

United States Department of the Interior
National Park Service

445

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

RECEIVED 2280

1. Name of Property

Historic name: Wharton-Chappell House
Other names/site number: Chappell House, Chappell Villa
Name of related multiple property listing: N/A
(Enter "N/A" if property is not part of a multiple property listing)

JUN - 3 2016

Nat. Register of Historic Places
National Park Service

2. Location

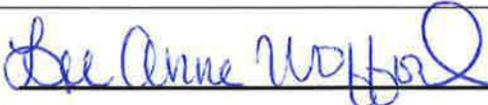
Street & number: 1020 Maxwell Blvd.
City or town: Montgomery State: AL County: Montgomery
Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local
Applicable National Register Criteria:
X A B X C D

		Deputy State Historic Preservation Officer	May 31, 2016
Signature of certifying official/Title:		Date	
<u>Alabama Historical Commission</u>			
State or Federal agency/bureau or Tribal Government			

In my opinion, the property <u> </u> meets <u> </u> does not meet the National Register criteria.	
Signature of commenting official:	Date
Title :	State or Federal agency/bureau or Tribal Government

Wharton-Chappell House
Name of Property

Montgomery Co., AL
County and State

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)

[Signature]
Signature of the Keeper

7/19/14
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public -- Local:
- Public -- State:
- Public -- Federal:

Category of Property

(Check only one box.)

- Building(s):
- District:
- Site:
- Structure:
- Object:

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>2</u>	<u>0</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>2</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

Wharton-Chappell House
Name of Property

Montgomery Co., AL
County and State

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/Single Dwelling

GOVERNMENT/Office

Current Functions

(Enter categories from instructions.)

VACANT/NOT IN USE

Wharton-Chappell House
Name of Property

Montgomery Co., AL
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

MID-19th CENTURY/Greek Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property: BRICK, WOOD

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Wharton-Chappell House is a one-story brick Greek Revival style building that sits at the southeast corner of an 18.4-acre parcel located at the northwest corner of Maxwell Boulevard and Eugene Street. The site is located west of downtown Montgomery adjacent to the eastern boundary of Maxwell Air Force Base. The topography of the site is generally flat and was formerly developed as a low-income housing project. All of the buildings for that project except for the Wharton-Chappell House were demolished in recent years, leaving an open site with asphalt drives and parking areas and several concrete foundation slabs. Scattered mature trees are grouped around the Wharton-Chappell House and include one large specimen tree at the northwest corner of the house.

Narrative Description

The Wharton-Chappell House generally faces south (angled about 5° to the southeast) with its façade oriented parallel to Maxwell Boulevard and it is approximately sixty feet from the centerline of the westbound lane of the street. Eugene Street is approximately 190' east of the house. A small frame service building with a hipped composition roof is located adjacent to the north end of the house.

A grassed lawn extends in front of the house and is broken by a sidewalk and a single driveway access to Maxwell Boulevard. The lawn extends along the west side of the house. A narrow strip of lawn along the east side of the house separates it from a parking area that extends to Eugene Street. A strip of lawn along the north side of the parking lot separates it from another parking lot that extends west from Eugene Street along the rear of the house.

The Wharton-Chappell House is a one-story brick former dwelling with later brick veneer additions with a hipped composition shingle roof. The house has a rectangular core that is five bays wide and four bays deep. The façade of the two-bay wide addition to the west of the core is recessed slightly from the façade of the core. The addition is twelve bays deep and extends across the rear two bays of the core. A hipped entrance-bay portico with paired stuccoed masonry Doric columns is centered at the façade of the core and has a stuccoed brick stoop.

Wharton-Chappell House
Name of Property

Montgomery Co., AL
County and State

The stoop is accessed by stuccoed brick steps between stepped knee walls with narrow iron railings that extend around the stoop's tiled deck. The principal entrance is centered within the stoop and has a transom and sidelights. The paneled wood door appears to be a modern replacement, and security screening has been added at the sidelights and transom. Wooden single six-over-six double hung sash windows are set within the remaining bays of the core within rectangular openings with flat brick arches and simple brick sills. Iron lintels below the arches appear to have been added later. Windows typically have applied security screening. The façade wall is constructed of brick with an exposed reddish-orange brick veneer and it has a slightly projecting band below the eave line. Narrow eaves and soffits have been covered with vinyl siding and have applied crown moldings and modern K-gutters. The two bays at the façade of the addition have similar six-over-six windows. Brick veneer at the addition is reddish-brown in color and is laid in stretcher bond with a band of headers corresponding to the base of the projecting band along the core.

The east elevation of the core is similar in design and detail to the façade. Four evenly spaced window openings each have single six-over-six windows. Brickwork is reddish-brown in color and is set in common bond. The purpose for a series of infilled joist pockets along the foundation at the north end of the elevation has not been determined. The five eastern bays of the north elevation of the core are exposed beneath an open porch that wraps to the east elevation of the addition. The addition obscures the two western bays of the core. An entrance, similar to that at the façade, is located in the exposed western bay. A single six-over-six window is located in the center bay, and a former window opening at the eastern bay has now been infilled with brick. The porch is supported by three stuccoed brick columns and has a simple metal railing. The east elevation of the addition has single six-over-six windows at its two southern bays, a wide expanse of blank wall, and a recessed entrance well toward its northern end. Other than a modern entrance within the well, there are no other openings at this elevation. The porch at the rear of the core wraps along the east elevation of the addition past the entrance well. The rear service building abuts the porch to the east along its north end.

The rear elevation of the addition is similar in design to its façade and it has two single six-over-six light windows. The twelve-bay west elevation of the addition is similar in design to its façade and rear elevation. A step in the brickwork between the eleventh and twelfth bays separates the 1958 and 1996 additions. All but the fourth and ninth bays have similar six-over-six light windows. Small four-over-four light windows are set within those bays.

The interior plan of the core consists of a central hallway that is flanked to the east by four small rooms grouped around a vestibule that opens from the hallway. To the west of the hallway, a large room opens into the 1959 addition and a hallway along the north wall extends into the 1958 addition and then turns and extends through the center of the rear wing of the addition. A series of small offices are located along the east and west sides of the 1958 addition. A small lobby is centered at the south end of the 1996 addition and is accessed by an entrance in the well along the east elevation. A larger office is located at the northwest corner of the 1996 addition with smaller offices to its southwest and northeast.

Ceilings and walls at the core and some areas of the 1958 addition are typically finished with smooth plaster over wire lath. Sheetrock is typical in remaining areas. Wood flooring at the core was typically covered with a thick coating of mastic and either vinyl tile or carpet. Remaining floors are vinyl tile or carpet over wood subflooring. Simple wood window and door surrounds,

Wharton-Chappell House
Name of Property

Montgomery Co., AL
County and State

baseboards, and chair rails were installed at the core ca. 1935 and were generally matched in the 1958 addition, although some modern trim was installed in many areas of the building during successive periods of remodeling.

Rear Service Building (ca. 1935)

The rear service building was constructed ca. 1935. It is a rectangular one-story frame building with a hipped composition shingle roof and an exterior brick chimney centered at its south elevation. The building is two bays wide and five bays deep and has single six-over-six light windows in all bays of its south, east, and north elevations and at all but the central bay of its west elevation. Modern vinyl siding has been applied over the original plain weatherboard siding. The center bay has a wide entrance opening that has partially blocked down to the south to accommodate a single door. A full-width transom has been covered with pressboard.

The interior of the service building has a large room at its north end and a series of smaller rooms at its south end. Ceilings and walls are typically finished with smooth plaster over wire lath, although some sheetrock has been added. Wood flooring was typically covered with a thick coating of mastic and either vinyl tile or carpet. Simple wood window and door surrounds, baseboards, and chair rails were installed ca. 1935. A small basement under the south end of the building formerly housed a heating system.

