

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only

received MAY 12 1987

date entered JUN 12 1987

See instructions in *How to Complete National Register Forms*

Type all entries—complete applicable sections

1. Name

historic Chestnut Hill Historic District

and/or common

2. Location

street & number See continuation sheet

NA not for publication

city, town Birmingham NA vicinity of congressional district 6

state Alabama code 01 county Jefferson code 073

3. Classification

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

4. Owner of Property

name multiple owners

street & number

city, town \_\_\_\_\_ vicinity of \_\_\_\_\_ state \_\_\_\_\_

5. Location of Legal Description

courthouse, registry of deeds, etc. Jefferson County Courthouse

street & number 716 21st Street North

city, town Birmingham state Alabama

6. Representation in Existing Surveys

Birmingham-Southside-Highlands Survey  
title Alabama Inventory has this property been determined eligible? \_\_\_ yes  no

1981

date 1970-present \_\_\_ federal  state  county \_\_\_ local

depository for survey records Birmingham Historical Society  
Alabama Historical Commission

Birmingham

city, town Montgomery state Alabama

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

### Describe the present and original (if known) physical appearance

The Chestnut Hill Historic District is majestically set on a hill overlooking the eastern end of Highland Avenue in the South Highlands area of Birmingham. The district contains 100 single-family residences, 45 outbuildings and a church sanctuary and educational building, all constructed primarily between 1915 and 1930. One of several middle-class residential developments directly related to the Highland Avenue car line, the district is cohesive and remains essentially intact.

The 1913 layout of the Chestnut Hill development is defined by the topography of a hill that rises and steeply slopes above the east end of Highland Avenue. The natural contours of the hill seemingly inspired the winding street patterns which dominate the area and unify its layout. These crescents re-enforce the isolation of the neighborhood by preventing through traffic, with motor access to the district from 31st Street (Chestnut) and Highland Drive.

One specific design feature of the district reflects the influence of the Highland Avenue car line. Three sets of concrete steps (Inv. #125, 126, and 127) built into the hillside along the eastern edge of the district were incorporated in the 1913 plan to facilitate access to Highland Avenue for the use of the line providing transportation to the city. In Inv. #126 & 127, broad, single flights rise from Highland Avenue to a parapeted landing where two separate curved runs rise to Highland Drive, the street above, while Inv. #125 contains fewer steps because the grade of its site is too tiny to encompass the grander bifurcation exhibited in the other two.

The residences on Chestnut Hill reflect architectural styles ranging from the classic box to varieties of Colonial Revival styles with the occasional appearance of a Mediterranean-influenced villa. The primary distinction of the district is, however, its collection of Craftsman houses. The compatibility of materials, styles, lot sizes, set-back and scale enhances the district and distinguishes it as a remarkably cohesive early 20th-century development, despite the occasional newer structures that dot the landscape.

The houses typify the quality workmanship of several local architects and builders. Birmingham's master of Craftsman architecture, William Leslie Welton, is credited with several designs in the district including the oldest house, situated on 32nd Street (Inv. # 56) and built in 1914-15. Additionally, prominent local architects Joy and Wheelock (Inv. # 26) and Salie and McWhinney (Inv. # 16) were commissioned to design homes on the Hill. In 1924, Charles H. McCauley, an associate of the Welton Firm, chose the Hill for his homesite and built a distinctive cottage (Inv. # 66) on Lakeview Crescent.

The district also includes three church buildings. Only one (Inv. # 37) contributes to the district. Built by Warren, Knight and Davis in 1926, the Independent Presbyterian Church building is an excellent interpretation of the perpendicular Gothic Revival style, and features an ashlar and rough sandstone exterior, copper fleche over the crossing-axis and stained-glass windows. The adjoining half-timber section, with its scissors truss roof was built in 1921 and designed by Miller and Martin. The Neo-Colonial Christian Scientist Church (Inv. # 94) and the First Conservative Baptist Church (Inv. # 123, now St. Symeon Orthodox Church) are both modern constructions that occupy homesites originally platted as part of the development.

## 8. Significance

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

**Specific dates** 1913; 1916-1930      **Builder/Architect** William Leslie Welton; Charles H. McCauley; Joy & Wheelock Arch. Firm; Salie & Mcwhinney Arch. Firm; Warren, Knight & Davis Arch. Firm; Miller & Martin

**Statement of Significance (in one paragraph)**

### CRITERION C - Architecture

The Chestnut Hill Historic District is significant for its fine collection of domestic architecture built between 1915 and 1930. Representative of the period, the prevalent styles used in the district are varieties of Colonial Revival homes and a significant collection of Craftsman homes including bungalows, cottages and Tudor Revivals, with several distinguished as the work of prominent local architects. Among the particularly fine examples are: the 1920-21 Strauss House (Inv.# 16) designed by Salie & Mcwhinney; the 1916 Edmonds House (Inv.# 26) designed by Joy and Wheelock; and the 1916 Loeb-Crowe House (Inv.# 42), a fine Tudor Revival residence with a self-contained garage. Additionally, several homes in the district were designed by William Leslie Welton, Birmingham's master of Craftsman architecture. Two examples of his work in the district include the 1918 Morgan House (Inv.# 46) and the 1917 Johnson House (Inv.# 57).

The handsome Independent Presbyterian Church, built in 1926, is the only contributing non-residential building featured in the district. Designed by the local architectural firm of Warren, Knight and Davis, it is an excellent interpretation of the perpendicular Gothic Revival style. The adjoining half-timber buildings designed by Miller & Martin and the landscaped center court complement the widespread use of rustic materials in the district and enhance the commanding presence of the church building.

### CRITERION C - Urban Planning & Landscape Architecture

The Chestnut Hill Historic District is significant as an exceptionally cohesive example of Birmingham's early 20th-century suburban streetcar neighborhoods, and for its distinctive sets of concrete steps. Chestnut Hill, with its strong concentration of homes built between 1915 and 1930, and Milner Crescent, another Highland Park neighborhood developed in the 1910s and 1920s, were the last of the South Highland's middle-class, single-family neighborhoods developed before the 1930s depression. Chestnut Hill's three sets of concrete steps (1913-14), which provided access to the car line, heighten the district's historic association with the city's early streetcar line and constitute a distinctive design element unmatched by other streetcar neighborhoods in the city.

## 9. Major Bibliographical References

Birmingham Historical Society, Southside-Highlands Survey Report-1981  
 Nelson, Linda. To the Serving of Our Brethren: Origins and Early Social Ministry of the Independent Presbyterian Church, 1915-1930. Master's thesis, University of Alabama at Birmingham, 1985.

see continuation sheet

## 10. Geographical Data

Acreeage of nominated property approx. 34 acres

Quadrangle name Birmingham North

Quadrangle scale 1:24000

### UTM References

A 

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5	2	0	3	9	0
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3	7	0	8	0	1	0
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 Zone Easting Northing

B 

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 Zone Easting Northing

C 

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3	7	0	7	3	3	0
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D 

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3	7	0	7	8	1	0
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E 

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**Verbal boundary description and justification** See red boundary line on the attached scaled Planimetric Map. Boundary lines have been drawn to encompass the Chestnut Hill development as platted in 1913 and laid by the Birmingham Realty Company.

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

state	code	county	code
NA			

## 11. Form Prepared By

name/title Linda Nelson, Hist. Preservationist, Operation New Birmingham  
Shirley Qualls, Historian

organization Alabama Historical Commission

date 1/15/87

street & number 725 Monroe Street

telephone 205 261-3184

city or town Montgomery

state Alabama

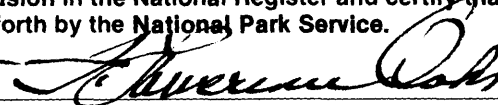
## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

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

State Historic Preservation Officer signature

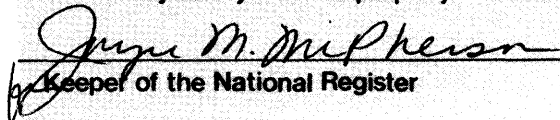


title State Historic Preservation Officer

date 5/7/87

For NPS use only

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

  
 Keeper of the National Register

National Register

date 6/12/87

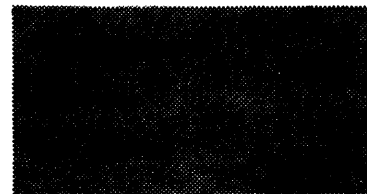
Attest:

date

Chief of Registration

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

**National Register of Historic Places  
Inventory—Nomination Form**



Continuation sheet

Item number 2

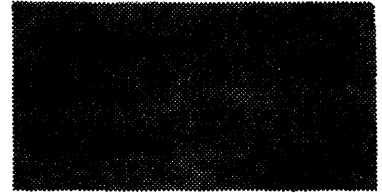
Page 1

Inclusive Street Addresses:

South 31st Street - 915 to 1100  
Highland Avenue - 3100 - 3116  
Highland Drive - 3160 - 3325  
South 32nd Street - 1006 to 1068  
Lakeview Crescent- 1015 to 1157  
Clairmont Avenue - 3101

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

**National Register of Historic Places  
Inventory—Nomination Form**



Continuation sheet

Item number 7

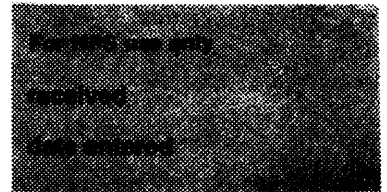
Page 1

The Chestnut Hill Historic District is comprised of 149 (approximately 86%) contributing elements, including 100 residences and 45 outbuildings constructed between 1915 and 1930, three sets of concrete stairs original to the 1913 plan, a 1920-21 church school and 1925-26 church sanctuary. Nineteen residences in the district are post-1935 constructions that are compatible in set-back, scale and materials with the historic properties, while the three remaining church buildings (including Inv.#123B) are modern or incompatible structures--therefore, containing 24 (approximately 14%) noncontributing elements.

The boundaries of the district have been drawn to encompass the 1913 platting of the Chestnut Hill development as laid out by the Birmingham Realty Company (see Item A).

