

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

DEC 29 1988

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 Andalusia Commercial Historic District  
other names/site number \_\_\_\_\_

2. Location

street & number See continuation sheet NA not for publication  
city, town Andalusia NA vicinity  
state Alabama code AL county Covington code 039 zip code 36420

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing
<input checked="" type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>45</u>	<u>17</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	_____	_____ objects
		<u>45</u>	<u>17</u> Total

Name of related multiple property listing: NA  
Number of contributing resources previously listed in the National Register 2

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] 12/16/88  
Signature of certifying official Date  
Alabama Historical Commission (State Historic Preservation Office)  
State or Federal agency and bureau

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

\_\_\_\_\_  
Signature of commenting or other official Date  
\_\_\_\_\_  
State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.  
 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:)

[Signature] 1/20/89  
Signature of the Keeper Date of Action

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**6. Function or Use**

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Historic Functions (enter categories from instructions)

Commerce/trade - speciality storesCommerce/trade - business

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Current Functions (enter categories from instructions)

Commerce/trade - speciality storesCommerce/trade - business

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**7. Description**

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Architectural Classification

(enter categories from instructions)

Commercial style

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Materials (enter categories from instructions)

foundation brickwalls brick

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roof asphaltother woodsandstone

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**Describe present and historic physical appearance.****Description:**

In terms of urban space, the proposed Historic District lies at the junction of two distinct planning imperatives; the original town grid and the "path of least resistance" for the railroad lines. The rails cut across Pear Street where it dead-ends into Central Street and South Cotton Street to form a large, distinct triangle. The railway leg of this triangle is to the Southwest, and is defined by factory buildings and warehouses. The L&N Depot (#26), at South Cotton Street, forms an anchor at the Southwest extremity of the triangle, complemented by the Andalusia Grocery Company (#27) across the tracks.

The second leg of the triangle, formed by South Cotton Street, links both of the major depots to Courthouse Square. It was of major importance, because a series of hotels lined the west side of Cotton street, including the Pelham Building (#49) at the corner of Pear Street, the building now occupied by the Sullivan Furniture Company (#18) in the middle of the block, and a fairly grand hotel which subsequently burned on the lot adjacent to the L&N tracks. Between the larger buildings at both ends and the center of the block, smaller shop fronts fill in to form a coherent street facade. Some of the buildings are more recent, as are an additional number of the facades.

The East side of Cotton Street has both of the depots, the L&N to the South, and the Central of Georgia at midblock. The Central of Georgia depot was a terminus of the line to Troy, Union Springs, and the Atlantic coast. It connected at Andalusia to the L&N and thus gave these communities access to both Birmingham and through to the Midwest and the ports of the Gulf of Mexico. Thus, manufactured goods, raw materials, and foodstuffs, both imported and exported, required significant amounts of storage, and warehouses line this side of Cotton Street. A number of these are gone, along with the spur line tracks, but enough survive to indicate their character (#13,28-35). The resulting open space forms an accidental, undeveloped plaza, bounded on the East by the third leg of the triangle, Pear Street.

The Benson Building (#43) at the bend of Central Street and the Central of Georgia Depot (#44) form a second anchor of the

 See continuation sheet

**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  
Community Development  
Transportation

Period of Significance

1896-1938  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates

NA  
\_\_\_\_\_  
\_\_\_\_\_

Cultural Affiliation

NA  
\_\_\_\_\_  
\_\_\_\_\_

Significant Person

NA  
\_\_\_\_\_

Architect/Builder

Various  
\_\_\_\_\_  
\_\_\_\_\_

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

**CRITERION A: Community Planning**

The Commercial Historic District is significant as an early example of the effect of unforeseen development on community planning. The City of Andalusia was originally laid out on a rectilinear grid pattern with the Courthouse in the center. The arrival of the railroads in 1899 changed all of the well-laid plans for the city forever. The railroads laid their lines at an angle in the Southeast corner of the original 40-acre parcel on which the town was built. Because of the explosive growth in business and industry due to the arrival of the railroads and the dependence on the railroads for the vast majority of supplies brought in and local products shipped out, an orientation toward the railroad, and away from the streets occurred.

This development was essentially unforeseen, and can be seen as a precursor to the highway orientation so prevalent in the later half of this century.

**CRITERION A: Transportation**

The development of the Commercial Historic District can be seen as a direct result of the availability of a new mode of transportation in Andalusia. Export of locally grown cotton, lumber, and wood products, especially turpentine created a much larger cash economy with a concurrent demand for consumer goods and services. New shopkeepers, builders, and manufacturers poured into Andalusia on the same railroads, and continued to fuel demand until the 1930's.

**CRITERION C: Architecture**

The Andalusia Historic District is locally significant for its collection of early twentieth-century commercial and industrial buildings. This collection of brick utilitarian buildings is typical

See continuation sheet

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**9. Major Bibliographical References**

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See continuation sheet.

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: \_\_\_\_\_

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**10. Geographical Data**

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Acreage of property 10 acres

UTM References

A 

1	6	5	4	9	6	9	0	3	4	6	3	5	5	0
Zone		Easting				Northing								

C 

1	6	5	4	9	1	9	0	3	4	6	3	3	0	0
Zone		Easting				Northing								

B 

1	6	5	4	9	6	9	0	3	4	6	3	4	4	0
Zone		Easting				Northing								

D 

1	6	5	4	9	1	7	0	3	4	6	3	5	6	0
Zone		Easting				Northing								

See continuation sheet

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**Verbal Boundary Description**

See yellow line on attached map.

See continuation sheet

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**Boundary Justification**

The boundary line has been delineated to encompass the best concentration of Andalusia's historic commercial buildings.