Integrity

The Wharton-Chappell House retains integrity of location, design, setting, materials, workmanship, feeling, and association. The building is at its original location. The basic design of the building is largely unaltered from its period of significance from circa 1854 to 1958. Other than the replacement of its roofing material, the principal façade of the building is unaltered. Additions made prior to 1958 are architecturally compatible with the original building. The building's setting was changed to some degree with the construction of the adjacent housing project and its subsequent demolition, but the house retains its historic relationship to the intersection of Maxwell Boulevard and Eugene Street. Other than the building's roofing, which was changed from an unidentified material to compatible asphalt shingles in the mid-20th century, the building retains its original materials and workmanship. Given the overall retention of historic appearance and character, the resource also retains integrity of feeling and association.

Wharton-Chappell House
Name of Property

Montgomery Co., AL
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

Wharton-Chappell House
Name of Property

Montgomery Co., AL
County and State

Areas of Significance

(Enter categories from instructions.)

Architecture

Social History

Period of Significance

ca. 1854-1958

Significant Dates

ca. 1854

1958

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

Wharton-Chappell House
Name of Property

Montgomery Co., AL
County and State

Period of Significance (Justification)

Circa 1854 – 1958. The period of significance for the Wharton-Chappell extends from circa 1854, the year it was constructed, through its use as a private residence, its conversion in 1937 to serve as the offices of the local housing authority, to 1958 when it was enlarged to accommodate the growing operations of the authority. Both the historical and architectural significance of the resource were achieved through this period.

Statement of Significance Summary Paragraph

(Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Wharton-Chappell House is historically significant for its role in the mid-nineteenth century development of Montgomery, having been built circa 1854 for William G. Wharton, a wealthy landowner and part owner of a brick works on an adjacent property. After Wharton sold the property in 1859, the house was associated with the Chappell family for the next seven decades. The resource is also historically significant for its role as the offices for the Montgomery Housing Authority. The property was acquired in 1935 by the federal government and the house was rehabilitated for use as the offices for the housing authority that oversaw the city's efforts to provide low-income housing in the city. The house was located at the southeast corner of one of the authority's first two housing projects, Riverside Heights, a large low-income housing project for whites constructed under the direction of the Public Works Administration during the Depression (no longer extant). The rehabilitation of the Wharton-Chappell House for use as offices for the housing authority is a rare and the earliest documented example of a federally funded adaptive reuse of a historic building within the context of a federal housing project. Changes associated with the housing authority's use of the building are significant as they relate to this adaptive reuse, as is the expansion of the building in 1958 as it reflects the authority's growing operation over time. The house also remains architecturally significant as being one of only a couple of surviving documented Greek Revival style cottages in the city. It is also architecturally significant as an example of a period adaptive reuse project that sensitively converted the historic house for use as offices.

Narrative Statement of Significance

(Provide at least **one** paragraph for each area of significance.)

Architecture

The Wharton-Chappell House is architecturally significant as being one of only a couple of surviving documented Greek Revival style cottages in the city. It is also architecturally significant as an example of a period adaptive reuse project that sensitively converted the historic house for use as offices.

Social History

The Wharton-Chappell House is historically significant for its role in the mid-nineteenth century development of Montgomery, having been built circa 1854 for William G. Wharton, a wealthy landowner and part owner of a brick works on an adjacent property. The resource is also historically significant for its role as the offices for the Montgomery Housing Authority that

Wharton-Chappell House
Name of Property

Montgomery Co., AL
County and State

constructed a major low-income housing project on the adjacent property under the direction of the Public Works Administration.

Narrative History

The subject property is situated in the eastern half of Section 11 of Township 16N, Range 17E and is located on land ceded by the Creek Indians in 1814. The first major sale of land in the vicinity of present-day Montgomery took place at Milledgeville, Georgia in August 1817. The first lands sold were typically river bottom tracts that were sold to wealthy land speculators. General John Scott, a prominent land speculator, acquired a 240-acre parcel that includes the present site at the sale of August 8, 1817 and, in 1825, obtained a patent for the land as "assignee of Thomas Bibb."¹ Bibb served as the second governor of Alabama from 1820 to 1821 after the death of his brother, William Wyatt Bibb, who served as governor of the Alabama Territory from 1817 to 1819 and as the state's first governor from 1819 until 1820.² William Bibb acquired the nearby site of present-day Montgomery in 1819.

The site is thought to have previously encompassed a Creek Indian village prior to their removal.³ The City Directory and History of Montgomery, Alabama: With a Summary of Events in That History, Calendrically Arranged, published in 1878, describes two Native American mounds that were located on the property:

At Alabama Town...on a bluff of the river just below and adjoining Montgomery, two mounds existed when white settlers first located there. The larger one, which stood near public road, was about ninety feet square and twenty-five feet high, on the top of which there was a hickory tree at least a century and a half old. In 1833, these mounds were dug down to make brick for Mr. McGehee's "Planters Hotel" on Montgomery street. Under these mounds were found human bones, remains of earthenware, arrow heads, and trinkets. Sufficient bones were removed to the shop of Dr. S.S. Garrett, in Commerce street, to construct nearly a complete skeleton. The small mound was insignificant, and was located nearer the river bluff.⁴

City Directory and History of Montgomery, Alabama also describes the first European-American settlement of the property known as Alabama Town in 1818:

General John Scott, Thomas Bibb and Dr. Manning founded "Alabama," adjoining our present city below on the river, on the East fractional half of Section 11, Township 16, Range 17. The site of the town is now included within the premises of Mr. James Chappell. Among the earliest inhabitants were: Captain John Gause and family, William Gause and family, James Gause, Mrs. Gause and her daughter Eliza, William Peacock and family, Mr. Perry, John D. Bibb, Maj. James W. Johnston (mail contractor), John Edmonson (Clerk of the Court), and Mrs. Ann Molton, as Mr. Klincke says, 'an entire civic and military population; no merchant or trader in the town.' Most of the inhabitants cultivated land in the "Big Bend" of the river, opposite, or in the surrounding country. Here the first jail in the county was built by the late Col. Wade Allen. The first session of the Circuit Court, Judge Webb presiding, was held in the large dwelling house occupied by Mr. Neil Blue, who vacated it during the term in consideration of five dollars per

Wharton-Chappell House
Name of Property

Montgomery Co., AL
County and State

day. Jonathan C. Farley was foreman of the first Grand Jury. This town disappeared after the removal of the county officers to Montgomery, the seat of Justice.⁵

According to a 1913 account: "Traces of the old town are still distinct, and the old State road is still visible as it winds along the lower lands of the Alabama."⁶

Desiring to raise funds to help settle debts owed by General Scott's estate, Scott's heirs sold approximately 962 acres of land, including the subject property, to Charles Teed Pollard, one of Scott's sons in law, on January 31, 1846 for \$8,000.⁷ James J. Stewart and William G. Wharton subsequently purchased 456 acres of land "known as the Old Town plantation" from Pollard as evidenced by a mortgage in the amount of \$4,000, dated January 8, 1850.⁸ Pollard, Stewart, and Wharton were all prominent local businessmen by the 1840s that appear to have had several mutual business interests. James J. Stewart operated the Exchange Hotel at the time of its opening in 1847. Charles T. Pollard was associated with the company that owned the hotel.⁹ Stewart and Wharton established a brick factory on a portion of the property. An article in the Daily Alabama Journal dated March 5, 1851 describing new brick manufacturing establishments in Montgomery mentions the existing works of Figh and Stewart and Wharton "who are also deserving much credit."¹⁰ The brick works are also referenced in a subsequent mortgage that Stewart obtained from Phillips & Fariss in 1854.¹¹ Other references to the brick works include a state Supreme Court case from 1854 where the defendant testified that he had obtained bricks from "Stewart & Wharton's brickyard" and an 1857 account of "'Manuel,' a slave of Msrs. Stewart & Wharton, was executed in the Jail yard by sentence of the court for the murder of his child."¹² Stewart and Wharton were also engaged in real estate speculation and development, as evidenced by an advertisement in the Montgomery Daily Confederation of January 3, 1859 that advertised for sale or rent "150 acres of first quality River Bottom Land," 160 acres of upland, and lots of 40 acres each well suited for residences."¹³ The river bottom land is described as being "within a few hundred yards of the corporation line" and the residential lots are described as "commencing at the corporation line on the western part of the city."