Contributing Properties - 149  
Noncontributing Properties - 24

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



**National Register of Historic Places  
Inventory—Nomination Form**

Continuation sheet

Item number 7

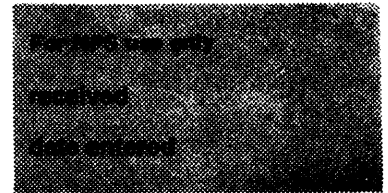
Page 2

**BUILDINGS AND SITES THAT CONTRIBUTE TO THE CHARACTER OF THE CHESTNUT HILL  
HISTORIC DISTRICT:**

1. 915 South 31st Street  
1928. Two-story brick Craftsman with side gables; front projection of roof to cover corner porch, supported on square brick piers with segmental arch between; irregular fenestration, casement windows; one-story side projection; shallow one-story gabled front projection. Original owner James J. Shannon. (Roll 56, neg 2A BHS)
2. 916 South 31st Street  
1922. One-story stone and stucco cottage with hip roof, recessed central bay, wide eaves. Original windows, occupying most of the wall space, have been replaced with aluminum frames. Separate garage at rear. Original owner Fred M. Mitchell Jr. (Roll 67, neg 34 BHS; roll 1, neg 11 ONB)
3. 918 South 31st Street  
1924. One-story stone and clapboard bungalow with wide gable roof; porch across facade under oversized gable supported by square rubblestone piers; wide eaves. Original owner Claud W. Green, President of C.W. Green Furniture Co. (Roll 67, neg 33 BHS)
4. 920 South 31st Street  
1921. Two-story stucco Craftsman with gables front and rear; flat-roofed facade-wide porch with a flattened arcade with side parapets of stucco, giving a Mediterranean appearance; paired sash windows; rectangular louvered vent in gable under eaves. Separate garage at rear, severely deteriorated. Original owner Benjamin F. Ray of Beddow & Ray, attorneys. (Roll 67, neg 32 BHS)
5. 922 South 31st Street  
1917. Two-story shingled Craftsman with clipped side gables; side chimney piercing the roofline; eyebrow dormers over second-floor paired windows; projecting slant-roofed porch across facade with central gable with bargeboard, supported by square rubblestone piers; stone-capped rubblestone parapet. Separate garage at rear. Original owner Mrs. Dora A. Trigg. Attributed to William Leslie Welton, architect. (Roll 67, neg 30 BHS)

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

**National Register of Historic Places  
Inventory—Nomination Form**



Continuation sheet

Item number 7

Page 3

6. 924 South 31st Street

1924. One-story clapboard and stucco cottage with suggestions of Greek Revival: sidelights by door and windows; wide front porch with central projecting portico on Ionic columns with segmental-arched pediment and cartouche; large shed-roof central dormer and two lunette dormers with louvered vents. Original owner Joseph A. Yates of Hirsch Roofing Compound Co. (Roll 67, neg 29 BHS)

7. 928 South 31st Street

1916. Two-story brick and half-timbered stucco Craftsman, wide side gables; recessed corner porch and entry with round-arch openings; shallow projecting window bay at other end of facade; downstairs windows casement, upstairs sash; one-story side projection. Original owner H.E. Bissell of Bissell Motor Co.; attributed to William Leslie Welton, architect. (Roll 67, neg 28 BHS; roll 1, neg 12 ONB)

8. 930 South 31st Street

1915. Two-story symmetrical Colonial Revival, now clad in aluminum siding. Fanlight over front door; projecting pediment over stoop with wrought iron supports; projecting side porch. Original owner William Bew White, attorney; attributed to William Leslie Welton, architect. (Roll 67, neg 27 BHS)

9. 1000 South 31st Street

1917. Two-story symmetrical brick house with Greek Revival features: central pedimented portico supported by clusters of three slender Tuscan columns; sidelights by front door; window headings with keystones on first floor; second-story French doors and balconet under portico. Original owner D. Harry Markstein, secretary-treasurer of Dixie Chemical Products Co. (Roll 67, negs 25-26 BHS)

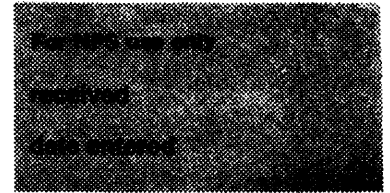
10. 1001 South 31st Street

1922. Two-story modernist box with stepped-back Prairie-influenced penthouse and projecting flat-roofed front porch. Painted masonry block with stone-capped roofline at second floor; stone window sills. Original owner Mrs. Mary M. Coe. (Roll 56, neg 3A BHS; roll 1, neg 10 ONB)



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

**National Register of Historic Places  
Inventory—Nomination Form**



Continuation sheet

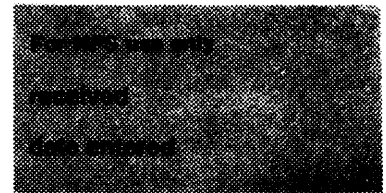
Item number 7

Page 4

11. 1005 South 31st Street  
1926. One-story brick bungalow with facade-wide front porch under the main roof with supporting brick corner piers; gabled dormer over attic vent; sidelights by door; French windows on front. Original owner David L. Karasek. (Roll 56, neg 5A BHS; roll 1, neg 9 ONB)
12. 1009 South 31st Street  
1926. One-story clapboard cottage with clipped side gables; side chimney; round-head attic vents in shed-roof dormers; small pedimented portico over central entry, supported by square wood columns. Separate garage at rear. Original owner Clarence E. Dowsing of C.C. Snider Cigar & Tobacco Co. (Roll 56, neg 6A BHS; roll 1, neg 8 ONB)
13. 1015 South 31st Street  
1928. Two-story brick Craftsman with asymmetrical cross-gables; recessed front porch and entry with modified Gothic arches; high central chimney; narrow attic window in main gable. Original owner Mrs. Anna L. Morrison; attributed to William Leslie Welton, architect. (Roll 56, neg 7A BHS)
14. 1021 South 31st Street  
1925. Two-story clapboard symmetrical basic box; hip roof; hipped central dormer; projecting slant-roof portico over front stoop; Original owner Mrs. Fannie B. Reynolds. (Roll 56, neg 8A BHS)
15. 1025 South 31st Street  
1923. One-story brick and clapboard bungalow; projecting front gable over screened porch; wide overhanging eaves. Original owner John T. Sherrill, physician. (Roll 56, neg 9A BHS)
16. 1026 South 31st Street  
1921. Two-story oversized-brick and stucco Craftsman with Prairie influence; sash windows; low flat eaves; facade-wide front porch partially under a slant-roof portico on brick piers; unusual semi-circular pediment-like construction over doorway, supported by brackets. Separate oversized-brick garage at rear, severely deteriorated. Original owner Harry M. Strauss, President of Roper-Strauss-Ferst Co.; attributed to Salie & Mewhinney, architects. (Roll 67, neg 24 BHS)

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

**National Register of Historic Places  
Inventory—Nomination Form**



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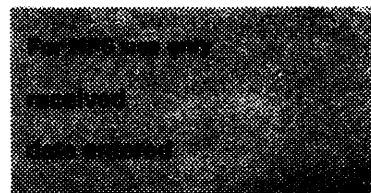
Item number 7

Page 5

17. 1031 South 31st Street  
1924. One-story clapboard cottage with stylistic features from the Greek Revival: facade-wide veranda with flat roof supported by four Tuscan columns; low flat-roofed central dormer; sidelights by center door. Original owner Dana M. Collier, physician. (Roll 56, neg 10A BHS)
18. 1033 South 31st Street  
1921. Two-story Craftsman, brick and half-timbered stucco; projecting front gable; slant-roofed one-story porch across facade supported by square brick piers. Separate garage with quarters at rear. Original owner Henry L. Chisolm, assistant treasurer of Birmingham Realty Company. (Roll 56, neg 11A BHS; roll 1, neg 6 ONB)
19. 1036 South 31st Street  
1916. Two-story brick and stucco Craftsman with side gables; one-story flat-roofed front porch supported by stone-capped brick piers; shallow projecting gabled window bay with bargeboard at center of second story. Separate garage and shed structure at rear. Original owner E.M. Kilby of Kilby Frog & Switch Co. (Roll 67, neg 23 BHS)
20. 1037 South 31st Street  
1921. Two-story brick basic box; pyramid hip roof, wide flat eaves; facade-wide front porch largely covered by projecting portico with low hip roof supported by stone-capped brick piers. Separate garage with quarters at rear. Original owner Pigot H. Lea. (Roll 56, neg 12A BHS; roll 1, neg 5 ONB)
21. 1038 South 31st Street  
1921. Two-story Craftsman, brick and half-timbered stucco; cross-gabled roof; shallow projecting window bays under main gable on second story, supported by kneebrace brackets; front porch under projecting central gable on rubblestone piers. Original owner Carl A. Fox, physician. (Roll 1, neg 14 ONB)

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

**National Register of Historic Places  
Inventory—Nomination Form**



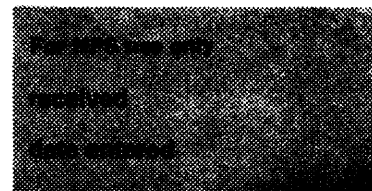
Continuation sheet

Item number 7

Page 6

22. 1040 South 31st Street  
1916. Two-story brick and stucco Craftsman with Prairie influence; flat-roofed low central dormer; wide flat eaves; projecting flat-roofed front porch across most of facade, supported by brick piers; decorative iron railing above porch eaves. Original owner James I. Wilder. (Roll 67, neg 21 BHS; roll 1, neg 15 ONB)
23. 1041 South 31st Street  
1926. One-story clapboard cottage with suggestions of Greek Revival styling; projecting pedimented portico over front stoop, supported by paired Tuscan columns; pediment angle repeated in small dormers at either side in roof; sidelights and fan light surround central front door. Original owner Lewis F. Jeffers. (Roll 56, neg 13A BHS)
24. 1044 South 31st Street  
1916. Two-story Craftsman with Prairie influence, brick and stucco with wood trim panels at second story; low hip roof with wide flat eaves; projecting flat-roofed front porch with very wide eaves, supported by rectangular brick piers. Separate structures at rear for garage and shed; original garage foundation now covered by corrugated metal; shed is original. Original owner Winning A. Currie. (Roll 67, neg 20 BHS; roll 1, neg 16 ONB)
25. 1045 South 31st Street  
1926. Brick and stucco bungalow with a second story set back toward rear, topped by a prominent rear-facing dormer. Projecting front porch under gable supported by square brick columns. Separate garage at rear with quarters above. Original owner Jacob A. Blumberg. (Roll 56, neg 14A BHS)
26. 1048 South 31st Street  
1915. Two-story Craftsman, clapboard and shingle; hip roof with prominent central louvered dormer; projecting flat-roofed front porch across facade, supported by brick piers with wooden balustrade between. Separate garage and shed structures at rear; only shed is original. Original owner Henry Morris Edmonds, minister at Independent Presbyterian Church; attributed to Joy & Wheelock, architects. (Roll 1, neg 17 ONB)