See continuation sheet

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**11. Form Prepared By**

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name/title Martha A. Conner/Planning Consultant; Steven M. Kay/reviewer, AL Historical Com.  
organization Ewing-Conner Associates date January 28, 1988  
street & number 311 N. Alice Street, Suite 204 telephone 205 793-7695  
city or town Dothan state Alabama zip code 36303

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Location: Beginning at the corner of East Coffee Street and Court Square, proceed East along East Coffee Street to Central Street. Including properties on both sides of Central Street, proceed South to the Central of Georgia right-of-way. Proceed East along the central of Georgia right-of-way to the intersection of said right-of-way with the right-of-way of Prestwood Street, then proceed South to the L&N Main Line Track, then West along the L&N line to South Cotton Street. Proceed South to Jernigan Street, then west past the old Andalusia Ice & Bottling Company, then North to the L&N Main Line Track, then Northeast to a point, then North to a point, then Northwest to the West side of South Three Notch Street. Then proceed North to Pear Street, then proceed East along Pear Street to South Cotton Street, then North to the corner of East Coffee Street and Court Square.

Inclusive Street Numbers:

South Cotton Street	101-111 (odd) 201-239 300
Historic Central Street	1-3 100-125 Sessoms Warehouses 1-9 City Utility Building
East Coffee Street	102-124 (even)
Pear Street	101-111 (odd)
Jernigan Street	110-114 (even)
South Three Notch Street	200-223

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overall triangle and the "plaza." Between them and the intersection with South Cotton Street is Pear Street, which virtually disappears into the "Plaza" at Central Street. Along Pear Street, the rear facades of three major (#45,46 & 48) and two minor (#47 & 52) buildings lend a distinctively urban character to this side of the "plaza". This urban appearance is reinforced by the fact that the "skyscraper" of the First National Bank building (#1) towers just behind these at the Cotton Street end of Pear Street. A single story commercial building (#7) inside the angle formed by South Cotton and Pear Streets provides transition from the level of the plaza with predominantly single story buildings to the taller buildings across Pear Street and the bank tower behind.

Past the junction with Pear, South Cotton Street continues North to form, after one short block, the eastern side of the Courthouse Square. Thus, the two major open spaces are linked. Pear Street crosses South Cotton, heading West to South Three Notch Street. A short side street slopes up from Pear Street midway to join the Square. This provides a significant view of the Courthouse facade across the Square above, framed by the buildings along Yellow River Street.

The Historic Commercial District consists of 64 structures, along South Three Notch, South Cotton, Historic Central, Pear, and East Coffee Streets.

There are two basic types of buildings in the Commercial Historic District. The first type includes brick commercial buildings, which are either single units or subdivided into several distinct storefronts. These buildings face directly onto the sidewalks and streets.

Most buildings are single story, although there are several excellent examples with two or three floors. The plans and elevations of these buildings are typically rectangular with no roof visible. The roofs are almost flat with a very slight slope towards the rear of the building. A parapet of varying height surrounds the roof, and is pierced (sometimes decoratively) at either side of the rear of the building to shed rainwater, which is carried away by downspouts. The transition between a high facade parapet and the lower rear parapets is achieved in a series of steps in all but a few buildings, emphasizing the frontal orientation of the buildings.

Street facade parapets are the most prominent in terms of height, and generally in terms of decoration. The primary medium of decoration is the brick of the building fabric, in which the masons have incorporated a variety of relieving panels, pilaster-like strips, arches, cornices, and string-courses.

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Wooden and metal framings for the glass of the storefront, where these are original, also provide decoration. Although the side and rear elevations tend to be less elaborate, elements of the facade decoration sometimes continue around two or more sides of a building, and windows are frequently all arched, giving a less one-dimensional appearance to the decoration of these buildings.

The second group of buildings was built to serve the railroads first, and the street second, if at all. These buildings - warehouses, former factories, and depots are thus scattered across the southern and eastern boundaries of the proposed district. Some of the rail spurs have been pulled up, leaving the buildings free standing in a partially paved open space, with no relationship to the roads.

With the exception of the L&N depot, they are plain in comparison with the commercial buildings, appearing to be severely functional brick boxes or gable end brick facades concealing barn-like tin-roofed buildings behind. However, many of the same brick decorative and structural treatments including arched openings, cornices, and pilaster strips appear in some of the buildings. The low tile-roofed L&N depot at the south end of Cotton Street forms an attractive anchor for the district, and the contrast between the two types of buildings and the space created by the transition from orientation to the street to orientation to rail lines creates a great deal of visual interest.

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South Cotton Street

1. 101 S. Cotton Circa 1910  
First National Bank Building. Classic small scale brick skyscraper. Seven floors. First & second floors have large arched windows with mezzanie. Cornice above, then five floors of essentially unadorned brick with rectangular windows. Large decorative cornice. Individually listed on National Register.
2. 103 S. Cotton Circa 1905  
Single story brick commercial row building with high parapet wall. Storefronts are somewhat changed and transoms covered, but upper story shows decorative string courses and corbeled cornice. Decorative piers with elaborate finials frame the structure.
5. 109 S. Cotton Circa 1905  
Single story brick row building with a row of soldiers at base of parapet and a row of headers at top. Detailed fenestration in storefront with door on left and large plate glass to right. Original transoms and upper lights make the interior very light.
6. 111 S. Cotton 1905  
Two-story brick commercial building altered at street level but with significant ornamental brick work on second story. Storefront retains transoms. Upper floor has four windows beneath an ornamental arch segment. Cornice above connects piers at each corner which terminate in ornamental finials or chimneys.
7. 201 S. Cotton Circa 1916  
Single story painted brick gable front building with crow stepped roofline on street facade. Simple brick broken cornice. Original storefront.
8. 208 S. Cotton Circa 1910  
Two story painted brick building with corbeled cornice. Decorative brickwork above second story windows. Altered storefront maintains cabinet design.