Construction of the House for William G. Wharton

The present house appears likely to have been constructed circa 1854 for Wharton. Wharton (1821-1893) was born in Virginia on January 1, 1821 and is listed in the 1850 census as a 28-year old brick maker with real estate valued at \$2,500. The slave schedule for that year lists 36 slaves under his name.¹⁴ Wharton married Elizabeth V. Moncrief (ca. 1832-1914) on February 9, 1854 and acquired full title to this parcel, referred to as lot #3 in a subdivision of land surveyed by C. L. Bulger at the east end of Stewart and Wharton's holdings, on July 7, 1854 (see Figure 2).¹⁵ Wharton's ownership, its brick construction, and its construction and architectural features are consistent with a construction date of circa 1854. Wharton's association with the Figh family in the brickyard also suggests the possibility that the house was constructed either by John P. Figh or one of his sons. John P. Figh is listed in the 1850 census as a 50-year old bricklayer who was born in Virginia and owned real estate valued at \$75,500. He was likely Stewart and Wharton's partner in the brick works and he was the contractor for the Montgomery county courthouses built in 1835 and 1854.¹⁶ Two of Fighs sons, George and Rufus, were also bricklayers and the former is recorded as the contractor for the nearby powder magazine that was constructed in 1861.¹⁷

Wharton-Chappell House
Name of Property

Montgomery Co., AL
County and State

Wharton sold the house in 1859 and he and his family relocated to downtown Montgomery. He was listed in the 1860 census as 33-year old brick maker living with his wife a daughter Jane, age 6, a son Samuel D, age 4, and his brother G. H. Wharton, age 25. Wharton served as private in the Alabama Home Guards during the Civil War. By the time the 1880 census was compiled, he was a furniture dealer and he is also listed in the 1880 manufacturing census as a manufacturer of mattresses and bed springs.¹⁸

Association with the Chappell Family

Thomas Dorsey purchased the property from Wharton for \$6,200 on June 13, 1859.¹⁹ The valuation indicates that the house had been constructed by this time. Dorsey is listed in the 1850 census as being a 27-year old merchant who was born in Ireland. On March 2, 1859, Dorsey married a widow, Louisa Murphy (ca. 1831-1916), in the Catholic Church in Montgomery.²⁰ Murphy, the daughter of John A. and Anna Jones Floyd, was born Louisa Floyd in March 1831. She married Patrick Murphy in December 1844 and the couple had four children prior to Patrick Murphy's death in October 1855.²¹ Louisa's marriage to Dorsey was short-lived, as he died later in September 1859. His will, dated September 16, 1859 must have been executed the day he died, as the Funeral Record Book of St. Peter's Catholic Church in Montgomery recorded that his burial took place on September 17th.²² Under the terms of his will, ownership of the property passed to Louisa and she and her children are recorded in the 1860 census.

Louisa remained unmarried during the Civil War. Two Confederate tent hospitals were constructed in this vicinity during the war and the house was located along the route of Union General James Wilson when came to Montgomery in 1864.

On December 19, 1865, Louisa married James Chappell (1834-1907).²³ Chappell was born on May 20, 1834 in New York State and his parents were both born in England.²⁴ He served as a 4th Sergeant in the Jones Company of the Alabama Militia during the Civil War.

The 1870 census records James Chappell, a butcher, living with Louisa and her children Louisa Murphy (age 21), William Murphy (age 17, also listed as a butcher), Patrick H. Murphy (age 14), and Thomas Dorsey (age 10).²⁵ Chappell's real estate and personal estate valued at \$1,000 each. Chappell listed his occupation as horticulturalist in the 1880 census and noted that his father had been born in England and his mother in France. Living with the couple at the time were daughter Louisa, son Patrick (who listed his occupation as machinist), grandson Floyd, and Joseph Matthews, a Brazilian cook.²⁶

The 1880 agricultural census recorded two separate farms for James Chappell. The first encompassed 320 acres of improved land valued at \$11,000, \$1,000 worth of farm implements, and livestock valued at \$600.²⁷ The census recorded that he spent \$50 repairing farm buildings in 1879 and that he paid \$1,500 in farm wages for white laborers that he paid for 50 weeks. The total estimated value for his farm production that year was \$4,000. He had sixty acres of mown grass lands and sixty-five acres of un-mown grass lands that produced sixty tons of hay. Cattle are listed as five horses, four mules, five cows, fifteen other cattle, and record that seven calves had dropped and that six cows had died during the previous year. The cows produced 700 gallons of milk and 500 pounds of butter. There were also twelve swine and fifteen chickens that produced thirty dozen eggs. Sixty-five acres of cornfields produced 2,000 bushels of corn, twenty acres of oats yielded 400 bushels, and fifteen acres of cotton produced five bales. The

Wharton-Chappell House
Name of Property

Montgomery Co., AL
County and State

second farm encompassed 137 acres of improved land, five acres of vineyards, and seventy-five acres of woodland and was valued at \$3,000 with \$200 worth of farm implements and \$600 worth of livestock. Chappell paid \$500 in farm wages for white and colored laborers that he employed for 50 weeks. The farm had twenty acres of mown grass land and sixty acres of unmown grass land that produced ten tons of hay. Five cows and seventeen other livestock are listed that produced 150 pounds of butter, with five calves having dropped, five cows having been sold, and three cows having died. In addition, one hundred swine are listed as are 12 chickens that produced sixty dozen eggs. Sixty-five acres of cornfields produced 1,500 bushels of corn, one acre of oats yielded ten bushels, and fifteen acres of cotton produced sixteen bales. Chappell gradually acquired considerable land in the vicinity of the house, including most of what became know as Stewart and Wharton's Brickyard Plat (see Figure 4). Both the 1893 and 1895 city directories list Chappell as a farmer living on Bell Road in Montgomery's west end. The 1900 census lists James as a farmer living on Bell Street and records the couple living with Louisa's daughters Lo Murphey and Helen Dorsey and granddaughters Louisa Dorsey, Lillian Dorsey, James Dorsey, and Joe Dorsey.²⁸

In 1901 Chappell filed an injunction against J.T. Roberts for illegally hauling gravel across Chappell's land. In October 1902, the City Court of Montgomery ruled in favor of Roberts when the county engineer testified that the gravel was hauled on land that was not owned by Chappell.²⁹ The case eventually ended up in the Alabama Supreme Court with a favorable ruling for Roberts.