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



**National Register of Historic Places  
Inventory—Nomination Form**

Continuation sheet

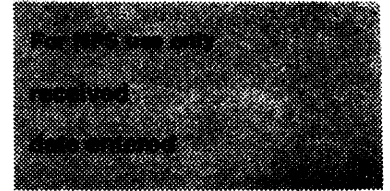
Item number 7

Page 7

27. 1049 South 31st Street  
1921. Two-story Colonial Revival with aluminum siding; shallow extending wing on one side; semi-circular hood over front stoop. Separate garage at rear with quarters above. Original owner James B. Hill, president and treasurer of Hill Grocery Co. (Roll 56, neg 15A BHS)
28. 1053 South 31st Street  
1921. Two-story brick Craftsman; low hip roof with attic dormers on three sides; wide, flat, bracketed eaves; one-story projecting wing on side; wide front terrace partially covered by projecting one-story portico supported by clustered square wood columns. Separate garage at rear with quarters above. Original owner Clifford B. Beasley. (Roll 56, neg 16A BHS; roll 1, neg 4 ONB)
29. 1055 South 31st Street  
1921. Two-story Craftsman, brick and half-timbered stucco, with gables front and rear; one-story projecting front porch across facade with gable over entry to the side, supported by square brick piers. Original owner J.H. Lehmann of J.H. Lehmann Co., auditors and accountants. (Roll 56, neg 17A BHS)
30. 1057 South 31st Street  
1924. Brick bungalow with cross-gabled roof; broad front gable slightly clipped; stucco second story built toward rear with hip roof; central entry with small stoop and shed-roof hood; shallow terrace to side of facade under projecting slant roof. Separate garage at rear with quarters above. Original owner J.H. Lehmann. (Roll 56, neg 18A BHS; roll 1, neg 3 ONB)
31. 1061 South 31st Street  
1916. Two-story Craftsman with Prairie influence, brick, clapboard and shingle; pyramid hip roof with wide central louvered dormer; facade-wide front porch under slanted roof which extends to the side to form a porte cochere over the drive, all supported by square brick columns. Original owner James J. Rogers, Bell-Rogers Produce Company. (Roll 56, neg 19A BHS)

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

**National Register of Historic Places  
Inventory—Nomination Form**



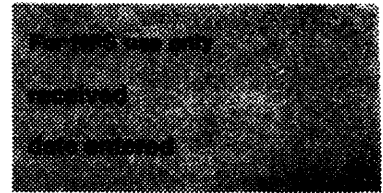
Continuation sheet

Item number 7

Page 8

32. 1062 South 31st Street  
1926. Two-story clapboard basic box; low hip roof with central louvered dormer; projecting front porch, now screened, under flat roof with supporting brick piers and parapet wall. Separate garage at rear. Original owner J. Arthur Gibson. (Roll 67, neg 17 BHS)
33. 1064 South 31st Street  
1921. Two-story Tudor Craftsman, stone and half-timbered stucco; cross-gable roof with one-story projecting side wing; terrace across front with stone parapet, partially covered by wide projecting clipped gable on stone piers forming a porch, now screened. Original owner Donald W. Drennen, Drennen Motor Car Co. (Roll 67, neg 16 BHS)
34. 1067 South 31st Street  
1924-25. Two-story brick Colonial Revival with broad gable ends; asymmetrical fenestration; off-center front door with molded entablature and segmental-arch portico over stoop, supported by two Tuscan columns; sidelights by door; string course below second-story windows. Separate garage at rear with quarters above. Original owner Charles D. Ellison, secretary of Roberts & Sons, printers; attributed to William Leslie Welton, architect. (Roll 56, neg 18A BHS)
35. 1069 South 31st Street  
1922. Two-story clapboard Dutch Colonial Revival with irregular fenestration; gambrel roof on rear side only; one-story projecting side wing; fanlight over front door; projecting portico over stoop with flattened gambrel roof, supported by square wood columns with simple entablature and lattice above. Original owner W. Arthur Jenkins, attorney, Mullins & Jenkins. (Roll 56, neg 21A BHS)
36. 1100 South 31st Street  
1920-21. One-and-a-half-story rambling cottage with French Provincial influence, constructed of sandstone brick and stucco with decorative quoining at window surrounds; cross-gabled roof with large gable dormers; some sash windows, some casements with transoms; lozenge insets in gables; entry diagonal into corner made by projecting front bay. Garage and servants' quarters (36B and 36C) of like design, with wide, flat gables, gable dormers and decorative quoining in the stucco, half-timbering in the gables. Original owner John Winfred Ager, vice president of Roper-Strauss-Ferst Co. (Roll 67, negs 14-15 BHS; roll 1, negs 21-22 ONB)

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



**National Register of Historic Places  
Inventory—Nomination Form**

Continuation sheet

Item number 7

Page 9

37. 3100 Highland Avenue

A. 1920-21. Church School, Independent Presbyterian Church. An L-shaped two-story structure in the English vernacular style of stone and half-timbered stucco; casement windows; gable dormers; corner entry with porch; brick terrace across front of long side. Edmonds Chapel built into ground-floor rooms of short side, 1962. Miller, Martin & Lewis, architects.

B. 1925-26. Sanctuary, Independent Presbyterian Church. Built of Red Mountain sandstone and trimmed with Indiana limestone; cruciform plan in the Perpendicular Gothic style; steep gable front with elaborately carved central portal, corner buttresses, large clerestory stained glass windows; copper fleche at the crossing; side entry from courtyard with porch. Warren, Knight & Davis, architects.

38. 1006 South 32nd Street

1915-16. Two-story clapboard and shingle Colonial Revival with gable ends; wide eaves with exposed beam ends; small triangle vent dormers; six-over-one sash windows, some on first floor with sidelights; projecting gable-roof portico over front stoop, supported by two Tuscan columns; sidelights by door. Projecting casement window bay at side on second story. Original owner Walter G. Oslin; attributed to Salie & Mewhinney, architects. (Roll 56, neg 35A BHS; roll 1, neg 34 ONB)

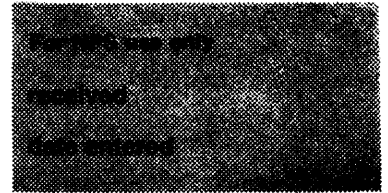
39. 1008 South 32nd Street

1917. Two-story brick and stucco Craftsman with gable ends; two gable-roof dormers with small band windows; facade-wide front porch with flat roof and gable over entry, supported by square brick columns; ribbed wood panel decoration in dormers and porch gable, with an unusual ragged bottom edge. Original owner W. Clarence Bonham, vice president of C.C. Snider Cigar & Tobacco Co. (Roll 56, neg 3A BHS)

40. 1014 South 32nd Street

1916. Two-story brick Craftsman with asbestos siding added; wall gable in facade with wide, half-hipped eaves; projecting screened porch across facade with broad clipped gable over entry; porch gable and slant roof supported by brick columns; nine-over-one sash windows, some in bands. Original owner L.J. Haley Jr., attorney, Haley & Haley; attributed to William Leslie Welton, architect. (Roll 56, neg 33A BHS)

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



**National Register of Historic Places  
Inventory—Nomination Form**

Continuation sheet

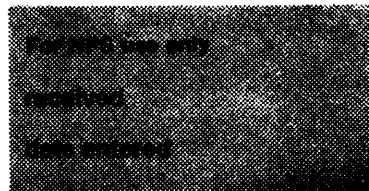
Item number 7

Page 10

41. 1015 South 32nd Street  
1924. One-story brick and clapboard bungalow with two gables in facade, one extending over front porch, which has a stone-capped brick foundation and piers and side steps; overhanging eaves bracketed at the roof beam; small window with side louvres in porch gable. Separate garage at rear. Original owner Henry L. Dunn. (Roll 1, neg 23 ONB)
42. 1018 South 32nd Street  
1916. Two-and-a-half-story Tudor Revival Craftsman, frame and half-timbered stucco; brick side chimney; facade-wide front terrace with rubblestone parapet and broad projecting half-hipped gable over entry, supported by stepped rubblestone piers; cross-gable roof with original concrete tiles; small shuttered windows high in each gable. House has a self-contained garage, unusual in the district and the only one on 32nd Street. Original clapboard covered with asbestos shingle siding. Original owner Leo Loeb of Loveman, Joseph & Loeb. (Roll 56, neg 32A BHS)
43. 1019 South 32nd Street  
1924. One-story clapboard bungalow; facade-wide front terrace with substantial rubblestone foundation and parapet, with two square rubblestone columns supporting a gable-roof portico over the central entry; triangle dormers; wide eaves with kneebraces. Original owner Isaac M. Flower, manager, Durham Woolen Mills. (Roll 76, neg 2 BHS)
44. 1022 South 32nd Street  
1917. Two-story clapboard, shingle and brick Craftsman with Prairie influence; one-story facade-wide front porch with slant roof, supported by stone-capped square brick piers; hip roof with flat eaves; slightly recessed central bay topped by a louvered and hipped dormer, making an interesting roofline; symmetrical, paired nine-over-one sash windows. Original owner Alfred W. Brazelton of Stallings & Brazelton, court reporters. (Roll 56, neg 31A BHS)
45. 1026 South 32nd Street  
1916. Two-story Craftsman, originally clapboard, with siding added; side gables; facade-wide front porch with stone-capped brick parapet and two piers supporting a central gable-roof portico; angle of portico roof repeated in louvered central dormer above. Twelve-over-one sash windows flanked by nine-over-ones to each side, with casements punctuating at sides of house and center of second-story facade. Overhanging eaves decorated with modillion brackets. Original owner Max B. McGee. (Roll 56, neg 30A BHS)

