would support intellectual growth, as would Howard College, a Baptist supported school of higher learning which the East Lake developers had coaxed from Marion, Alabama.

The Baptist State Convention had established Howard College (in honor of John Howard, English liberator and reformer) in November, 1841. The Alabama Legislature granted an official charter the following month. The Convention had previously founded a female college, Judson College (1836) in the small town of Marion, the county seat of Perry County, and felt that a male college should be founded there, as well. On January 3, 1842, the doors of the new institution opened for the first time. Despite two devastating fires in 1844 and 1854, the small college flourished and by 1859, Howard College's resources (buildings, grounds, and endowment) amounted to \$239,193.12. Unfortunately, during the late 1860s and throughout the 1870s, Howard College fought for its very existence. During the 1881 session of the State Baptist Convention, it was reported that college had reached an enrollment of 130 students, the debt had been wiped out, and that improvements had been made to the facilities. In 1886, however, without warning, at the State Baptist Convention, Dr. Eldred Teague moved that a committee be appointed to confer with the Elyton and Avondale land companies and with the citizens of Birmingham, "to ascertain whether they may be disposed to make any gifts or grant to the Baptist Convention... (which may be) looking to the location of the college." The delegates to the convention were divided on the issue and throughout the year, the question of the removal of the college from Marion to Birmingham was discussed. (Harris, p.258-259)

Five land companies in Jefferson County made determined bids for the college. The East Lake Land Company offered 60 acres of land in the new community of East Lake which, the pro-Birmingham delegates noted, "was only six miles from Birmingham and located next to the prosperous Ruhama Baptist Church." The property was valued at \$85,000, and the terms given by the land company stated that in order to receive it, Howard College would have to "open a school by October 1 next (1888), and that the sum of \$50,000 be expended on buildings within eighteen months from the date of acceptance." The citizens of Birmingham also offered to submit large sums, at an estimated total value of \$107,075. The State Baptist Convention accepted the East Lake Land Company's offer and in 1887, Howard College moved to a 60 acre campus along 77 Street (Oporto-Madrid Boulevard), Fourth Avenue, and 78th Street. (Harris, p. 259)

Even with the relocation of Howard College, the East Lake development grew slowly. "The collapse of the iron boom and the panic of 1893 bore some of the blame for East Lake's slow start as did the company's slow progress in undertaking civic improvements such as sidewalks, curbs, gutters, sewers, and landscaping. Few of the improvements the company had promised

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were complete at the beginning of the 20th century (East Lake Land Company brochure, n.d., Robert Jemison, Sr. papers)."

"Perhaps [the] most telling [reason for the slow growth of East Lake] was competition with the Elyton Land Company which owned 4,000 acres in the heart of Birmingham District. The holdings included the central business district, all the land on Birmingham's north and south sides, Lakeview Park, and the Highland Avenue area. All of it was closer to the industrial core and therefore, filled with residents first. East Birmingham, Avondale, and Woodlawn, all contiguous to the city's eastern border, filled with houses and local businesses during the late 1880s and early 1890s. East Lake, in comparison, did not begin to expand until late in the 1890s. In 1898, the city directory listed 491 households in the community."

"Robert Jemison, Sr., one of the original investors in the East Lake Land Company, managed the corporation until 1904 after which Webb W. Crawford assumed control. Crawford expanded East Lake with the initiation of streetcar routes and by offering more East Lake property for development and sale. By 1906, a system of branch lines in East Lake was completed and run by the East Lake Land Company as a free service. By feeding into the older lines that then traveled between East Lake and Birmingham, the new lines...helped open new sections for residential development and East Lake boomed. The East Lake Land Company created the Rugby Land Company, headed by Bradley Sanders, a Vice-President of East Lake Land Company, who oversaw the creation of the Central Highlands, Lakewood, and South Highlands of East Lake neighborhoods. By 1906, Crawford and Sanders began developing the land lying between East Lake and Red Mountain, creating South Highlands of East Lake and, lying immediately south of 77th Street, Central Highlands. In 1909, Sanders and the Rugby Land Company division created Lakewood, a residential development at the base of Red Mountain, which boasted a park and circular roundabouts. Lakewood lay immediately to the east of South Highlands and northeast of Central Highlands. While the streets of Central Highlands were named for European cities such as London, Paris, Naples, and Madrid, the streets of the South Highlands of East Lake, lying immediately east of and adjacent to both the Howard College and East Lake Atheneum campuses, took their names from universities and college towns such as Yale, Harvard, Princeton, Clemson, Vassar, Wellesley, Ann Arbor, Columbia, Brown, and Vanderbilt Streets, as well as Alabama and Auburn Avenues. (East Lake Land Company records, Robert Jemison, Sr. papers)