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9. 212 S. Cotton 1926  
Brick row building. Single story. Original storefront with transoms. Brick piers divide storefronts. Facade above decorated with brick headers outlining rectangle above each storefront. A square stone inset into the wall defines the corners of the rectangle. Simple stone cornice.
10. 214 S. Cotton 1926  
Brick row building. Single story. Original storefront with transoms. Brick piers divide storefronts. Facade above decorated with brick headers outlining rectangle above each storefront. A square stone inset into the wall defines the corners of the rectangle. Simple stone cornice.
11. 216 S. Cotton 1926  
Brick row building. Single story. Original storefront with transoms. Brick piers divide storefronts. Facade above decorated with brick headers outlining rectangle above each storefront. A square stone inset into the wall defines the corners of the rectangle. Simple stone cornice.
13. 219 S. Cotton Circa 1916  
Painted masonry single story warehouse building with gable end to street. Main facade shows symmetrical crow-stepped style gable with simple cornice. Small hipped-roof vestibule office at front center.
14. 222 S. Cotton Circa 1931  
Brick row building with deep inset panel above storefront. One story. Original transoms intact under awning. Altered storefront.
19. 229 S. Cotton 1924  
One story brick row building. Decorative rectangle above storefront composed of soldier courses. Nearly identical to 212-216 S. Cotton. Simple brick cornice. Original transoms Modified storefront.
21. 232 S. Cotton Circa 1922-1931  
Brick row building with somewhat more recent facade of yellow brick. Original storefront with transoms. Sides show original brick and joists of adjacent building.

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22. 234 S. Cotton 1905  
Single story rectangular brick commercial building with contrasting ornamental inserts at corners of a soldier course rectangle. Original storefront.
23. 235 S. Cotton 1924  
One story brick row building. Decorative rectangle above storefront composed of soldier courses. Nearly identical to 212-216 S. Cotton. Simple brick cornice. Original transoms Modified storefront.
26. 239 S. Cotton 1926  
L&N Depot. Single story brick train depot in an Italianate bungalow style with low hipped roof. Arcade on south (railroad) side. Overhanging eaves on white painted wooden brackets. Central chimney. Decorative brick rectangle with contrasting stone inset at corners on either side of main entry and around windows. Wood frame freight house with wide eaves at rear.
27. 300 S. Cotton 1921  
Two story brick warehouse with flat roof. Pronounced central bay is framed by brick pilaster strips. Two arched openings rest on single central pier. Brick cornice rises 5-6 courses above rest of roofline. Each side bay shows single windows above & below flanked by paired windows above and below. Segmented arches over lower windows.

Historic Central Street

28. Sessoms Warehouse #1 Circa 1901  
Single story brick warehouse building. Simple brick cornice. Arched windows. Completely unaltered.
29. Sessoms Warehouse #2 Circa 1901  
Single story brick warehouse building with simple brick cornice. South facade is at an angle to expand floor space. Arched windows. Completely unaltered.
30. Sessoms Warehouse #4 Circa 1902  
Brick half gable warehouse building with stepped facade. Broken corbeled cornice on Central facade, unbroken cornice on west facade.

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31. Sessoms Warehouse #5 Circa 1902  
Two story brick warehouse building a pair of arched window openings - now bricked in. Arched doorway with sidelite. Simple brick cornice. Third story penthouse office.
32. Sessoms Warehouse #6 Circa 1902  
Single story brick warehouse building with arched doorways and window openings. Parapeted roofline with simple brick cornice. Roof has apparently collapsed.
33. Sessoms Warehouse #7 Circa 1902  
Single story brick warehouse building with parapet wall. Simple brick cornice. Arched doorway. Unaltered.
34. Sessoms Warehouse #8 Circa 1910  
Single story brick warehouse building. Trapezoidal shape and completely original appearance make this simple building significant. Simple brick cornice surmounts parapeted roof.
35. Sessoms Warehouse #9 Circa 1910  
Single story brick warehouse building. Completely unaltered trapezoidal building follows line of original rail spur. Segmented arch over doorway. Simple brick cornice tops parapet. Cornice is stepped up three courses over doorway.
36. City Utility Building Circa 1904  
Single story brick warehouse building with high parapet wall. Stone lintel over off-center doorway. Three very tall and narrow multipane original windows complete lower facade. Rectangular panel outlined in brick above. Parapeted roof.
38. 001 Central St. Circa 1910  
Single story brick gable end building with elaborate multilevel crow stepped parapet. Original windows and doorways. Small gable end addition at front entryway.
41. 100 Central St. Circa 1924  
Single story brick industrial building with a string course at the base of a parapet which is surmounted by corbeled cornice. Ten bays divided by pilaster strips. Each bay contains a door and single window or a triple window. Original doors and windows.

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42. 119 Central St. Circa 1906  
Single story painted brick warehouse building with high stepped parapet wall surmounted by simple brick cornice. Original windows and doorways.
43. 121 Central St. 1906  
Rectangular brick commercial building. Metal framed storefronts with intact transoms. Two storefronts, one three bay, the second two bay. Storefronts divided by classical pilasters. Corbeled cornice above storefront. Upper level has three paired windows over three bay storefront, two pairs and a single window over two bay storefront. 6/6 windows with extended segmented arches. Belt courses above, then dentiled cornice strip, then simple brick cornice.
44. 125 Central St. 1899  
Central of Georgia Depot. Simple massed plan gable end frame building with board and batten sheathing. Small gable over bay window on south (railroad) side. Restored. Individually listed on National Register.
- East Coffee Street
45. 102 E. Coffee 1926  
Three story brick industrial mill building. Four ranked windows on upper levels with simple ground floor entryway. Decorative double belt course with extended brick dentils and simple brick cornice. Original windows. Architect: Carl Cooper.
46. 110 E. Coffee 1905  
Single story brick commercial row building with original doorways, windows and transoms. Parapeted facade with piers rising above. Central arched entryway flanked by arched window bays. Relieving transom niche with corbeled cornice strip above.
47. 112 E. Coffee 1905  
Single story brick commercial row building with original doorways, windows and transoms. Parapeted facade with piers rising above. Central arched entryway flanked by arched window bays. Relieving transom niche with corbelled cornice strip above.