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form



Continuation sheet

Item number 7

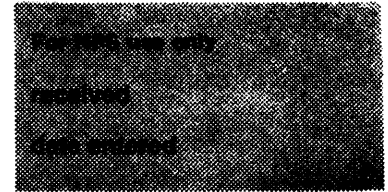
Page 11

46. 1033 South 32nd Street  
1918. One-and-a-half-story light brick and stucco Craftsman with broad front porch under extended slope of roof supported by square brick piers; large flat-roofed dormer containing a band of casement windows; shallow projecting bay at side. Original owner Eugene C. Morgan; William Leslie Welton, architect. (Roll 76, neg 3 BHS)
47. 1041 South 32nd Street  
1917. Two-story clapboard and shingle Craftsman, cross-gabled roof; exposed rafter ends under eaves; facade contains paired six-over-one sash windows, topped at second-story level by wall dormers; projecting gable-roof portico over front porch, supported by square brick columns; brick parapet wall. Separate garage at rear. Original owner John M. Cook. (Roll 76, neg 4 BHS; roll 1, neg 25 ONB)
49. 1048 South 32nd Street  
1924. One-story clapboard Craftsman bungalow with tile roof and central chimney; projecting central gable-roof portico over front porch, supported by stone-capped tapered brick piers with a brick parapet wall. Deep eaves all around with bargeboards at gables; primary windows are banded casements; sidelights by door. Original owner William H. Beatty. (Roll 56, neg 29A BHS; roll 1, neg 28 ONB)
50. 1049 South 32nd Street  
1917. Two-story stone and clapboard Craftsman with gables front and rear; one-story projecting wing at side; facade-wide front porch with projecting gable over entry, rubblestone parapet wall and square rubblestone supporting piers. Overhanging bracketed eaves; ribbed wooden panels in gables; paired sash windows. Separate clapboard garage at rear. Original owner William R.J. Dunn of Dunn Construction Co. (Roll 76, neg 6 BHS)
51. 1050 South 32nd Street  
1916. Two-story clapboard Craftsman with aluminum siding added; steep roof with side gables; central slant-roof vent dormer; one-story hip-roof projecting wing at side; facade-wide front porch partially covered by projecting slant roof supported by rubblestone piers; low rubblestone parapet wall; shallow window bays in facade. Original owner Belford S. Lester, surgeon. (Roll 56, neg 28A BHS; roll 1, neg 27 ONB)



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form



Continuation sheet

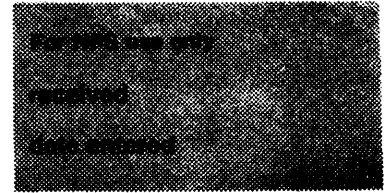
Item number 7

Page 12

52. 1053 South 32nd Street  
1922. One-story brick and clapboard Craftsman bungalow with cross-gable roof; prominent projecting gable portico over most of front porch; gable is open, with exposed rafters and decorative tie beam resting atop the slightly tapered supporting piers; stone-capped brick parapet wall; casement windows with transoms; sidelights by door. Separate garage at rear. Original owner Carl C. Brown. (Roll 76, neg 7 BHS)
53. 1054 South 32nd Street  
1915. Clapboard two-story Craftsman with occasional half-timbered stucco detailing; low-pitched roof with side gables (aluminum siding added on sides); wide, shallow front porch largely covered by low-pitched gable roof at central entry, with open timberwork in the gable; low rubblestone parapet wall. Original owner Jesse F. Yeates; designed by Charles Ard. (Roll 1, neg 26 ONB)
54. 1056 South 32nd Street  
1915. Two-story brick, clapboard and stucco Craftsman; cross-gabled roof with shallow front projecting bay; overhanging eaves with exposed beam and rafter ends; facade-wide front porch with gable-roof portico over entry, supported by stone-capped square brick piers; low stone-capped brick parapet wall. Nine-over-one sash windows; unusual band of three screened windows in front gable, with an architrave intersecting the eave rafters. Original owner Mrs. Mattie P. Seales. (Roll 56, neg 26A BHS)
55. 1058 South 32nd Street  
1923. One-story clapboard cottage with both Greek Revival and Craftsman elements: side gables, central chimney, triangle dormers; shallow but bracketed eaves; projecting central gabled portico over porch, originally supported by paired square timber columns and now by paired Tuscan columns. Original owner Horace Adams. (Roll 56, neg 25A BHS; streetscape #7 ONB)
56. 1060 South 32nd Street  
1914-15. Two-story clapboard Colonial Revival with side gables; projecting side wing with separate entry; distinctive triple entry of twenty-light glass doors under a bracketed slant-roof hood. The main central door has a carved fan above with a Colonial shell design, surmounted by a small, open-gable portico which is supported by slender articulated square wooden columns. Shallow tile terrace across front. Reportedly the earliest house on Chestnut Hill and attributed to William Leslie Welton, architect. Original owner Frank W. Smith, attorney. (Roll 56, neg 24A BHS)

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

**National Register of Historic Places  
Inventory—Nomination Form**



Continuation sheet

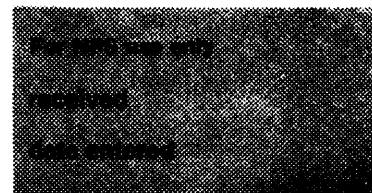
Item number 7

Page 13

57. 1064 South 32nd Street  
1917. Two-story clapboard and half-timbered stucco Craftsman in the English vernacular style; the slightly clipped gable end with its one-story extension faces South 32nd Street, while the entrances are located to the side off an open tile corner terrace. Casement windows below, sash above; new tin roof recently put on. Original owner Alva W.B. Johnson, president of Britling Cafeteria Co.; William Leslie Welton, architect. (Roll 56, neg 23A BHS)
58. 1068 South 32nd Street  
1915. Two-story Craftsman of stone, brick, and half-timbered stucco in the English vernacular style; broad half-hipped side gables; double wall gables in facade; projecting porches on three sides, with rubblestone foundations and piers; half-timbered gable with bargeboard over central entry; overhanging eaves with exposed rafter ends; concrete tile roof. This house actually faces onto Lakeview Crescent. Original owner Jesse L. Drennen, attorney, Drennen & Burns. (Roll 56, neg 22A BHS)
60. 1023 Lakeview Crescent  
1924. One-story stone and clapboard Craftsman bungalow with three front-facing gables, the largest projecting over the front porch and supported by rubblestone piers; low rubblestone parapet wall; bracketed eaves with exposed rafter ends; banded sash windows. Separate garage with quarters at rear. Original owner Max Stern, president, American Laundry Co. (Roll 76, neg 26 BHS)
61. 1025 Lakeview Crescent  
1920-21. Two-story clapboard and stucco Craftsman with Colonial influence, now with aluminum siding; clipped side gables with shallow projections below the main roofline; facade-wide front porch with slant roof and gable over off-center entry, supported by square stucco columns; sash windows; triangle-shaped wall dormers over upstairs windows. Original owner Alan A. Howard. (Roll 76, neg 27 BHS)
62. 1027 Lakeview Crescent  
1922. One-and-a-half-story Dutch Colonial Revival with gambrel roof; large shed-roof dormer occupying most of front gambrel and containing upstairs windows; projecting portico over stoop formed by extension of roof, supported by two Tuscan columns with entablature. Original owner Petterson B. Marzoni of the Birmingham News. (Roll 76, neg 28 BHS)

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

**National Register of Historic Places  
Inventory—Nomination Form**



Continuation sheet

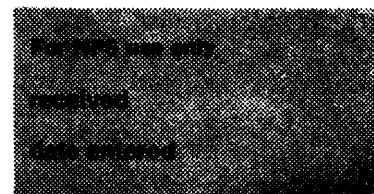
Item number 7

Page 14

63. 1033 Lakeview Crescent  
1920-21. One-and-a-half-story Tudor Revival cottage with a cross-gabled roof; projecting gabled pavilion contains a recessed porch set on brick piers (now enclosed with glass); small gable over recessed entry; stepped chimney set in facade intersects tile roof; casement windows, some with transoms. Original owner W. Marvin Brown; J.F. Ringer, architect. (Roll 76, neg 29 BHS)
64. 1037 Lakeview Crescent  
1924-25. Two-story symmetrical Colonial Revival with side gable roof; aluminum siding over clapboard; tile roof; six-over-six sash windows; double-door central entry with transom; flat-roofed portico addition supported by four columns. Original owner Dr. Trevor Mordecai, minister, First Presbyterian Church. (Roll 76, neg 30 BHS)
65. 1040 Lakeview Crescent  
1920-21. One-story brick bungalow with cross-gable roof and projecting bays, with unusual feature of gables slanting toward the roofbeam. This corner house has no obvious front: entry is at the side of one projecting bay, actually facing the alley; sash windows. Small separate garage at rear. Original owner Benjamin Weil, president of M. Weil Clothing Co. (Roll 1, neg 32 ONB)
66. 1041 Lakeview Crescent  
1924. One-story clapboard cottage with Colonial Revival influence; cross-gable roof with the side of the front gable extending in a curve to cover recessed entry and round-arched opening to stoop; rubblestone chimney set in the middle of the front gable, flanked on either side by narrow sash windows. Separate rubblestone garage at rear. Original owner and architect Charles H. McCauley, an associate of William Leslie Welton. (Roll 76, negs 31-32 BHS)
68. 1045 Lakeview Crescent  
1922. One-story brick bungalow with large low-pitched front-facing gable of asbestos shingles over deeply recessed front porch; square stone-capped piers, brick parapet wall; sash windows; sidelights frame main entrance; Craftsman influence is evident in the overhanging eaves with exposed rafter ends and kneebraces at gable ends. Separate garage with quarters at rear. Original owner S. Morris Bernheim. (Roll 76, neg 33 BHS)