After the opening of new railway lines and incorporation into the City of Birmingham (1910), home construction in East Lake soared. It was during the 1920s the lots throughout East Lake, Central Highlands, Lakewood, and the South Highlands of East Lake developments were purchased and builders began to erect houses. In 1927, Bradley Sanders had the acreage lying to the east of Howard College resurveyed and divided into residential lots. The remaining Howard College campus lay north and northwest of Rugby Avenue, the street which became the north/northwest boundary line for the residential area Sanders named Howard College Estates. In 1927, the first lots within the new subdivision were offered for sale and by the end of the decade, a number of modest cottages had been erected in the Tudor and Spanish Revival and

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the Craftsman/Bungalow styles. According to city directories and fire insurance maps, early construction took place primarily along 8th Court South, 77th Place and 77th Way. Twenty-three of the seventy-one houses which are included in the district were built prior to 1930. Contrary to popular opinion among the residents of Howard College Estates today, none of the builders of these earlier homes were professors at Howard College. City directories indicate that the majority of these homeowners were modest white and blue collar workers, such as clerks, foremen, salesmen, ministers, teachers, railroad supervisors, and mechanics. While most of the women are listed as homemakers, a number of homes had two-income families with wives being employed as teachers, secretaries, stenographers, and clerks. (Birmingham City Directories, 1920-1950; Sanborn Fire Insurance Company Maps, various years)

The Great Depression effectively brought a halt to home construction throughout the United States; certainly, East Lake was no exception. As the Depression lifted, however, 17 new houses were constructed in Howard College Estates between 1938 and 1941, many in the Tudor and Colonial Revival styles. The post World War II building boom also impacted East Lake and the Howard College Estates neighborhood. Scores of small but attractive dwellings quickly rose on vacant lots. Minimal traditional houses filled in the streetscape between the older Tudor, Colonial, and Spanish Revival style dwellings. Twenty-one minimal traditional houses, many constructed in 1948, are located in the Howard College Estates Historic District. By 1950, the entire East Lake development, including Howard College Estates, could be described as a stable middle-class neighborhood filled with medium income white and blue collar workers and professors associated with Howard College. Unfortunately, the educational institutions which the developers of East Lake worked hard to attract fared poorly. In 1957, the trustees of Howard College announced that the institution was moving to a new site on Lakeshore Drive in the Homewood area south of Birmingham. The removal of Howard College, subsequently renamed Sanford University, was a blow to the East Lake neighborhood. In the 1960s, the buildings of Howard College were demolished and the former campus was subdivided into residential lots. The residential neighborhood, however, that was carved from the former campus remains and today, reflects the development of and continued popularity of Howard College Estates during the district's period of significance, 1927-1948.

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Verbal Boundary Description

The boundary lines of the Howard College Historic District are delineated on the accompanying map at 1" = 200 ft.

Boundary Justification

The boundary lines were drawn to include as many contributing and to exclude as many non-contributing resources as possible within the original Howard College Estates development.

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(The information in items #1-5 is the same for all photographs)

1. Howard College Estates Historic District
2. Birmingham, Jefferson County, Alabama
3. Dawn Wise, photographer
4. June, 1997
5. Negatives on file, Alabama Historical Commission
6. Photo #1
7. 7759 Rugby Avenue, Inv. #6, camera facing southwest

6. Photo #2
7. 743 Vanderbilt Street, Inv. #12, camera facing northwest

6. Photo #3
7. 746 Vanderbilt Street, Inv. #15, camera facing southwest

6. Photo #4
7. 748 Vanderbilt Street, Inv. #17, camera facing southwest

6. Photo #5
7. 752 Vanderbilt Street, Inv. #20, camera facing southwest

6. Photo #6
7. 753 Vanderbilt Street, Inv. #21, camera facing northwest

6. Photo #7
7. 755 Vanderbilt Street, Inv. #22, camera facing northeast

6. Photo #8
7. 7713 8th Avenue, Inv. #26, camera facing southeast

6. Photo #9
7. 7722 8th Avenue, Inv. #30, camera facing southwest

6. Photo #10
7. 7705 8th Court South, Inv. #34, camera facing southeast

6. Photo #11
7. 7713 8th Court South, Inv. #38, camera facing east

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6. Photo #12

7. 7718 8th Court South, Inv. #39, camera facing northwest

6. Photo #13

7. 713 77th Place, Inv. #41, camera facing northeast

6. Photo #14

7. 723 77th Place, Inv. #43, camera facing northwest

6. Photo #15

7. 727 77th Place, Inv. #44, camera facing northeast

6. Photo #16

7. 704 77th Way, Inv. #46, camera facing southwest

6. Photo #17

7. 708 77th Way, Inv. #47, camera facing southwest

6. Photo #18

7. 721 77th Way, Inv. #50, camera facing northeast

6. Photo #19

7. 737 77th Way, Inv. #52, camera facing northwest

6. Photo #20

7. 819 77th Way, Inv. #59, camera facing northwest

6. Photo #21

7. 821 77th Way, Inv. #61, camera facing northeast *

6. Photo #22

7. 851 77th Way, Inv. #68, camera facing northwest

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- Contributing
- ◻ Non-Contributing