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Pear Street

49. 101 Pear 1896  
Multistory brick commercial building in the Chateausque style - subsequently stuccoed. Original storefront framed in ornamental cast iron. Series of ornamental relieving panels in parapet. Decorative bracketed cornice at front surmounted by elaborate urn-like finials on brackets at each corner. Second story oriel window with decorative panels above & below windows.
50. 109 Pear Circa 1936  
Single story brick commercial building with original storefront and transoms. Decorative brick rectangular panel with inset stone contrast at corners and midpoints of rectangle. Simple brick cornice. Glass brick at entryway.
51. 111 Pear Circa 1916-1922  
Single story painted brick row building. Attractive metal cornice. Pilaster strip surmounted by decorative finial above parapeted roof. Intact windows and transoms. Original storefront.
52. 000 Pear Street Circa 1922  
Single story painted brick commercial building. Segmented arch over door and windows. Simple brick corbeled cornice. Original windows and doors.

Jernigan Street

53. 110 Jernigan Street Circa 1905  
Brick single story warehouse. Entryway flanked by windows and framed by decorative contrasting brickwork. Relieving panel over entryway. Parapeted roof with contrasting brick cornice. False gable formed by parapet over entryway. Original doorways and windows.
54. 112 Jernigan Street Circa 1916  
Simple brick warehouse building with parapeted roof surmounted by simple brick cornice. Segmented arch over doorway. Lower shed roofed addition. Original windows and doorways.

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55. 114 Jernigan Street Circa 1916  
Two story gable end brick warehouse building with segmented arch windows. Building is unchanged with original windows and doorways.
- South Three Notch Street
56. 200 S. Three Notch 1928  
Single story brick commercial row building with original double-width cabinet storefront and transoms. Soldier course over transoms with rectangular panel above outlined in contrasting inset stone. Carved stone cornice.
57. 201 S. Three Notch 1917  
Two story brick commercial building. Rectangular 6x5 bay. String course defines base of parapet. Heavily dentiled cornice near center of parapet with row of headers at topmost course. Unusual corner entry with both entryway and upper story windows at angle to both streets. Cornice also breaks at corner.
58. 202 S. Three Notch 1928  
Single story brick commercial row building with original double-width cabinet storefront and transoms. Soldier course over transoms with rectangular panel above outlined in contrasting inset stone. Carved stone cornice.
60. 207 S. Three Notch 1936  
Single story yellow brick commercial storefront. Two nearly intact three bay storefronts with intact transoms. Simple cornice over double course of alternating dark and light bricks.
61. 212 S. Three Notch 1926  
Single story brick building with classical symmetry and proportions. Stone accents at cornice and string course, window surrounds and entryway. Stone pilasters flank each window and the doorway. Ornamental stone panel over depicts an eagle (originally U.S. Post Office). Parapeted roof.
63. 223 S. Three Notch 1906  
Gothic revival brick church on Akron plan with cross gable to street. Square entryway at intersection of gables surmounted by octagonal drum and steeple. Stained glass lancet windows framed by Gothic arches with stone tracery.

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Non-Contributing Structures

3. 105 S. Cotton 1905  
New brick storefront at lower level and aluminum siding on second story.
4. 107 S. Cotton Circa 1916  
New brick storefront and shingled porch.
12. 217 S. Cotton  
Modern rectangular block building - will be torn down.
15. 224 S. Cotton Circa 1931  
Aluminum siding and attached porch make the building non-contributing at this time. May qualify later.
16. 225 S. Cotton 1902  
Two-story brick row building with high facade. Applied surface material and modern storefront make this building non-contributing at this time. May qualify later.
17. 226 S. Cotton Circa 1916  
Entire facade covered with corrugated metal panels. Transom covered, modern storefront. May be eligible later.
18. 228 S. Cotton Circa 1916  
Two story brick row building with applied metal awning and aluminum siding. May qualify later.
20. 230 S. Cotton Circa 1916  
Single story brick row building. Applied stucco panels make this building noncontributing at this time. May qualify later.
24. 237 S. Cotton Circa 1931  
See 229 S. Cotton. Destroyed recently.
25. 238 S. Cotton Circa 1934  
Brick commercial storefront with very deep metal awning.
37. 000 Central Circa 1916  
Corrugated metal warehouse scheduled for demolition.
39. 002 Central Circa 1910  
Brick warehouse building with large wooden gable end addition.

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- 40. 003 Central Circa 1935  
Corrugated metal building scheduled for demolition.
  
- 48. 124 E. Coffee  
Modern brick commercial building.
  
- 59. 204 S. Three Notch 1928  
See 200 S. Three Notch, except single storefront covered  
in vertical wood siding.
  
- 62. 215. S. Three Notch Circa 1930  
Service station with numerous modern alterations.
  
- 64. 223-A South Three Notch Circa 1950  
Education building of Presbyterian Church.



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of the buildings erected throughout the state in the early twentieth century as the previously established central business districts experienced an economic boom. This is one of the largest and best collections of early twentieth-century utilitarian commercial and industrial buildings in the southeastern region of the state.

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Historical Summary

The Andalusia Commercial Historic District lies in the Southeast quadrant of the original land purchased to found Andalusia. The buildings within the district date primarily from 1896 to 1935. Development followed the rectilinear town plan until the railroads arrived in 1899-1901, then much of the industrial and warehousing development occurred along the rail spurs.

The degree to which Andalusia was changed by the arrival of the railroads can be seen in the census reports for 1890 through 1920. The little village of Andalusia had 551 residents in 1900, the new town had 2,480 in 1910, and the small city of Andalusia had 4,023 inhabitants in 1920. The County experienced a similar rate of growth, rising from 536 in 1890 to 38,103 in 1920, reflecting the increasing availability of cleared farm lands due to the cutting of timber and the growth of Andalusia and other towns of the County.