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form



Continuation sheet

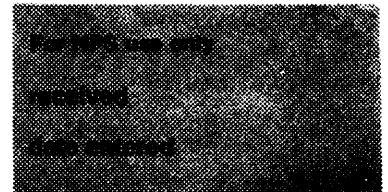
Item number 7

Page 15

69. 1049 Lakeview Crescent  
1924. One-story square stucco villa with flat roof and tile-capped parapet and louvered French windows, suggesting the Mediterranean influence. Parapet broken in front by two down-slanting eaves over front windows; shallow lintel-like projection over entry surmounted by iron railing and supported by wrought iron columns; metal awnings at either side of entry cover the rest of the front terrace. Original owner William Holiner, president of The Parisian Co. (Roll 1, neg 31 ONB)
70. 1053 Lakeview Crescent  
1923. One-story brick and clapboard Craftsman bungalow with stone foundation and cross-gable roof; entrance located at side of projecting front bay. Window surrounds in front-facing gable are board-and-batten. Separate garage at rear. Original owner Sam Frankel Jr., Frankel & Feldstein Clothing Co. (Roll 76, neg 35 BHS)
71. 1054 Lakeview Crescent  
1926. One-story brick bungalow with cross-gable roof and recessed screened porch surmounted by a shed-roofed dormer; entry is located at side of projecting front gable under a bracketed segmental-arched hood; large four-casement window beside entry. Original owner Perc H. Woodall, osteopath. (Roll 76, neg 22 BHS)
72. 1057 Lakeview Crescent  
1920-21. Two-story brick Craftsman with full-facade screened porch recessed in a half-timbered stucco projecting gabled bay; brick corner piers; sash windows; flat-roofed louvered central dormer; wide eaves with exposed rafter ends. Separate garage with quarters at rear. Original owner Joseph Leland, physician. (Roll 1, neg 30 ONB)
73. 1058 Lakeview Crescent  
1922. Two-and-a-half-story brick and half-timbered stucco Craftsman; two steeply-pitched front gables, one projecting slightly ahead of the other and containing a small casement window; other gable contains a louvered vent. Deep facade-wide front porch with flat roof, supported by brick corner piers and paired square wooden columns on either side of central steps, resting on stone-capped brick parapet wall. Original owner William N. Maddox. (Roll 1, neg 29 ONB)

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form



Continuation sheet

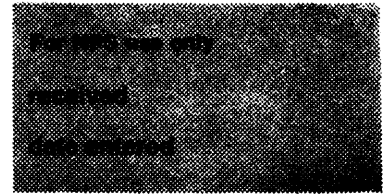
Item number 7

Page 16

74. 1060 Lakeview Crescent  
1915. Two-story brick Beaux Arts design with Italianate influence in window treatment: low hip roof with central shed-roof dormer containing three small sixteen-light windows; elaborate bracketing at the eaves, with exposed rafter ends and modillion brackets resting on a cornice-like structure supported by pairs of carved console brackets. Symmetrical sash windows; pedimented center door with sidelights; projecting flat-roofed brick portico with parapet at top of wide, flat eaves and flattened gable at center. Two-story side projecting wing. Original owner Borden H. Burr, attorney, Percy, Benners & Burr; architects Miller, Martin & Lewis. (Roll 76, neg 20 BHS)
75. 1061 Lakeview Crescent  
1917. Two-story clapboard Colonial Revival, side gables; molding marking second story; entry at left of facade with small pedimented portico supported by two Tuscan columns; six-over-six sash windows, two upstairs and a band of three on ground floor. Separate garage at rear. Original owner William R.C. Cocke, attorney, Cabiness, Johnston, Cocke & Cabiness. (Roll 68, neg 0A BHS)
76. 1068 Lakeview Crescent  
1920-21. Two-and-a-half-story brick Craftsman with hip roof, shed-roof dormers, wide eaves; one-story projection at side; facade-wide front porch under flat-roofed portico on square brick columns the inner two of which extend through the eaves. Porch eaves are very elaborate, with modillion brackets all around. Separate garage at rear. Original owner Stephen H. Warrick. (Roll 76, neg 19 BHS)
77. 1069 Lakeview Crescent  
1915. Two-story brick and half-timbered stucco Craftsman in the English vernacular style with horizontal Prairie influence: hip roof; window bays at ground floor side and second-story front; facade-wide front porch with low hip roof and very long lintel between stone-capped tapering rubblestone piers that pierce the porch roof at the corners; low rubblestone parapet wall. Separate double garage at rear. Original owner James R. Thames of Thames, Brabston & Co., lumber; architect Charles H. McCauley. (Roll 68, neg 1A BHS)

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form



Continuation sheet

Item number 7

Page 17

78. 1101 Lakeview Crescent

1929. One-story yellow brick bungalow type; pyramid roof broken on front eave by a wall gable over the recessed corner porch and a smaller wall gable over the single plate glass window in the facade. Two round arches with stone surrounds give access to the porch; decorative stone trim over window; interior chimney. Separate brick double garage at rear. Original owner Gustave Callies. (Roll 68, neg 2A BHS)

79. 1107 Lakeview Crescent

1924. One-story brick and stucco bungalow with side-gable roof; facade-wide front porch partially covered by projecting gabled portico supported by two stone-capped tapering brick piers; wide eaves with exposed beam ends; louvered triangle dormer above porch gable; sash windows; sidelights by door. Original owner Abraham Levin of Silverfield & Levin, wholesale drygoods. (Roll 68, neg 3A BHS)

80. 1109 Lakeview Crescent

1916. Two-and-a-half-story Tudor Revival Craftsman of clapboard and half-timbered stucco; cross-gable roof; central chimney; recessed corner porch under front gable with brick-quoined stuccoed corner pier; nine-over-one sash windows; two eight-over-one windows in top of gable that are clipped at upper corner. Separate stucco and clapboard quarters with shed at rear. Original owner G.H. Smith. (Roll 68, neg 4A BHS)

81. 1110 Lakeview Crescent

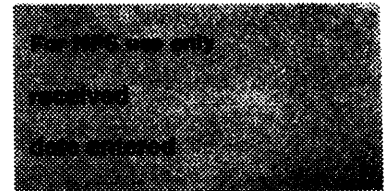
1922-23. Two-story stone and shingle Craftsman; cross-gable roof; slightly projecting front gable bay on second story; facade-wide projecting screened porch with double louvered-door entry, rubblestone foundation and corner piers; wide flattened board-and-batten porch gable and overhanging eaves. Separate garage behind. Original owner James J. Nichols. (Roll 76, neg 18 BHS)

82. 1117 Lakeview Crescent

1919-20. Two-story yellow brick Craftsman with prominent Greek Revival features: two porticoes, the first one-story, flat-roofed with iron railing forming a balcony above, its entablature resting on four Doric columns atop the low porch parapet wall; major portico is two-story with a pedimented gable, supported by two Ionic columns; gable contains board-and-batten trim and a lunette. House has a hip roof, wide flat eaves, a belt course, and sidelights by the central door flanked by Doric pilasters. Separate garage with quarters at rear. Original owner James E. Seay, physician. (Roll 68, neg 5A BHS)

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form



Continuation sheet

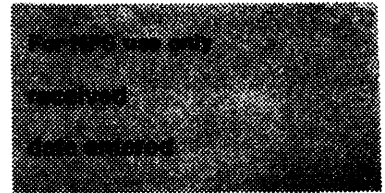
Item number 7

Page 18

83. 1118 Lakeview Crescent  
1920-21. Two-and-a-half-story brick Classical Revival with stucco and wood details; clipped side gables; two-story projecting bay at side; flat-roofed central dormer with semi-circular arch in the middle; facade-wide flat-roofed porch with flat eaves and dentiled molding, supported by four pairs of paneled square wooden columns; sash windows; sidelights by central door. Separate garage at rear with quarters above. Original owner William G. Patterson, president, W.G. Patterson Cigar Co.; architect William Leslie Welton. (Roll 76, neg 16 BHS)
84. 1124 Lakeview Crescent  
1924. Two-story clapboard symmetrical Colonial Revival, side gables; three sets of French doors across front terrace, each with a fanlight above; central doors have a semi-circular hood with returns; projecting flat-roofed side porch topped by lattice-work balcony railing; fan lunettes in gables. Original owner James A. Loeb. (Roll 76, neg 13 BHS)
85. 1125 Lakeview Crescent  
1917. Two-story brick and half-timbered stucco Craftsman with Prairie influence and a later one-story frame addition at side; low hip roof, wide flat eaves; projecting hip-roofed front porch supported by square brick piers; stone-capped brick parapet wall. Original owner Henry J. Porter Jr., Porter Clothing Co. (Roll 68, neg 6A BHS)
86. 1129 Lakeview Crescent  
1925. One-story brick bungalow with cross-gabled roof; two front-facing gables, one over a porch and supported by stone-capped brick columns with heavy tie-beam; overhanging eaves bracketed at the roofbeam; exposed rafter ends; prominent flattened half-hipped louvered dormer at top of roof; band of three plate glass windows in front bay beside porch. Original owner Thomas J. Boone Jr. (Roll 68, neg 7A BHS)
87. 1130 Lakeview Crescent  
1923. Two-story clapboard and half-timbered stucco Craftsman, cross-gable roof; two front gabled bays, one slightly projecting beyond the other, with bargeboards and containing lattice-covered louvered vents and half-timbering, the latter obscured by paint; projecting front porch extends across larger bay under a wide gable supported by square brick columns with a brick parapet wall; unusual small dentils across base of main gables; lancet-like paneling flanking second-story windows in larger bay. Separate clapboard garage at rear. Original owner Daniel B. Dimick. (Roll 76, neg 12 BHS)