According to "The Chappell House on Maxwell Boulevard:"

Louisa had much sadness and many problems during this time. Her son, Thomas A. Dorsey, died in 1900 leaving a widow Helen Rosalie and their children. Then on 23 October 1904 Helen died, leaving four orphaned children, the youngest only nine years old. The children were given to Louisa and Louise Murphy to provide for. Louise Murphy became their guardian. Helen's estate records show that she owned rental property in Pinckard, Alabama, which provided a small income for the children. She also owned 40 acres of unimproved property near Highland Park in Montgomery. According to the 1914 city directory, Louisa's son Patrick and his son were living in the Chappell home along with Louisa, Louise, and the Dorsey children.³⁰

Some time prior to his death, Louisa and her son Patrick had James Chappell declared incompetent and he was moved to an asylum in Tuscaloosa. James died on March 17, 1907 in Tuscaloosa at the age of 73. His obituary noted: "he had succeeded in amassing considerable property, much of which is real estate on and near Bell Street." During Reconstruction, Chappell "being a man of Northern birth was repeatedly sought out by the officers and white carpet baggers, with tenders of official place to secure his personal influence and prestige. He had many opportunities in those troublous to feather his own nest and amass a fortune as so many others did in those days. But he declined all tenders. He refused to align himself with the enemies of the people who had been his friends. His fortune had been cast with them as a young man and he remained true to them through every temptation."³¹

October 1907 Probate Court allowed Patrick Murphy to sell real estate of James Chappell with the exception of the parcel on which the house was located.³²

Wharton-Chappell House
Name of Property

Montgomery Co., AL
County and State

Louisa Chappell died at the age of 85 on April 11, 1916.³³ Leaving no will, her son William J. Murphy assumed the responsibility of administering her estate. Murphy died the following October before the estate could be settled. His brother Patrick Murphy assumed responsibility for the estate and was able to obtain a final settlement to distribute the estate's personal property before his own death in April 1919. The real estate that included the house was not included in the settlement and was not sold until 1928. In the interim, the house was rented to others including, for a time, a used car dealership.

Chappell's heirs sold the property to T. H. Webber and W. F. Joseph in 1928.³⁴ Joseph later acquired full title to the property. Property tax records during the period 1920 to 1930 refer to the property as "Chappell Villa."

Riverside Heights

On September 5, 1935, W.F. Joseph and his wife transferred ownership of the property to the United States of America.³⁵ The parcel was became part of a larger tract that the government acquired on which to build a federal low-income housing complex called Riverside Heights. The Wharton-Chappell House served as an office for the Montgomery Housing Authority and the housing complex for the next seven decades.

A National Register nomination for the Cherokee Terrace Apartments in Enid, Oklahoma provides a concise overview of the federal program that created Riverside Heights:

Along with infrastructure improvements, educational reform and environmental management, public housing became a focus of governmental programs designed to provide economic stimulation and employment during the Great Depression. One of President Franklin Roosevelt's New Deal Programs, the Public Works Administration was created in 1933 as a result of the National Industrial Recovery Act with the intention of providing "work relief activities." Its first and highly influential Administrator, Harold Ickes, organized a special Housing Division specifically to fulfill a required provision for projects aimed at providing low-cost housing and clearing slums. In addition to developing affordable housing for the growing number of impoverished Americans, this sector created opportunities for unemployed construction workers and the construction manufacturing companies that had suffered during this period.

The first iteration of PWA public housing established the Limited-Dividend Housing program which authorized low-interest loans to limited-dividend housing corporations. Seven projects were completed under this program before administrators realized that the resulting housing was too expensive for the intended low-income families. In 1934, the PWA reorganized the housing division and established the Direct-Built Housing Program. In this program, the organization oversaw each step of project development, from purchasing land to clearing slums to managing buildings after completion. Completed in August of 1936, Techwood Homes in Atlanta, GA was the first federally-owned low-rent housing project in the United States. A total of fifty-one projects were developed over the next year before the Housing Division was dissolved in 1937, although construction continued on unfinished projects such as Cherokee Terrace.

Wharton-Chappell House
Name of Property

Montgomery Co., AL
County and State

Early PWA housing projects were unique and original designs created at the discretion of their architects. However, with the adoption of the direct-built program, branches were set-up within the PWA to assist local architects and builders not accustomed to working on such large-scale projects. This included the Branch of Initiation, responsible for investigating the specific housing needs and feasibility of projects in particular cities, and the Branch of Land Acquisition, authorized to oversee site development. The Branch of Plans and Specifications had the most lasting impact by providing the blueprints that would characterize PWA Public Housing Projects such as Cherokee Terrace. These specifications were formalized in the 1935 publication *Unit Plans: Typical Room Arrangements, Site Plans and Details for Low-Rent Housing*, which illustrated specific plans and layouts to be used according to the determined needs of the site.

The decline of the Housing Division began with controversies over slum clearance, and they were forced to abandon this practice in 1935. The ultimate demise came later that same year when the allocated funds were directed toward other New Deal programs that "could employ a greater number of people, on smaller, less costly projects." By the time the PWA Housing Division was dissolved in 1937, over \$130 million had been allocated to construct housing for almost 22,000 families and to demolish around 10,000 slum units. Even though the rent for the new units was often still too high for the intended slum dwellers and was only feasible for the working poor, the PWA Public Housing division left a clear and marked imprint on communities with the construction of planned residential developments such as Cherokee Terrace Apartments. Furthermore, it established a baseline for the larger and more widespread programs that would follow in the late 1930s and 1940s.³⁶

Riverside Heights was one of twenty-nine low-income housing projects that were authorized by President Roosevelt and the Special Board of Public Works between April 12 and 26, 1934. \$114,241,000 was allocated to complete the projects. Since housing authorities had not yet been established in most of the communities, the federal Housing Division took responsibility for initiating the projects with the assistance of "unofficial citizen's committees acting in an advisory capacity."³⁷ The local advisory board for the Riverside Heights project originally was called the Montgomery Advisory Committee on Housing. William Necrosi served as the committee's chair and other members included Mrs. Charles Thigpen, William P. Screws, Richard F. Hudson, and L.D. Rouse. The "Public Housing in the United States, 1933-1949" National Register of Historic Places Multiple Property Documentation Form documents the role of the local committee:

Unlike the centralized organization of the earlier PWA Housing Division, which was responsible for every component of project planning and administration, operations at the newly established USHA were increasingly decentralized. The major focus of responsibility now lay with the local PHAs, while the Washington bureaucracy provided program direction, financial support and consulting advice. It has been remarked that the federal government moved from the role of builder to that of banker during the period. Local housing authorities were now responsible for initiating, designing, building, and managing the local housing projects, while the USHA acted as the financial agent. Site analysis, land acquisition, tenant distribution, and project design became the direct prerogative

Wharton-Chappell House
Name of Property

Montgomery Co., AL
County and State

of the local community housing agencies within the constraints of the federal program. The USHA furnished technical guidance and design assistance, as well as project review, through the issuance of program standards, management guidelines, design models, architectural standards, and building prototypes.³⁸

The federal Housing Division typically acquired property by condemnation, as the process of obtaining titles from owners often unwilling to sell or those with title issues that could result in long delays. The Housing Division condemned the sites for Riverside Heights and William B. Paterson Courts.³⁹ The proceedings appear to have been without incident and, in this case, Joseph received \$19,000 for the property.⁴⁰

The initial phase of construction for Riverside Heights took place between 1935 and 1937 and was one of 53 Direct-Built Housing Projects completed by the Public Works Administration (PWA) throughout the country. Riverside Heights was one of three such projects in Alabama, two of which, Riverside Heights and William B. Paterson Courts were located in Montgomery. Riverside Heights was built for white residents and William B. Paterson Courts was built for African-American residents, as the federal government acceded to the policy of strict racial segregation then in place in the South. The first phase of construction involved renovation of the Wharton-Chappell House and the construction of a community building and eleven apartment buildings. The site was then bounded to the west by a former cotton factory and to the north by the river bluff. The project received a federal allotment of \$411,000 to build one and two story group houses and a community house encompassing one hundred units with 324 rooms.⁴¹ The average rental was \$5.50 per room with the tenants paying for their own utilities.