Timber had been cut in Covington county before the arrival of the railroads, but the lack of transportation had compelled local producers to depend upon the seasonal rising of the Conecuh River to float logs (and all other products) down to Pensacola for sale. With the availability of rail transport, timber cutting began on an unprecedented scale. This can be documented through Census data for Covington County, which shows that the number of farms had increased from 1,941 in 1900 to 3,333 in 1910, and improved acreage in farms had increased from 67,773 acres to 119,808 in the same period. Newspapers of the period document the process by which virgin forest was cleared in vast tracts, subdivided into farms, and advertised for sale. Covington County became the world's leading producer of rift-cut yellow pine lumber, a specialty product much in demand for fine quality flooring boards. Another important forest product was turpentine, which was distilled in Andalusia in the South Commerce Street area. The stills were destroyed in a spectacular 1937 fire. As the County Seat, the major center of transportation in the area, and a supply depot for the timber camps which followed available timber, Andalusia benefited greatly from this large scale exploitation of a natural resource.

More remarkable, however, was the development of commerce and industry in Andalusia as a result of the efforts of progressive, adventurous individuals and civic groups. For example, swine were very numerous on farms of the area in the early years, and Andalusia civic leaders actively courted meat packing companies until the Swift Corporation opened a plant in Andalusia around

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1916. Significantly, a number of locally financed industries were created as a result of the initiative of Andalusia residents. Most notable of these were the Alabama Textile Products Company and the Andala Company which both produced clothing, and were created in the 1920's when the Swift plant just mentioned was compelled to close. Like the rest of the deep South, cotton had become a major crop in Covington County by the mid 1930's, but unlike most of the South, the factories in Andalusia meant that cotton could be grown, spun, woven, and turned into finished goods within Covington County. Similar local efforts led to the development of the furniture and other industries, and the stumps left by timber cutting proved to be a valuable source of turpentine, although the distilling operations were wisely relocated to a less developed area after the '37 fire.

Thus, Andalusia must be considered unique in that a virtually new city grew up in the twenty years after 1900 which was a model "New South" city based upon the exploitation of natural resources, the development of diversified agriculture, and the manufacture of finished goods from both of these. While writers of the period lamented the colonial nature of Southern agriculture and industry, with its reliance on growing cotton and producing other raw materials which were processed outside of the South, Andalusia was developing the capacity to use natural and human resources to produce finished goods ready for market.

The same progressive attitude led to the provision of sidewalks, public water supplies, paved streets, electrical service and similar civic improvements in Andalusia in the years after 1900. All but the plan of the old village disappeared as brick buildings began to replace older frame structures around the square beginning in 1904. In 1915-1916, the Courthouse which had been built in 1895-1896 was demolished, and a new Beau Arts structure was built on the north side of the square, creating a large, open plaza. Hotels, restaurants, and recreational establishments catered to travelers who arrived at the railroad depots. Clothing, pharmacy, grocery, and dry goods stores were opened to supply the basic needs of residents, while jewelry stores, movie houses, and banks provided more refined services and entertainment. All of this occurred within a decade, between 1900 and 1911, and elements of all of these are evident in the proposed historic district.

Population growth and economic development were not the product of chance, but of active promotion of Andalusia and the surrounding area. One of the major figures in Andalusia history, J.G. Scherf, who was one of the founders of Andalusia's clothing industry and Mayor for years after 1932, originally came to

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Continuation Sheet**

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Andalusia from the North in the mid-teens after being hired to manage the local Chamber of Commerce. This progressive willingness to act in a positive, aggressive manner was exhibited early as evidenced by the fact that the major reason that the railroads came to Andalusia was that individuals were willing to assume the risk of providing money to purchase rights-of-way to induce the railroads to come.

Thus, the proposed historic district provides a unique opportunity to preserve a remarkable coherent group of buildings and associated structures. Fires, demolition, remodeling, and accidents have taken a toll, but the essential patterns of the little village and the progressive new city remain, along with most of the commercial, warehousing, industrial, government and railway structures. Great age is usually considered the primary criteria for historical significance, but in Andalusia, the primary significance of the proposed historic district must be that it provides a way to look back at the New South and see the way in which Progressive ideas led to the creation of a literal "New Town" in what had been a remote village before 1900. Factory towns were numerous all over the South, but Andalusia exhibits to a remarkable degree the results of local initiative in creating a diverse economic base.

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UTMs continued

E. 16 / 549290 / 3463610

F. 16 / 549450 / 3463610

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**National Register of Historic Places  
Continuation Sheet**

Section number photo-  
graphs Page 1

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PHOTOGRAPHIC DOCUMENTATION FOR ANDALUSIA COMMERCIAL HISTORIC DISTRICT

\* Note - The following information is applicable to all Photographs

Andalusia Commercial Historic District

2. Andalusia, Alabama
3. Michael D. Holmes
4. October 1987
5. Original negative at Alabama Historical Commission

1. Street Scene 100 Block of S. Cotton Street
6. Looking Southeast from West side of S. Cotton
7. Photo 1 - Inventory numbers 2-6

1. Street Scene S. Cotton Street
6. Looking North towards Court Square
7. Photo 2 - Inventory numbers 1-7

1. Street Scene S. Cotton Street
6. Looking South from East side of street
7. Photo 3 - Inventory numbers 6-23

1. 219 S. Cotton Street
6. Looking East
7. Photo 4 - Inventory number 13

1. 214-216 S. Cotton Street
6. Looking West
7. Photo 5 - Inventory numbers 10-11

1. 229 & 235 S. Cotton Street
6. Looking East
7. Photo 6 - Inventory numbers 19 & 23