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

**National Register of Historic Places  
Inventory—Nomination Form**



Continuation sheet

Item number 7

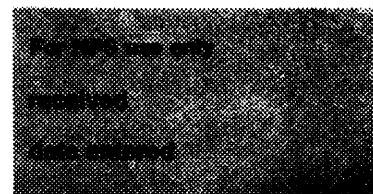
Page 19

88. 1133 Lakeview Crescent  
1922. Two-story brick and stucco Craftsman; hip roof; shallow front projecting bay with gable; overhanging eaves with brackets and exposed rafter ends; entry at left of facade through French doors off open terrace; belt course just under second-story windows. Porch across bay is open and walled between what were the roof-supporting piers, with an open-work brick wall built along the original parapet. Original owners Sidney Long and Maurice Frenkel. (Roll 68, neg 8A BHS)
90. 1137 Lakeview Crescent  
1929. One-and-a-half-story clapboard cottage with Colonial Revival influence; cross-gable roof; steep-gabled front bay with round-arched entry; smaller facade wall gable containing brick chimney; large slant-roofed dormer on side; six-over-six sash windows; louvered triangle dormers on either side of chimney. Original owner William E. Dawson Jr. (Roll 68, neg 9A BHS)
91. 1141 Lakeview Crescent  
1920-21. Two-story brick and clapboard Craftsman; hip roof; shallow projecting front bay with wide gable; projecting slant-roofed front porch across facade, now screened and with a door; brick corner piers and parapet wall; one-over-one sash windows. Original owner Adolph B. Weil. (Roll 68, neg 10A BHS)
92. 1145 Lakeview Crescent  
1923. One-story stone and clapboard Craftsman bungalow with cross-gable roof; wide eaves with brackets; rubblestone chimney at side piercing the roofline; wide porch under slope of the main roof across part of facade, with rubblestone corner piers and parapet wall; remainder of facade is under a gable with a bargeboard, board-and-batten trim and a square louvered vent, all of which are repeated in a gabled dormer in the roof over the porch. Band of three plate glass windows; striped awnings over windows and porch entry. Separate garage at rear. Original owner Percival E. Hughes. (Roll 68, neg 11A BHS)
93. 1157 Lakeview Crescent  
1917-18. Two-story brick Georgian Revival; partially pedimented side gables containing round-head louvered vents; central entry with fanlight and sidelights; window upstairs over entry repeats tripartite pattern of sidelights; other facade windows eight-over-eight sash; three small louvered triangle dormers. Separate garage at rear. Original owner Valentine J. Nesbit, attorney, Whitaker & Nesbit. (Roll 76, neg 8 BHS)



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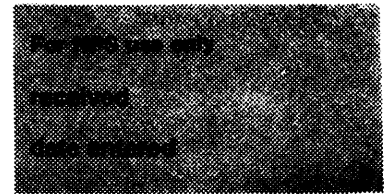
Continuation sheet

Item number 7

Page 20

95. 3160 Highland Drive  
1922. Two-story brick Beaux Arts design with Prairie influence; low hip roof of concrete tile; prominent low-hipped roof dormer with louvered vents; massive projecting front porch across facade, flat-roofed with square brick piers and top parapet with stone caps; bracketed tiled eaves below the parapet line. Two separate out-buildings of same date: a two-story half-timbered stucco garage with quarters above (95B) and a one-story clapboard cabin (95C). Original owners Morris Hirsch and Louis Phillips of Burger-Phillips Co. (Roll 68, neg 28A BHS)
96. 3172 Highland Drive  
1925. Two-story brick Craftsman with eclectic features: cross-gable roof of concrete tile; overhanging eaves with exposed rafter ends; deep-eaved front gable with shallow hip at the top, overlooking the flat roof of the projecting porch with pierced parapet supported by brick corner piers (onto which has now been built a glassed room); double-door entry at side of facade with fanlight; tile-roofed eaves above ground floor with paired console brackets. Original owner James L. Hirsch. (Roll 68, neg 27A BHS)
98. 3182 Highland Drive  
1921-22. Two-story brick Craftsman, side gables; one-story projection at side; projecting flat-roofed porch across facade with square stone-capped brick piers and parapet wall, now enclosed with plate glass windows; entry at side of porch; low slant-roofed central dormer with three small windows. Original owner Omer Brasher of Omer Brasher Sign Co. (Roll 68, neg 25A BHS)
105. 3228 Highland Drive  
1921-22. Two-story brick Colonial Revival with clapboard wing extending to side; banded sash windows; central entry with fanlight and sidelights; shallow segmental-arched portico over stoop supported by slender round columns; small casement windows above portico in second story. Clapboard wing has separate French door entry. Separate garage with quarters at rear. built of oversized brick. Original owner Middleton S. Barnwell, rector, Episcopal Church of the Advent. (Roll 68, neg 21A BHS)

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National Park Service**



**National Register of Historic Places  
Inventory—Nomination Form**

Continuation sheet

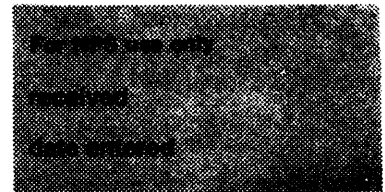
Item number 7

Page 21

106. 3232 Highland Drive  
1921-22. Two-and-a-half-story brick Colonial Revival with pedimented gambrel side gables; two-story flat-roofed side extension; three partially pedimented roof dormers containing round-head windows; prominent central entry with sidelights, pilasters, molded entablature and broken pediment; bracketed flat hood probably added. Sash windows eight-over-eight, with sidelights on ground-floor front. Separate brick garage at rear. Original owner E.M. Kilby of Kilby Frog & Switch Co. (his second residence on Chestnut Hill). (Roll 68, neg 20A BHS)
108. 3254 Highland Drive  
1927-28. Two-story brick Tudor Revival Craftsman with cross-gable roof; prominent front clipped gable with extended inner slope to cover recessed porch with brick corner pier and round-arched entry with fieldstone facing and keystone; large front-facing dormer with clipped gable and stucco surrounding square window. (Original windows in both main gable and dormer now replaced with plate glass.) Original owner Quincey L. Corey. (Roll 68, neg 19A BHS)
109. 3256 Highland Drive  
1921-22. Two-story brick and stucco Craftsman, cross-gable roof; twin stucco-faced front gables with bargeboards and small windows under the eaves; projecting front porch across facade with square brick piers and central gable with bargeboard and half-timbering; porch has been enclosed with reflective glass. Separate garage with quarters at rear. (Original owner William B. Glenn. (Roll 68, neg 17A BHS)
110. 3268 Highland Drive  
1924. Two-story brick Craftsman with hip roof; one-story low-hipped side projection; wide front porch with central pyramid-roofed portico on square brick piers with molded architrave; sash windows with sidelights. Original owner William N. Maddox (his second residence on Chestnut Hill.) (Roll 68, neg 16A BHS)
114. 3290 Highland Drive  
1926. One-and-a-half-story asbestos shingle Colonial Revival cottage with side clipped gables; flat-roofed one-story side extension with iron railing on top; tall side chimney; three gabled roof dormers containing windows; central entry with round-arch bracketed hood over stoop; six-over-six sash windows. Original clapboard shed at rear. Original owner J.C. Carter. (Roll 68, neg 15A BHS)

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National Park Service

**National Register of Historic Places  
Inventory—Nomination Form**



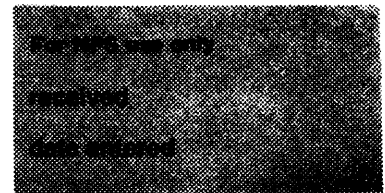
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Item number 7

Page 22

115. 3261 Highland Drive  
1926. Two-story Colonial Revival covered in aluminum siding; side gables with louvered lunette vents; side chimney; enclosed projecting front porch with balcony rail above, jalousied windows; awnings on facade windows. Separate garage at rear. Original owner Neil Leonard Pierce of N.L. Pierce Detective Agency. (Roll 68, neg 14A BHS)
116. 3257 Highland Drive  
1927. Two-and-a-half-story Tudor Revival Craftsman with cross-gable roof; tall thin central chimney; flat-roofed side porch with parapet and round arches, now glassed with French door entry; casement windows; entire front gable material replaced with plate glass. Separate wood garage and shed structure at rear. Original owner Harry S. McKeenen. (Roll 68, neg 13A BHS)
121. 3203 Highland Drive  
1928. One-and-a-half-story brick Dutch Colonial Revival cottage; cross-gable roof with parapets at the gables; recessed entry under front gable through round arch; this arch repeated over the casement windows in the perpendicular bay; side terrace with iron railing. Original owner John D. Head. (Roll 68, neg 12A BHS)
124. 1913-14. Concrete steps at south end of Highland Drive, connecting the drive with Highland Avenue at the point of smallest divergence between the grades.
125. 1913-14. Central and largest set of steps connecting Highland Drive with Highland Avenue; concrete with brick-capped retaining walls, they divide into two sections midway up the hill.
126. 1913-14. Northern set of steps connecting Highland Drive and Highland Avenue; like the central steps (#125) in design and material but slightly smaller in scale.

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National Park Service**



**National Register of Historic Places  
Inventory—Nomination Form**

Continuation sheet

Item number 7

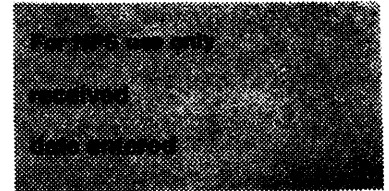
Page 23

**BUILDINGS AND SITES THAT DO NOT CONTRIBUTE TO THE HISTORIC CHARACTER OF THE  
CHESTNUT HILL HISTORIC DISTRICT**

- 37C. 3100 Highland Avenue  
1948-49. Sunday School Building, Independent Presbyterian Church. Two-story classroom building of Red Mountain sandstone; cross-gable roof. Warren, Knight & Davis, architects.
48. 1045 South 32nd Street  
1960. One-story contemporary cottage, shingle with concrete foundation; slant-roofed porches front and side.
59. 1015 Lakeview Crescent  
1979. Brick and shingle contemporary cottage, side gables; recessed front porch with square column supports.
67. 1044 Lakeview Crescent  
1959. Clapboard cottage on cinderblock foundation, gable roof; small projecting gable-roof portico over stoop, supported by wrought iron columns.
89. 1134 Lakeview Crescent  
1940. One-story clapboard modified bungalow with enclosed garage; projecting front porch across half of facade with a partially pedimented gable, supported by corner clusters of three slender square columns; fan lunette in porch gable; small six-light window under louvered vent in main gable.
94. 3116 Highland Avenue  
1949-50. First Church of Christ, Scientist. Brick neo-Colonial with central timber and stucco pedimented portico between sanctuary and educational wings; round-head clear sanctuary windows; simple portico entablature with square columns; square central tower with cornice and spire.
97. 3180 Highland Drive  
1975-76. Contemporary modular timber and glass; recessed porches with balustrades.
99. 3186 Highland Drive  
1962-63. Contemporary one-story "ranch" house, brick with enclosed garage underneath.