The eleven brick structures which make up the project are arranged around open courts. Dwellings range in size from two to five rooms. All units are equipped with gas ranges for cooking, gas water heaters and ice refrigerators. The buildings occupy one-sixth of the total area.⁴²

Riverside Heights was designed by the architectural firm of Ausfeld and Jones and was constructed between 1935 and 1938. T.L. James & Company, Inc. served as the general contractor. A plaque that was formerly located on the site recorded: "Riverside Heights/built by the Federal Emergency Administration of Public Works and the United States Housing Authority/Franklin D. Roosevelt, President of the United States." The initial plan of the complex was similar to standardized plans that had been developed for the PWA's Branch of Specifications and Plans.

Walter Adolph Ausfeld (1886-1965) born in Philadelphia, Pennsylvania on January 18, 1886 and was the son of Frederick Ausfeld (1860-1930), an architect, and his wife Lena. His family relocated from Nashville, Tennessee to Montgomery about 1909, when Frederick is listed in the Montgomery city directory as an architect with an office in the Bell Building, although he was still recorded in Nashville in the 1910 census. By 1902, Walter was attending Spring Hill College in Mobile and the Spring Hill Review of January 1906, in it's Alumni Notes section, reported: "Walter A. Ausfeld is learning something of the practical part of architecture in his father's office. Next year he will study the theory in one of the northern universities."⁴³ He later graduated from Cornell University in 1910.⁴⁴ After graduation, Ausfeld returned to Montgomery and worked in his father's firm until Frederick's death in 1930. By 1937, the city directory lists the firm of Ausfeld and Jones.

Wharton-Chappell House
Name of Property

Montgomery Co., AL
County and State

Harry Hubert Jones (1900-1975) is recorded in the 1925 city directory as a draftsman with the firm of Okel & Cooper. By the following year he was serving as an assistant draftsman State Department of Education and he was in the 1928 city directory as their assistant architect. By 1929, he was listed as an architect with the firm of Hirsch & Jones and he joined Ausfeld by 1933.

An article entitled "New Housing Project: New Low-Cost Venture Begun In Montgomery Today" appeared in several newspapers on June 1, 1937:

MONTGOMERY, Ala., June 1. (UP) – The federal government today opened its fourth low-cost housing project, designed to provide comfortable living quarters for low-income families. Tenants were moved into Riverside Heights, huge PWA-built apartment building here which will house 100 families. Rents run from \$13 for two rooms to \$20.50 for 5 rooms. A family's income must not exceed five times the monthly rental nor be less than four times that figure. The low-cost housing division of the Public Works Administration has opened similar projects In Atlanta and here. Thirty-seven others are under construction over the nation.⁴⁵

The rehabilitation of the Wharton-Chappell House as an office for the housing authority is an important early example of the federally funded adaptive reuse of a historic building. While examples of the preservation of historic places can be documented from the eighteenth and nineteenth centuries, it was not until the early twentieth century that historic preservation began to gain popularity as a result of the development of Colonial Williamsburg by John D. Rockefeller (1926) and Greenfield Village by Henry Ford (1929). In 1931, Charleston, South Carolina, adopted the first local historic district ordinance. The National Park Service established the Historic American Buildings Survey in 1933 as a work program for architects, draftsmen and photographers during the Depression. With the passage of the Historic Sites Act in 1935, Congress established "that it is a national policy to preserve for public use historic sites, buildings, and objects of national significance" and directed the Secretary of the Interior, through the National Park Service, to survey historic and archeological sites. The growing popularity of historic places coupled with the new federal historic preservation initiatives may have stimulated the architects for the Riverside Heights project to save and reuse the Wharton-Chappell House. The rehabilitation of the house in 1936 is perhaps the earliest example of the reuse of such a resource within the context of a low-income housing project in the country.⁴⁶ Another documented example of a similar adaptive use of a historic building occurred in 1939 with the rehabilitation of the Old Marine Hospital as part of the Robert Mills Manor complex in Charleston, South Carolina.⁴⁷

Management of the complex was taken over by the Housing Authority of the City of Montgomery after it was established in June 1939. The authority was initially established without city funding and its staff consisted of an executive director, an assistant management aide, a bookkeeper-cashier-stenographer, two secretary-stenographers, a maintenance mechanic, a maintenance laborer, and two unskilled laborers.⁴⁸

The complex was expanded in 1940 to provide housing for defense workers during the mobilization for World War II. Another expansion was completed in 1941. The Maxwell Field School (later the Pendar Street School and the Peterson Elementary School) was constructed at

Wharton-Chappell House
Name of Property

Montgomery Co., AL
County and State

the northwest corner of the complex in 1955-1956. 1337 units started 8/1/1940 and completed 2/1/1941 \$538,000⁴⁹

The WPA Guide for Alabama contained the following entry for Riverside Heights:

RIVERSIDE HEIGHTS, NE. corner Bell and Eugene Sts., completed in 1937, is a U. S. Housing Authority development of 14 fireproof buildings on a 13-acre landscaped tract, leased and operated by the City Housing Authority. It occupies the site of John Scott's 1817 town of Alabama. One of Montgomery's early hospitals, where wounded Confederate soldiers were cared for, was situated here. The old building, of early Greek Revival design, stands in the foreground and was restored when the housing units were built. It is now used as business offices for the project.⁵⁰

In 1947, it was announced that tenants earning more than \$1,800 per year would be evicted from the project. An article in the Anniston Star stated that the Montgomery Housing Authority "said they had more than 2,000 applications from families earning less than \$1,800."⁵¹

The offices in the Wharton-Chappell House were renovated in 1958. Architects Sherlock, Smith and Adams designed the project that saw a substantial addition constructed to the north and west of the existing house. By this time, the house was serving as the housing authority's main office and space was needed to accommodate a larger staff that was needed to handle the management of the authority's expanding responsibilities. The design of the addition was sympathetic in the use of materials and fenestration to the original building. The house was again renovated in 1996 with a small addition added at the north end of the 1958 addition.

In 2004, the city announced plans to widen Bell Street and to purchase and raze Riverside Heights. The first 220 families were moved out of the complex by mid 2006 with the remainder were relocated by the end of the year. The buildings remained on the site until demolition began circa 2009. With the exception of the Wharton-Chappell House, the entire complex was removed. The house remains as the only tangible vestige of the former low-income housing complex.

¹ Montgomery Alabama, Montgomery County Judge of Probate, Certificate/Warrant # 896; Tract Book MT-54, page 58; 1817 Plat Book SG 5128, p. 87.

²

³ Three Aged Montgomerians Who Live on First Site of This City," Montgomery Advertiser, March 16, 1913, p. 26.

⁴ Beale, Phelan, and Blue, City Directory and History of Montgomery, Alabama: With a Summary of Events in That History, Calendrically Arranged (Montgomery, AL: T.C. Bingham & Co., 1878), p. 5.

⁵ Beale, Phelan, and Blue, p. 7.

⁶ Three Aged Montgomerians Who Live on First Site of This City."

⁷ Deed book V, pp. 332-334.

⁸ Deed book 1, pp. 26-27.

⁹ City Directory and History of Montgomery, p. 31.

¹⁰ Daily Alabama Journal (Montgomery, Alabama), March 5, 1851, p. 2.

¹¹ Deed book 6, pp. 160-161.

¹² Reports of Cases Argued and Determined by the Supreme Court of Alabama" (St. Paul, MN: West Publishing Co., 1907), p. 18; Beale, Phelan, and Blue, p. 89.

¹³ "Land for Sale or Rent," Montgomery Daily Confederation, January 3, 1859, p. 2.