1. 300 S. Cotton Street - Andalusia Grocery Company
6. Looking West
7. Photo 7 - Inventory number 27

1. 239 S. Cotton Street - L&N Depot
6. Looking North
7. Photo 8 - Inventory number 26

1. Sessoms Warehouse Complex (#4-7)
6. Looking Southeast
7. Photo 9 - Inventory numbers 30-33

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graphs Page 2

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1. 121 Central Street - Benson Building
6. Looking Southeast
7. Photo 10 - Inventory number 43

1. 101 Pear Street - Pelham Building
6. Looking Southwest
7. Photo 11 - Inventory number 49

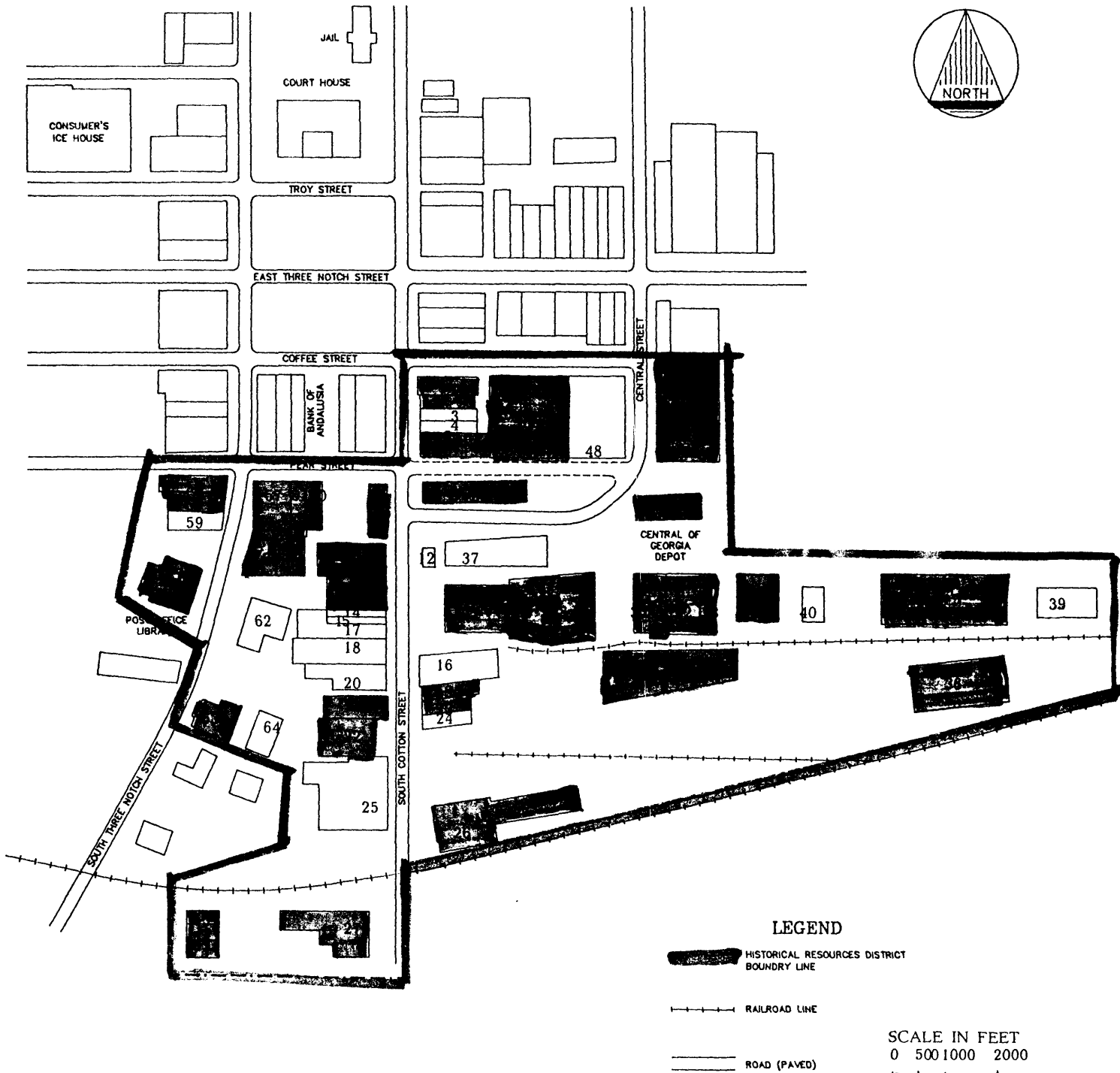
1. Street Scene - Central Street
6. Looking West
7. Photo 12 - Inventory numbers 6,7,45 & 52

1. 102, 110 & 112 E. Coffee Street - rear elevation
6. Looking Northwest
7. Photo 13 - Inventory numbers 45-47




1. Street Scene - Central Street - Central of Georgia Depot & Benson Building
6. Looking West
7. Photo 14 - Inventory numbers 43 & 44



# CITY OF ANDALUSIA HISTORICAL RESOURCES COVINGTON COUNTY, ALABAMA



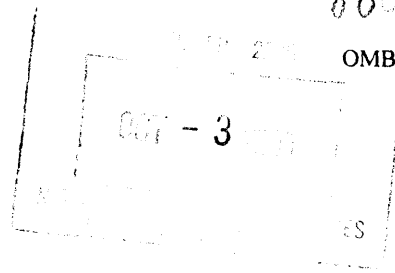
### LEGEND

-  HISTORICAL RESOURCES DISTRICT BOUNDARY LINE
-  RAILROAD LINE
-  ROAD (PAVED)

SCALE IN FEET  
0 500 1000 2000

88003238

United States Department of the Interior  
National Park Service



NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 1, 2, 3, 5, 7 Page 1 name of property: Andalusia Commercial Historic District  
county and State Covington County, AL

**Section I**  
Andalusia Commercial Historic District

**Section II**  
226-228, 230 S. Cotton Street

**Section III**  
As the designated authority under the National Historic Preservation Act of 1986, 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.)