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National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**



Continuation sheet

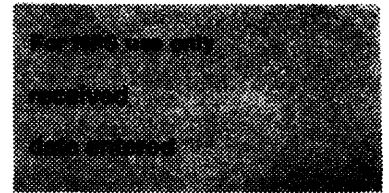
Item number 7

Page 24

100. 3192 Highland Drive  
1962-63. Contemporary one-story "ranch" house, brick with enclosed garage underneath.
101. 3196 Highland Drive  
1962-63. Contemporary one-story "ranch" house, brick with enclosed garage underneath.
102. 3200 Highland Drive  
1962-63. Contemporary one-story "ranch" house, brick with enclosed garage underneath.
103. 3206 Highland Drive  
1962-63. Contemporary one-story "ranch" house, brick with enclosed garage underneath.
104. 3212 Highland Drive  
1974. Contemporary A-frame.
107. 3244 Highland Drive  
1961. Two-story brick and clapboard contemporary house; second-story wrought iron balcony railings and uprights across facade; aluminum window and door frames.
111. 3272 Highland Drive  
1964. One-story contemporary brick "ranch" house with enclosed garage underneath.
112. 3278 Highland Drive  
1964. One-story contemporary brick "ranch" house with enclosed garage underneath.
113. 3284 Highland Drive  
1964. One-story contemporary brick "ranch" house with enclosed garage underneath.
117. 3311 Highland Drive  
1965-66. One-story contemporary brick "ranch" house with enclosed garage underneath.
118. 3315 Highland Drive  
1965-66. One-story contemporary brick "ranch" house with enclosed garage underneath.

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Inventory—Nomination Form**



Continuation sheet

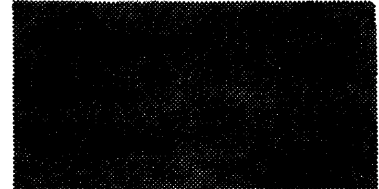
Item number 7

Page 25

119. 3321 Highland Drive  
1965-66. One-story contemporary brick "ranch" house with enclosed garage underneath.
120. 3325 Highland Drive  
1965-66. One-story contemporary brick "ranch" house with enclosed garage underneath.
122. 3101 Clairmont Avenue  
1969. St. Symeon Orthodox Church. Contemporary brick facade, flat gable front with exaggerated bargeboard construction; separate cinderblock building (122B) at rear.
123. Green buffer masking parking lot of neighboring apartment house.

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National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**



Continuation sheet

Item number 8

Page 1

**HISTORICAL SUMMARY**

Reflecting the final and most intense surge of development in the South Highlands area preceding the 1930s depression, the Chestnut Hill Historic District is an excellently maintained example of the comfortable and sophisticated urban neighborhoods characteristic of the 1920s in Birmingham. The district survives intact and accurately depicts its 1913 development plan, with no commercial intrusions and a significantly low percentage of alterations to or demolitions of historic properties. The location of the district, its hilly topography and its street layout make it relatively discrete from traffic and isolated from the adjacent neighborhoods. Additionally, the neighborhood residents have succeeded in preserving the single-family character of the neighborhood despite the abundance of modern developments and incursions surrounding its boundaries.

Chestnut Hill had two general periods of development: the first between 1884 and 1893 as a pleasure garden associated with Lakeview Amusement Park; the second between 1913 and 1930 as a single-family streetcar neighborhood. As it appears today, the district dates essentially from the latter period because nothing remains from the first period of development.

The completion of the 22nd Street overpass across the railroad tracks in the early 1880s made it possible to lay a passenger streetcar line around the developing Southside. Begun in 1884, the line ran south up 22nd Street to Avenue E (now 5th Avenue). It then ran east and west encircling the Highlands. The eastern "short route" worked up 30th Street to Clairmont Avenue, and then around Highland Avenue at the base of Lakeview Park (now Chestnut Hill). The park had been created by the Elyton Land Company to attract excursion riders and residential development in the area. By 1887, with an industrial boom in full swing, there were enough people living south of the city limits to incorporate the Town of Highlands; however, in 1893 as the depression slowed growth and building throughout the country, Highland became part of the City of Birmingham.

At the turn-of-the-century a second industrial boom touched off major development downtown and in the outlying areas of the city. Meanwhile, the South Highlands suburban neighborhoods (Glen Iris, Five Points and Highland Park) attracted residents from all levels of the middle class, and soon Highland Avenue and Rhodes Circle replaced Birmingham's 5th Avenue North as the city's most fashionable residential address.

Offering the advantages of comfortable middle-class suburban neighborhoods with easy access to downtown and the new Birmingham Country Club (which occupied the site of the park's hotel), South Highlands reflected a special development pattern that featured a mixture of grand and less pretentious houses, often on adjacent streets platted in a piecemeal fashion by small developers, builders and individual investors. After World War I, however, this pattern changed as South Highland developers responded to the expanding economy of the 1920s with the widespread construction of multilevel apartment buildings. This development changed not only the scale and land use, but also the density of the area.

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

**National Register of Historic Places  
Inventory—Nomination Form**

Continuation sheet

Item number 8

Page 2

In 1913 the Birmingham Realty Company platted Chestnut Hill as a middle-class single-family development. Chestnut Hill and Milner Crescent were the two last single-family neighborhoods developed in the South Highlands area. Following the topography of the steeply pitched hill, the developers graded two curved drives--one along the natural crescent of the hill (Lakeview Crescent or 33rd St.), and one along the hill's eastern edge (Highland Drive)--which encircled the comparatively short 32nd Street and opened onto the 31st Street thoroughfare (Chestnut Street). They also included sidewalks and three impressive sets of concrete steps which were built into the hillside to provide access from the heights to the car lines on Highland Avenue. With the exclusive Birmingham Country Club now occupying the site of the old amusement park, Chestnut Hill was promoted as a single-family neighborhood in the Country Club District, and was calculated to appeal to moderately wealthy families interested in suitable homesites. The bulk of building activity in the neighborhood began in 1914 and continued, rather consistently, until 1930. The last original construction was completed between 1929 and 1930, when three bungalows (Inv.# 78, 90, and 122) were built along Lakeview Crescent and Highland Drive. During the depression that followed the 1929 crash on Wall Street, there was no building activity.

The early Chestnut Hill home owners comprised an interesting mix of business executives, proprietors and professional people. In fact, many of the original home owners' names reflect successful businesses familiar to modern-day Birmingham such as Louis Phillips (Inv.# 95), a founder of Burger-Phillips Clothing Store, William R. T. Dunn (Inv.# 50) of the Dunn Construction Company and Donald W. Drennen (Inv.# 33) of Drennen's Motor Car Company. Other original owners included Leo Loeb (Inv.# 42) vice-president of Loveman's Department Store, James B. Hill (Inv.# 27) president and treasurer of Hill Grocery Company (predecessor of the Winn Dixie, Inc.); Doctors John D. Sherrill (Inv.# 15) and Percy Woodall (Inv.# 71); and attorneys Borden H. Burr (Inv.# 74) of Percy, Brenners and Burr, and F. W. Smith (Inv.# 56), owner of one of the district's earliest built homes. Charles H. McCauley, an associate in the Welton architectural firm, designed and built his home (Inv.# 66), a distinctive 1924 cottage in the district; and several distinguished clergymen including Dr. Trevor Mordecai (Inv.# 64) of First Presbyterian, Dr. Middleton Barnwell (Inv.# 65) of the Church of the Advent and Dr. Henry Morris Edmonds (Inv.# 26) of the Independent Presbyterian Church (Inv.# 37) also lived in the district.

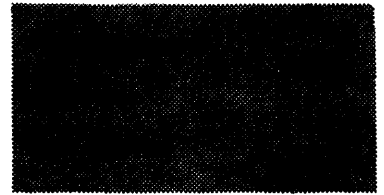
The three church buildings included in the district are the only nonresidential buildings on Chestnut Hill. The Independent Presbyterian Church is the only one of the three that contributes to the character of the district while the 1949-50 Neo-Colonial Christian Scientist Church (Inv.# 94) and the 1969 First Conservative Baptist Church (Inv.# 123) are modern constructions.

Founded in 1915, the congregation of Independent Presbyterian comprised the worshippers who followed Dr. H. M. Edmonds when he resigned from South Highlands Presbyterian Church. The congregation met at Temple Emanu-El Sunday mornings, and at the Lyric Theatre downtown Sunday evenings for seven years. In 1921 the congregation moved into the newly completed half-timbered wing which was designed by Birmingham



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National Park Service**

**National Register of Historic Places  
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Continuation sheet

Item number 8

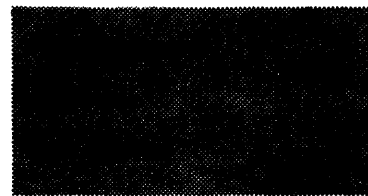
Page 3

architects Miller and Martin. The handsome ashlar and limestone sanctuary, designed by Warren, Knight and Davis, was completed in 1926. Influenced by the tradition of the Social Gospel and liberal theology, the church congregation conducted a social services ministry administered by a full-time social worker operating out of a downtown office and the Lyric Theatre. Among its best known activities is a Fresh Air Farm for tubercular children sponsored by the Independent congregation each summer.