¹⁴ Ancestry.com. 1850 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2009. Images reproduced by FamilySearch. 1850; Census Place: District 1, Montgomery, Alabama; Roll:

Wharton-Chappell House
Name of Property

Montgomery Co., AL
County and State

- M432_12; Page: 72A; Image: 10; Ancestry.com. 1850 U.S. Federal Census - Slave Schedules [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2004.
- ¹⁵ Deed book 141, page 273.
- ¹⁶ City Directory and History of Montgomery, p. 77.
- ¹⁷ Gardner, Jeffrey W., The Powder Magazine: Historical Documentation and Architectural Maintenance, Powder Magazine Park, R.E. "Bob" Woodruff Lake, Montgomery, Alabama (Atlanta, GA: Brockington Associates, 1999), p. 30.
- ¹⁸ Ancestry.com and The Church of Jesus Christ of Latter-day Saints. 1880 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2010. 1880; Census Place: Montgomery, Montgomery, Alabama; Roll: 26; Family History Film: 1254026; Page: 107A; Enumeration District: 127; Image: 0215; Ancestry.com. Selected U.S. Federal Census Non-Population Schedules, 1850-1880 [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010.
- ¹⁹ Deed book 13, pp. 105-106.
- ²⁰ Marriage book 2, p. 39.
- ²¹ Marriage book E, p. 254; www.findagrave.com.
- ²² Will Book 4, pp. 234-235. The entry in the Funeral Record Book is listed as Thomas "Darcy" but the age at death is consistent with the 1850 census record. Ancestry.com. Alabama, Marriages, Deaths, Wills, Court, and Other Records, 1784-1920 [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011. Confusing the record is the headstone in Montgomery's Oakwood Cemetery for Thomas Dorsey, who was born in Ireland on August 13, 1834 and died on August 15, 1859. No other records were located for Thomas Dorsey born in 1834.
- ²³ Montgomery Genealogical Society, Marriage Book 3, page 602; Ancestry.com. Alabama, Select Marriages, 1816-1957 [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc, 2014..
- ²⁴ Cemetery marker for James Chappell at Oakwood Cemetery in Montgomery recorded in <http://www.findagrave.com>; 1900 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2004; Census Place: Montgomery Ward 1, Montgomery, Alabama; Roll: 33; Page: 13A; Enumeration District: 0095; FHL microfilm: 1240033.
- ²⁵ 1870 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2009; Census Place: Township 17, Montgomery, Alabama; Roll: M593_34; Page: 415A; Image: 833; Family History Library Film: 545533.
- ²⁶ 1880 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2010; ontgomery, Montgomery, Alabama; Roll: 26; Family History Film: 1254026; Page: 86C; Enumeration District: 126; Image: 0173
- ²⁷ Ancestry.com. Selected U.S. Federal Census Non-Population Schedules, 1850-1880 [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010.
- ²⁸ 1900 United States Federal Census.
- ²⁹ Suit in Enjunctment Decided in Favor of T. J. Roberts, Montgomery Advertiser, October 18, 1902, p. 8.
- ³⁰ "The Chappell House on Maxwell Boulevard," p. 4.
- ³¹ "Funeral of James Chappell," Montgomery Advertiser, March 20, 1907, p. 3.
- ³² Montgomery County Probate Court, Petition for the Sale of LKand Belonging to James Chappell (undated) cited in "The Chappell House."
- ³³ "Alabama Deaths and Burials, 1881-1952." Index. FamilySearch, Salt Lake City, Utah, 2009, 2010; "Mrs. Louis A. 9sic) Floyd Chappell," Montgomery Advertiser, April 12, 1916, p. 5.
- ³⁴ Deed book 152, p. pp. 72-73.
- ³⁵ Deed book 193, p. 133.
- ³⁶ Rosin Preservation, LLC, Cherokee Terrace Apartments, National Register of Historic Places Nomination Form, 2013.
- ³⁷ Michael I. Strauss and Talbot Wegg, Housing Comes of Age (New York: Oxford University Press; 1938; reprint ed. Forgotten Books, 2013), p. 53.
- ³⁸ Paul R. Lusignan, et. al., "Public Housing in the United States, 1933-1949," National Register of Historic Places Multiple Property Documentation Form, 2004.
- ³⁹ Strauss and Wegg, p. 85.
- ⁴⁰ Deed Book Deed book 193, p. 133.
- ⁴¹ Strauss and Wegg, p. 213.
- ⁴² Strauss and Wegg, p. 214.
- ⁴³ The Spring Hill Review, Spring Hill College, Mobile, AL: Commercial Printing Co., January 1906), p. 123
- ⁴⁴ Cornell Alumni Directory (Ithica, NY: Cornell University, 1922), p. 10.
- ⁴⁵ "New Low-Cost Venture Begun In Montgomery Today," Anniston Star, June 1, 1937, p. 1

Wharton-Chappell House
Name of Property

Montgomery Co., AL
County and State

⁴⁶ A review by the author of the National Register Multiple Property Documentation Form "Public Housing in the United States, 1933-1949" and other nominations to the National Register of Historic Places involving federally subsidized housing projects did not yield any earlier examples, although the review may not have been comprehensive.

⁴⁷ David B. Schneider, Preservation Consultants, Inc. "Robert Mills Manor (Public Housing)," Historic American Buildings Survey, 1989.

⁴⁸ National Association of Housing Officials, Housing Yearbook 1940, p.

⁴⁹ Public Housing in the United States, 1933-1949."

⁵⁰ Writers' Program of the Works Progress Administration in the State of Alabama, Alabama: A Guide to the Deep South (n.p.: The Alabama State Planning Commission, 1941), p. 235.

⁵¹ "High Income Families Must Quit Housing. Anniston Star May 22, 1947, p. 11.

Wharton-Chappell House
Name of Property

Montgomery Co., AL
County and State

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- "High Income Families Must Quit Housing." Anniston Star. May 22, 1947, p. 11.
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- Montgomery Alabama, Montgomery County Judge of Probate U.S. Department of Commerce. Bureau of the Census. Census of the United States, 1910-1940. Ancestry.com.
- "Mrs. Louis A. Floyd Chappell." Montgomery Advertiser. April 12, 1916, p. 5.
- National Association of Housing Officials. Housing Yearbook 1940.
- "New Low-Cost Venture Begun In Montgomery Today." Anniston Star. June 1, 1937, p. 1.
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Wharton-Chappell House
Name of Property

Montgomery Co., AL
County and State

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"Three Aged Montgomerians Who Live on First Site of This City." Montgomery Advertiser. March 16, 1913, p. 26.

United States Department of the Interior, Bureau of Land Management, General Land Office Records.

U.S. Department of the Interior, National Park Service, Washington D.C. "Cherokee Terrace Apartments." National Register of Historic Places Nomination Form.

_____. "Public Housing in the United States, 1933-1949, Multiple Property Documentation Form"

Writers' Program of the Works Progress Administration in the State of Alabama. Alabama: A Guide to the Deep South. n.p.: The Alabama State Planning Commission, 1941.

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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

Wharton-Chappell House
Name of Property

Montgomery Co., AL
County and State

10. Geographical Data

Acreeage of Property 1.5 ac.

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

- | | |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|--------------|-----------------|--------------------|
| 1. Zone: 16N | Easting: 563157 | Northing: 35821482 |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

Verbal Boundary Description (Describe the boundaries of the property.)

The nominated boundaries are indicated on the submitted scaled drawing that was based on aerial photographs and information from the Montgomery County Assessor's office.

Boundary Justification (Explain why the boundaries were selected.)

The boundary includes sufficient land to include the house and its outbuilding with a 60-foot buffer to the west and north and streets bounding the site to the east and south. The remainder of the 18.4 site on which the Riverside Heights housing project was located prior to its demolition neither retains integrity, nor retains any visual relationship to the surviving historic buildings.