*Alisauele Ann Brown* September 29, 2003  
Signature of certifying official/Title 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

**Section V**  
The status change for 226-228, and 230 S. Cotton Street will change the number of contributing resources to 47 and the noncontributing resources to 15.

**Section VII**  
**Architectural Classification**  
Other: one-part commercial block  
two-part commercial block

**Status change inventory**  
226-228 S. Cotton Street (resource 17 and 18 in original nomination, is one building, c. 1916) was identified in the original nomination as a non-contributing resource due to the addition corrugated metal panels to the façade, a covered transom, and a modern storefront. It was noted that the building might qualify later with the removal of this material. The current owner of the building has removed the non-historic materials from the façade of the building so that the historic fenestration is clearly visible. The two-part commercial block building features two storefronts on the first floor and five windows across the front (east) elevation on the second floor. The previous modern storefronts have been

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NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7, 8, photos Page 1 name of property: Andalusia Commercial Historic District  
county and State Covington County, AL

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replaced with a historically sympathetic configuration. The original windows were not in the building at the time the façade covering was removed. The smooth stucco finish was present on the building underneath the covering on the front façade and east elevations. The south wall abuts a one-story building, with windows running along the second floor. The north elevation adjoins another commercial building and has no window openings. The parapet features a simple rounded edge. The removal of the non-historic metal covering has greatly improved the visual impact of this building on the district's streetscape.

230 S. Cotton Street (resource 20, c. 1916) is a single story, one part commercial block building and determined noncontributing because the façade had also been covered. The removal of applied stucco panels and the 1960s storefront revealed a block glass transom and recessed entry. The parapet features a simple rounded edge that lends itself to the moderne styling reflected in the use of the block glass. The only openings are found on the front and rear elevations of the building. The south elevation is the only other exposed elevation and it has no openings. The removal of the non-historic materials has greatly improved the visual impact of this building on the district's streetscape.

**Section VIII**

A status change from non-contributing to contributing for the buildings located at 226-228 S. Cotton St. and 230 S. Cotton St. in the Andalusia Commercial Historic District, Andalusia, Covington County, AL, is being recommended. Non-historic metal slipcovers and siding was removed from the facades of both buildings. This change will affect the number of contributing and non-contributing resources within the district, contributing resources now number 47 and non-contributing resources 15. This does not affect the boundaries of the existing district.

**Photos**

Name of photographer: Rita Wiggins

Date of photographs: October 2002

Location of Original Negatives: Alan Cotton's Florist  
226 S. Cotton St.  
Andalusia, AL 36420