The borders of Chestnut Hill have been threatened with incursions of commercial development for several years. Only the grassy buffer of a parking lot at the northwest corner of 31st Street and Clairmont Avenue, serving an apartment building adjacent to the district's boundaries, intrudes on the originally platted development. Additionally, the few post-1940s residences are compatible in materials, scale and setback with the historic properties, and therefore do not detract from the general character of the district. Although zoning laws have protected the district to a great extent, a major factor in its maintenance has been the original covenants written into the deeds by the Birmingham Realty Company. The perpetual land-use clause has stood up in court over time, and continues to protect the original nature and use of the neighborhood. Distinguished as one of the best remaining examples of an intact neighborhood development during Birmingham's post-World War I boom period, Chestnut Hill is cherished for its historic atmosphere, architecture and unusual cohesion.

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National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**



Continuation sheet

Item number 9

Page 1

Wells, Roy, ET.AL., Survey of Chestnut Hill, 1978-79:unpublished neighborhood survey conducted by interested residents of Chestnut Hill.  
Department of Archives & History.

Maps:

Elyton Land Company's Addition No. 1, filed August 17, 1892. Probate Records,  
Jefferson County Courthouse, Birmingham.

Birmingham Realty Company's Addition No. 5, filed May 17, 1913. Probate Records,  
Jefferson County Courthouse, Birmingham.

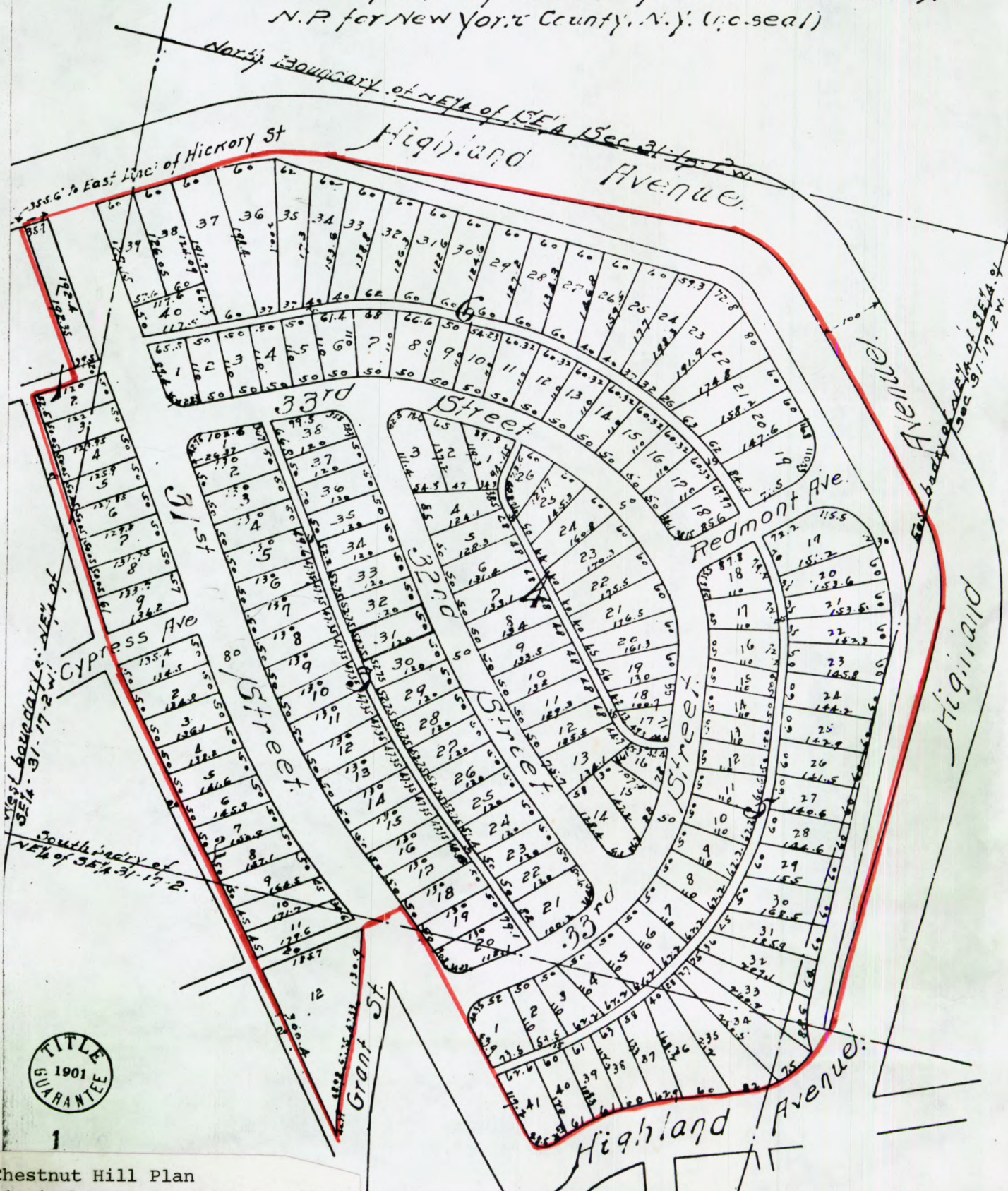
H. Schoel's map of the City of Birmingham and Suburbs, Elyton Land Company, 1887.  
Agee Map Collection, Birmingham Public Library.

Baist's Property Atlas, 1893, Birmingham Public Library.

Sanborn insurance map, 1887, Birmingham Public Library.

Map Book 9 } Map of Birmingham Realty Co's Addition  
 Page 27 } # 5. Filed May 12, 1913.

Correctness certified to by B.B. Merriwether C.E. & S.  
 Accepted by Birmingham Realty Co, owner.  
 Genl. Acc: by Henry R. Carse, President of Birmingham  
 Realty Co., May 12, 1913, before Walter G. Mason,  
 N.P. for New York County, N.Y. (i.c. seal)



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Map A - Chestnut Hill Plan  
 Birmingham Realty Company, 1913

Chestnut Hill Historic District

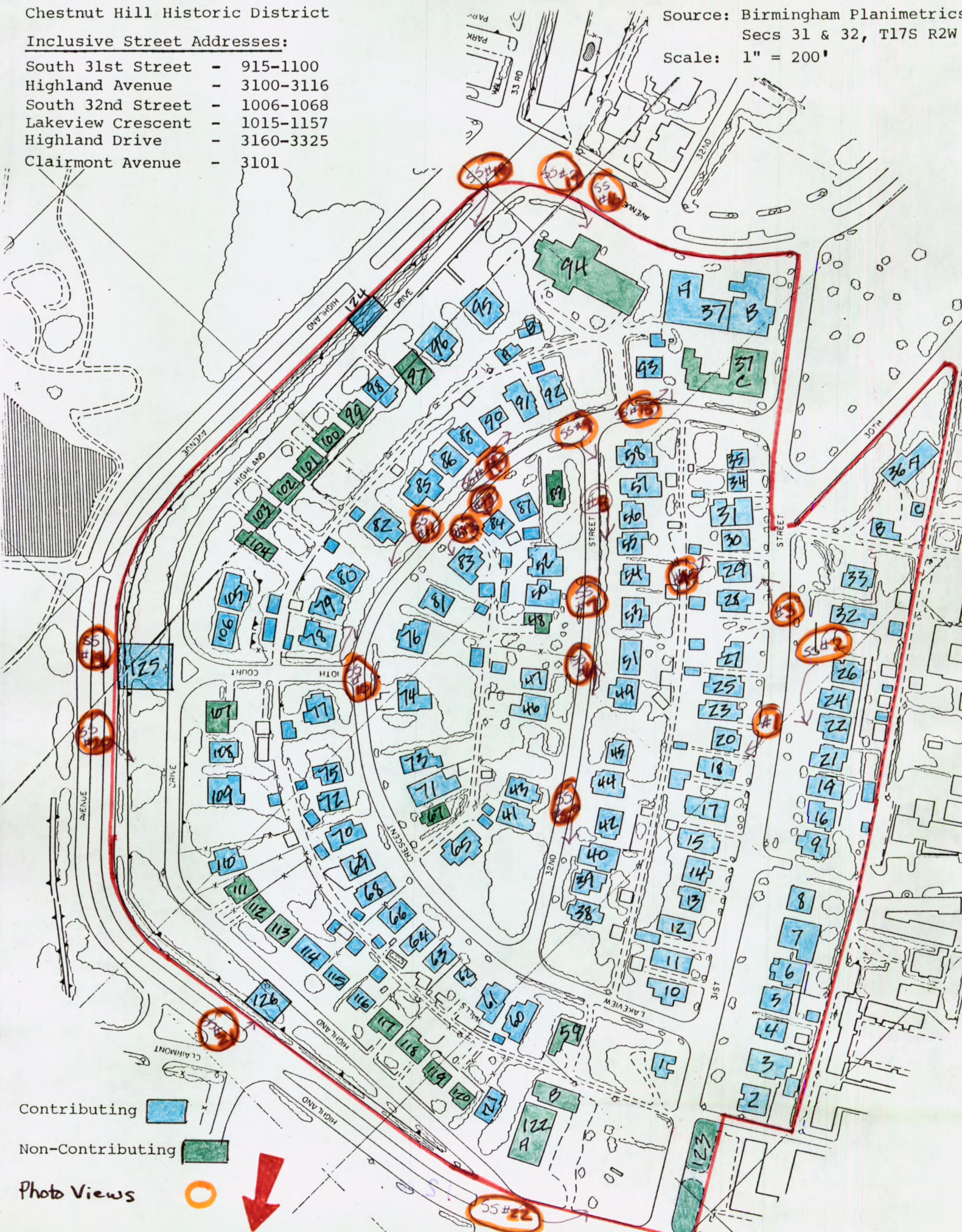
Inclusive Street Addresses:

- South 31st Street - 915-1100
- Highland Avenue - 3100-3116
- South 32nd Street - 1006-1068
- Lakeview Crescent - 1015-1157
- Highland Drive - 3160-3325
- Clairmont Avenue - 3101

Source: Birmingham Planimetrics

Secs 31 & 32, T17S R2W

Scale: 1" = 200'



- Contributing ■
- Non-Contributing ■
- Photo Views ○