Wharton-Chappell House
Name of Property

Montgomery Co., AL
County and State

11. Form Prepared By

name/title: David B. Schneider (Reviewed by Jennifer K. Bailey, AHC Architectural Historian)
organization: Schneider Historic Preservation, LLC
street & number: 411 E. 6th Street
city or town: Anniston state: AL zip code: 36207
e-mail: dbschneider@bellsouth.net
telephone: 256-310-6320
date: November 1, 2015; revised January 18, 2016

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Wharton-Chappell House
City or Vicinity: Montgomery
County: Montgomery State: AL
Photographer: David B. Schneider
Date Photographed: April 2015

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photo #1 (AL_MontgomeryCo_WhartonChappellHse_0001.tif)
South Façade, Camera Facing North.

Photo #2 (AL_MontgomeryCo_WhartonChappellHse_0002.tif)
South Façade (Left) and East Elevation (Right), Camera Facing Northwest.

Wharton-Chappell House
Name of Property

Montgomery Co., AL
County and State

Photo #3 (AL_MontgomeryCo_WhartonChappellHse_0003.tif)
East Elevation, Camera Facing West.

Photo #4 (AL_MontgomeryCo_WhartonChappellHse_0004.tif)
East (Left) and North (Right) Elevations, Camera Facing Southwest.

Photo #5 (AL_MontgomeryCo_WhartonChappellHse_0005.tif)
North Elevation, Camera Facing South.

Photo #6 (AL_MontgomeryCo_WhartonChappellHse_0006.tif)
West Elevation, Camera Facing East.

Photo #7 (AL_MontgomeryCo_WhartonChappellHse_0007.tif)
South Façade (Right) and West Elevation, Camera Facing Northeast.

Photo #8 (AL_MontgomeryCo_WhartonChappellHse_0008.tif)
Detail of Portico, Camera Facing Northwest.

Photo #9 (AL_MontgomeryCo_WhartonChappellHse_0009.tif)
Detail of Entrance, Camera Facing Northwest.

Photo #10 (AL_MontgomeryCo_WhartonChappellHse_0010.tif)
Detail of Porch at East Elevation of Rear Addition, Camera Facing Northwest.

Photo #11 (AL_MontgomeryCo_WhartonChappellHse_0011.tif)
Porch and Ramp at East Elevation of the Addition, Camera Facing South.

Photo #12 (AL_MontgomeryCo_WhartonChappellHse_0012.tif)
Room 100, Central Hallway, Camera Facing South.

Photo #13 (AL_MontgomeryCo_WhartonChappellHse_0013.tif)
Room 101C, Office, Camera Facing Southeast.

Photo #14 (AL_MontgomeryCo_WhartonChappellHse_0014.tif)
Room 101D, Office, Camera Facing Southwest.

Photo #15 (AL_MontgomeryCo_WhartonChappellHse_0015.tif)
Room 102E, Office, Camera Facing Southeast.

Photo #16 (AL_MontgomeryCo_WhartonChappellHse_0016.tif)
Room 103, Hallway, Camera Facing North.

Photo #17 (AL_MontgomeryCo_WhartonChappellHse_0017.tif)
Room 112, Foyer, Camera Facing Northeast.

Photo #18 (AL_MontgomeryCo_WhartonChappellHse_0018.tif)
Room 115A, Director's Office, Camera Facing Northwest.

Wharton-Chappell House

Name of Property

Montgomery Co., AL

County and State

Photo #19 (AL_MontgomeryCo_WhartonChappellHse_0019.tif)
Rear Service Building, South (Left) and East (Right) Elevations, Camera Facing Northwest.

Photo #20 (AL_MontgomeryCo_WhartonChappellHse_0020.tif)
Rear Service Building, South Elevation, Camera Facing North.

Photo #21 (AL_MontgomeryCo_WhartonChappellHse_0021.tif)
Rear Service Building, East (Left) and North (Right) Elevations, Camera Facing Southwest.

Photo #22 (AL_MontgomeryCo_WhartonChappellHse_0022.tif)
Rear Service Building, North (Left) and West (Right) Elevations, Camera Facing Southeast.

Photo #23 (AL_MontgomeryCo_WhartonChappellHse_0023.tif)
Rear Service Building, Detail of West Elevation, Camera Facing Southeast.

Photo #24 (AL_MontgomeryCo_WhartonChappellHse_0024.tif)
Rear Service Building, Room S102, Camera Facing Northeast.

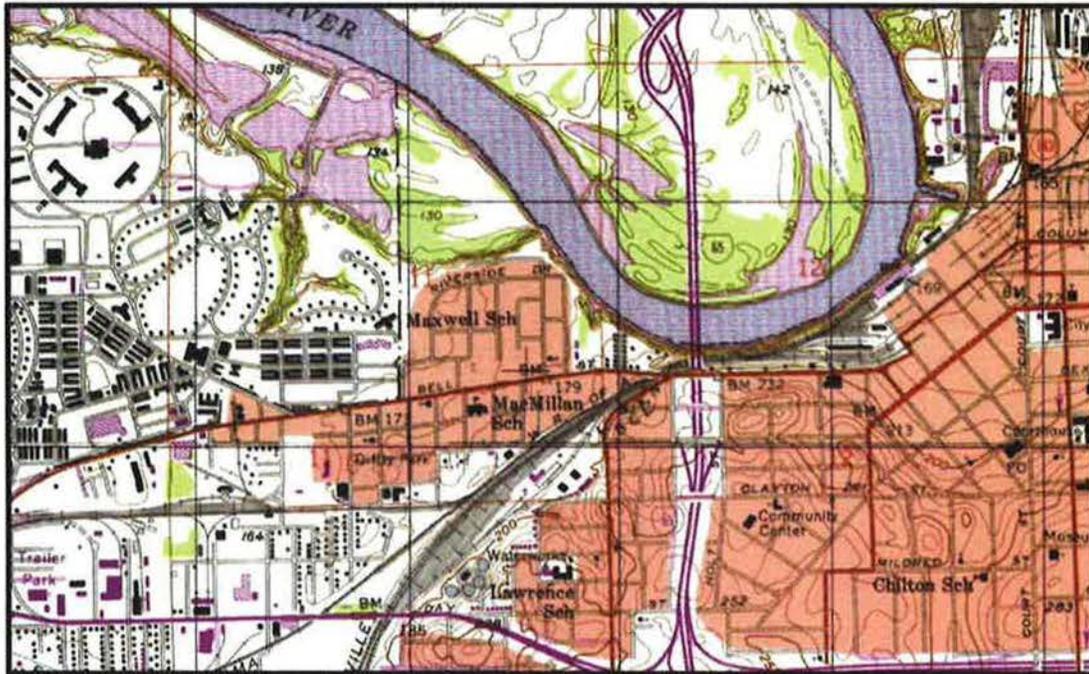
Photo #25 (AL_MontgomeryCo_WhartonChappellHse_0025.tif)
Rear Service Building, Room S103, Camera Facing Southeast.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Wharton-Chappell House
Name of Property