Photo 1 Front (east) elevation facing NW

Photo 2 Streetscape, facing NW

Photo 3 226-228 S. Cotton St. facing WSW

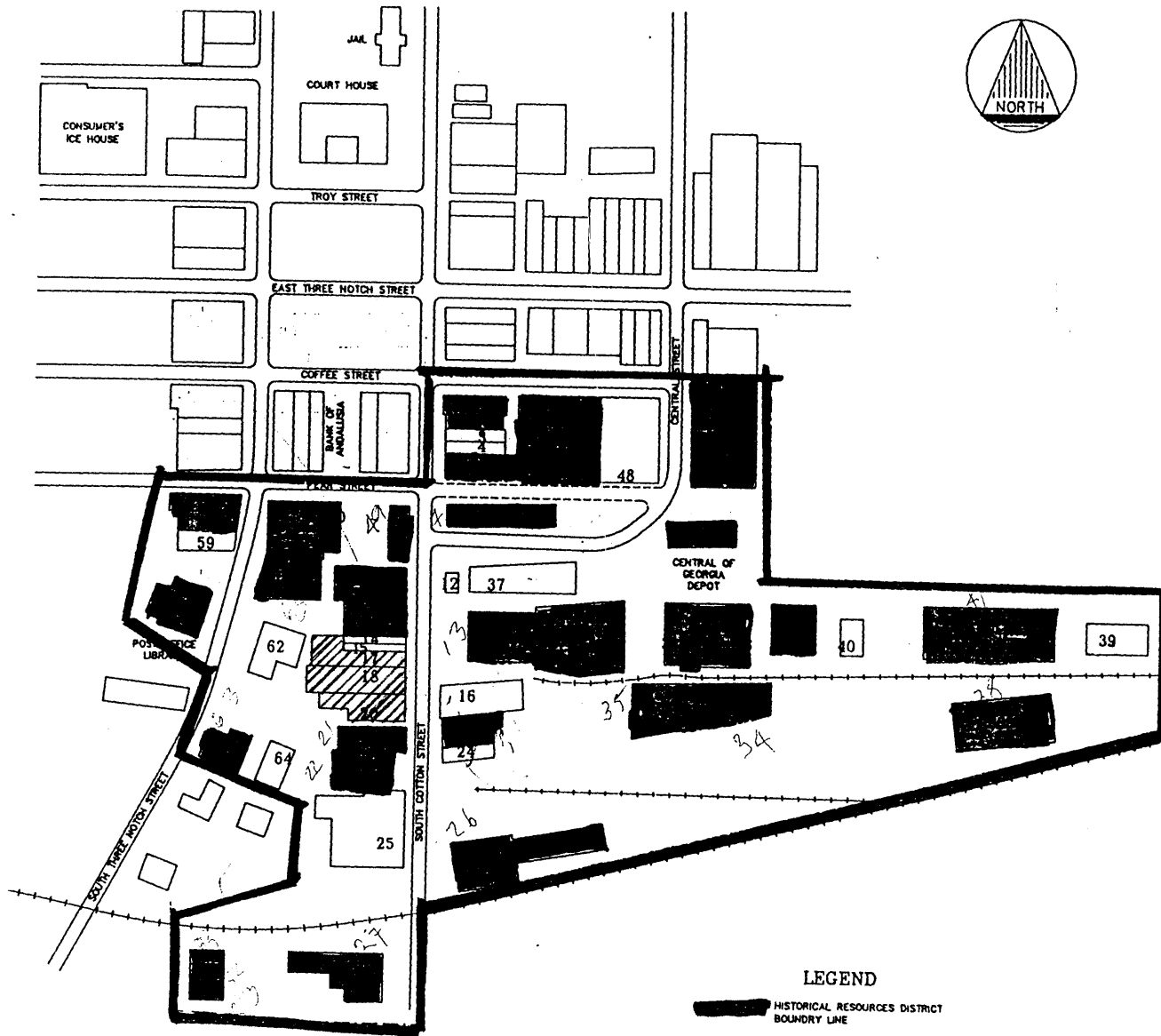
Photo 4 226 S. Cotton facing W


Photo 5 Rear elevation (west) facing NE

Photo 6 Rear elevation (west) facing NE







Photo 7 Rear door detail (south) facing N

CITY OF ANDALUSIA  
 HISTORICAL RESOURCES  
 COVINGTON COUNTY, ALABAMA



 Resources that now contribute to district (17, 18, 20)

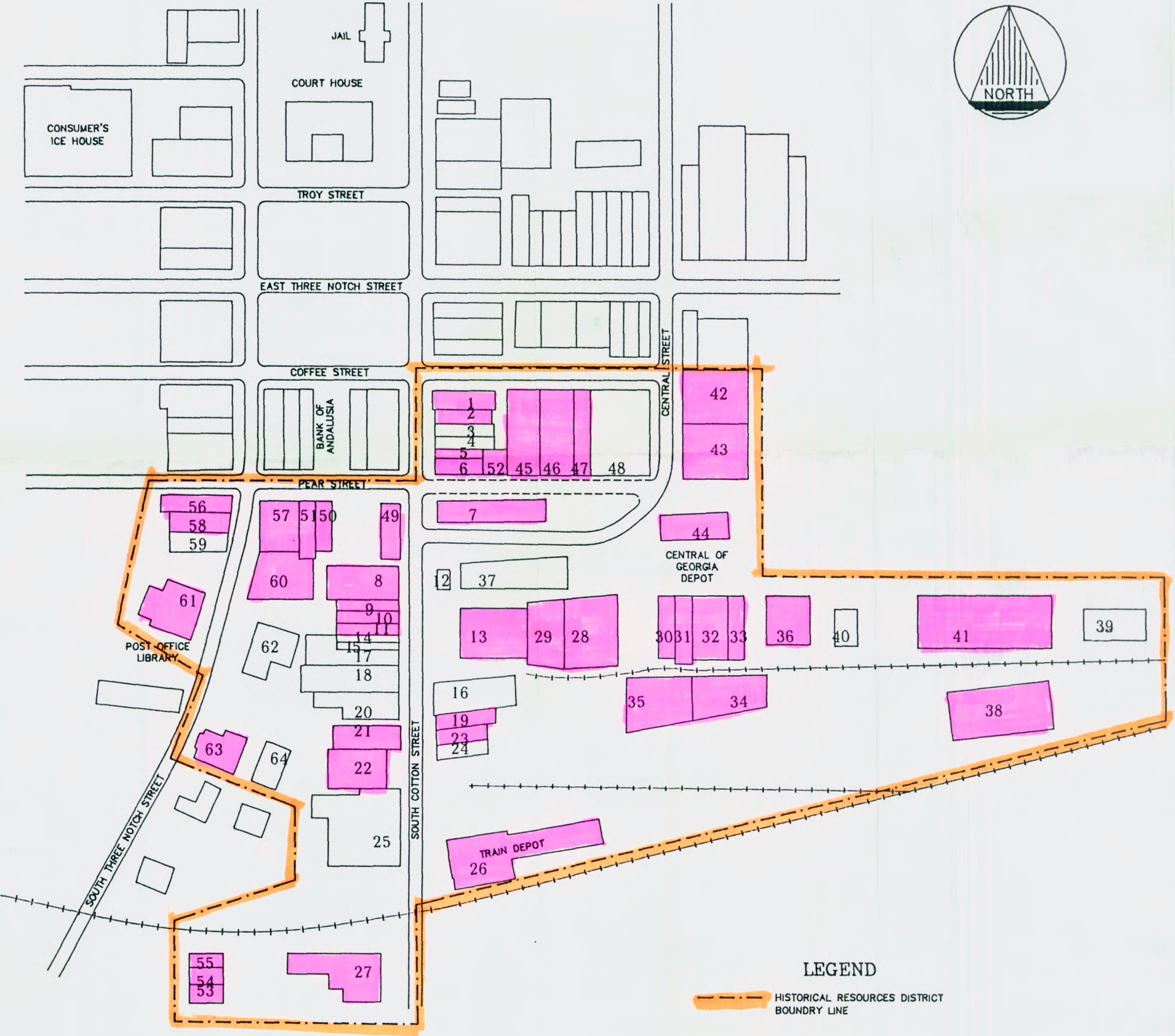
LEGEND

-  HISTORICAL RESOURCES DISTRICT BOUNDARY LINE
-  RAILROAD LINE
-  ROAD (PAVED)
-  ROAD (UNPAVED)
-  STRUCTURE
-  CONTRIBUTING

SCALE IN FEET  
 0 500 1000 2000



# CITY OF ANDALUSIA HISTORICAL RESOURCES COVINGTON COUNTY, ALABAMA



### LEGEND

- HISTORICAL RESOURCES DISTRICT BOUNDARY LINE
  - RAILROAD LINE
  - ROAD (PAVED)
  - ROAD (UNPAVED)
  - STRUCTURE
  - CONTRIBUTING
- SCALE IN FEET  
0 500 1000 2000
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