Montgomery Co., AL
County and State



U.S.G.S. Topographic Map
Montgomery North Quadrangle

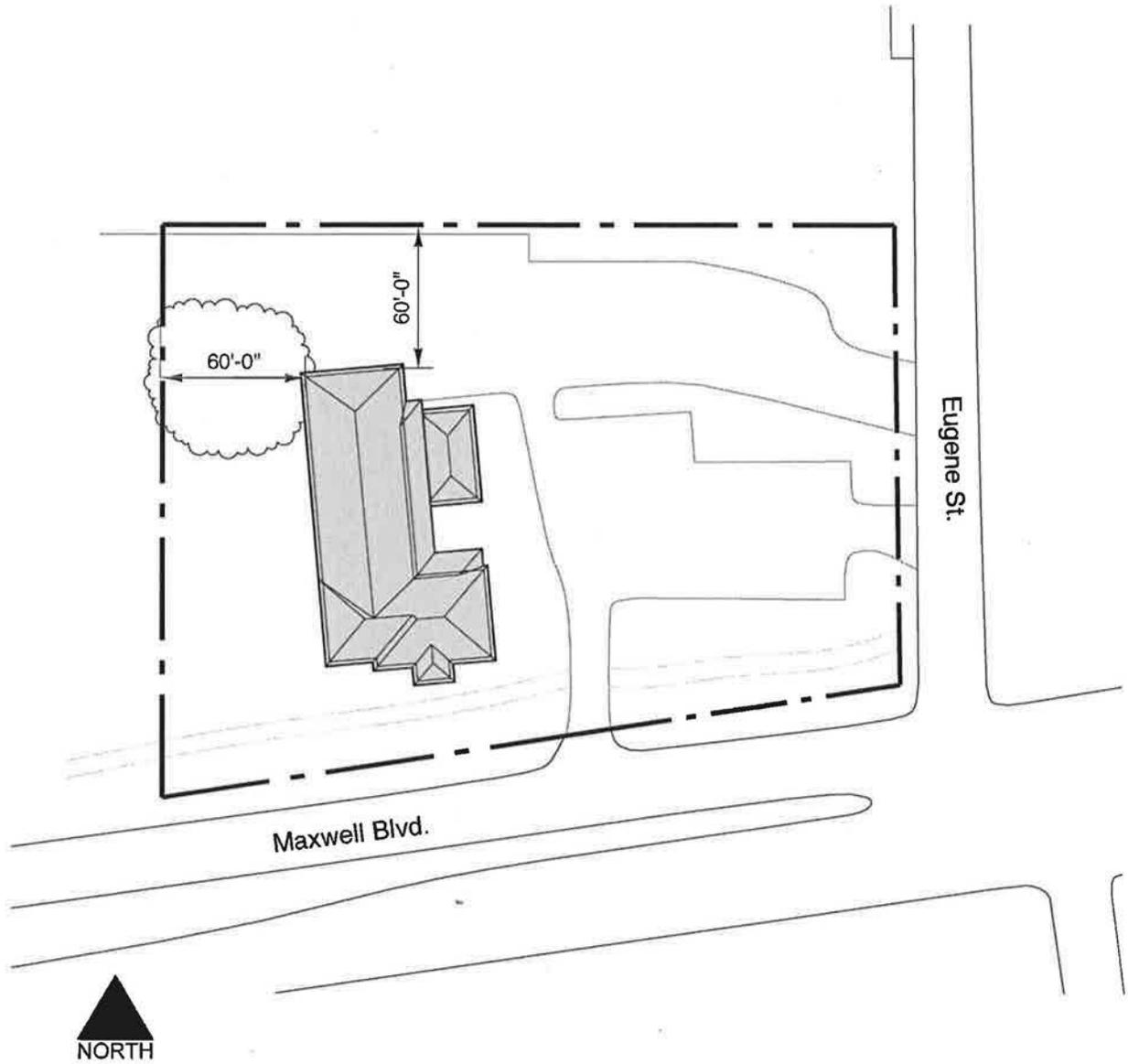
UTM: 16 / 563157 E / 3582482 N
Lat/Lon: 32° 22' 39" N, 86° 19' 43" W
Township 16 N, Range 17 E, Section 11



Wharton-Chappell House

Montgomery, Montgomery County, Alabama

EXISTING SITEPLAN



SCHNEIDER Historic Preservation, LLC

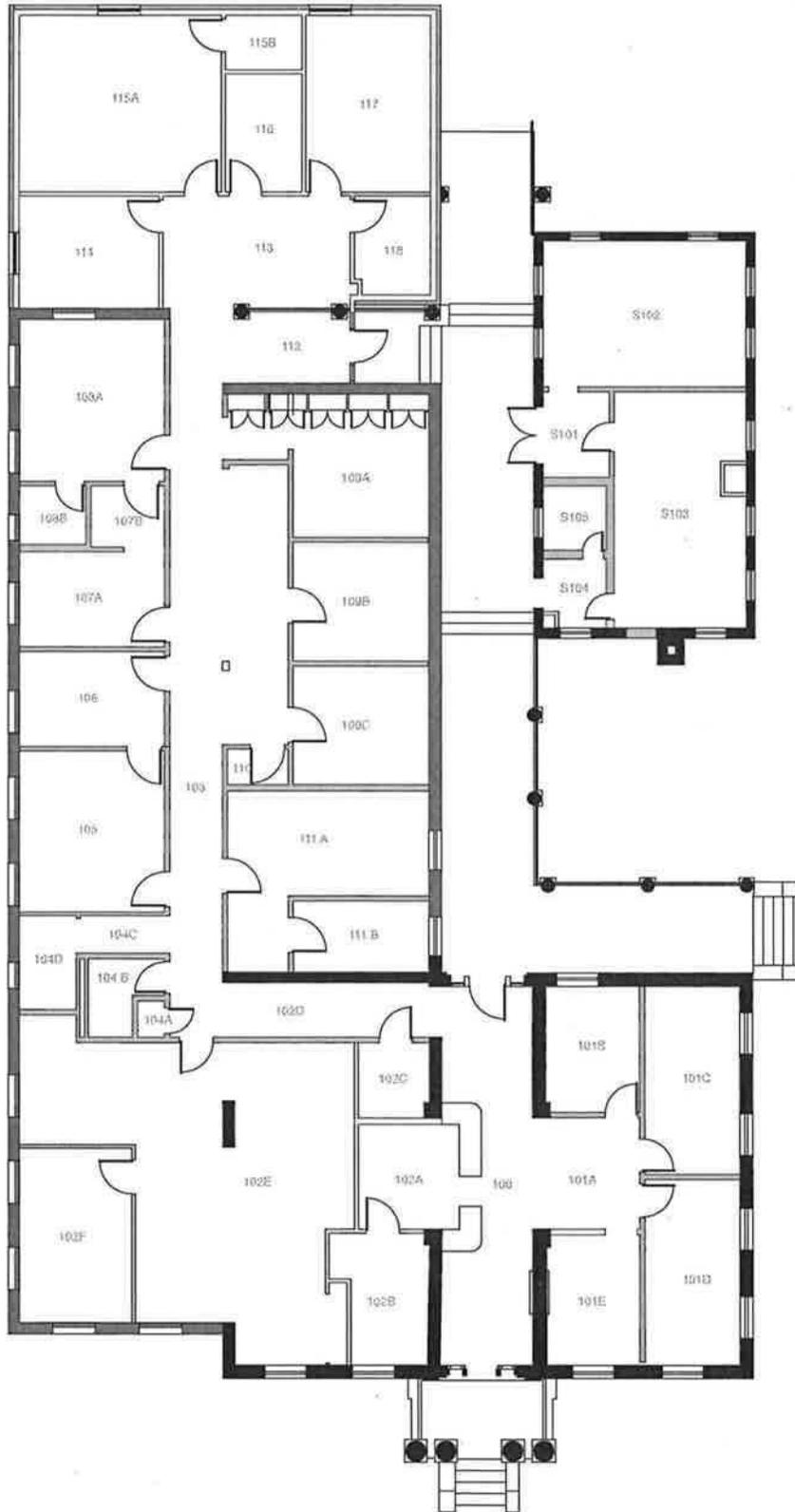
411 East 6th Street, Anniston AL 36817 • Phone: (256) 310-6320
Fax: (334) 327-5631 • e-mail: dlschneider@earthlink.net

www.shphistoric.com

Wharton-Chappell House

Montgomery, Montgomery County, Alabama

FIRST FLOOR PLAN

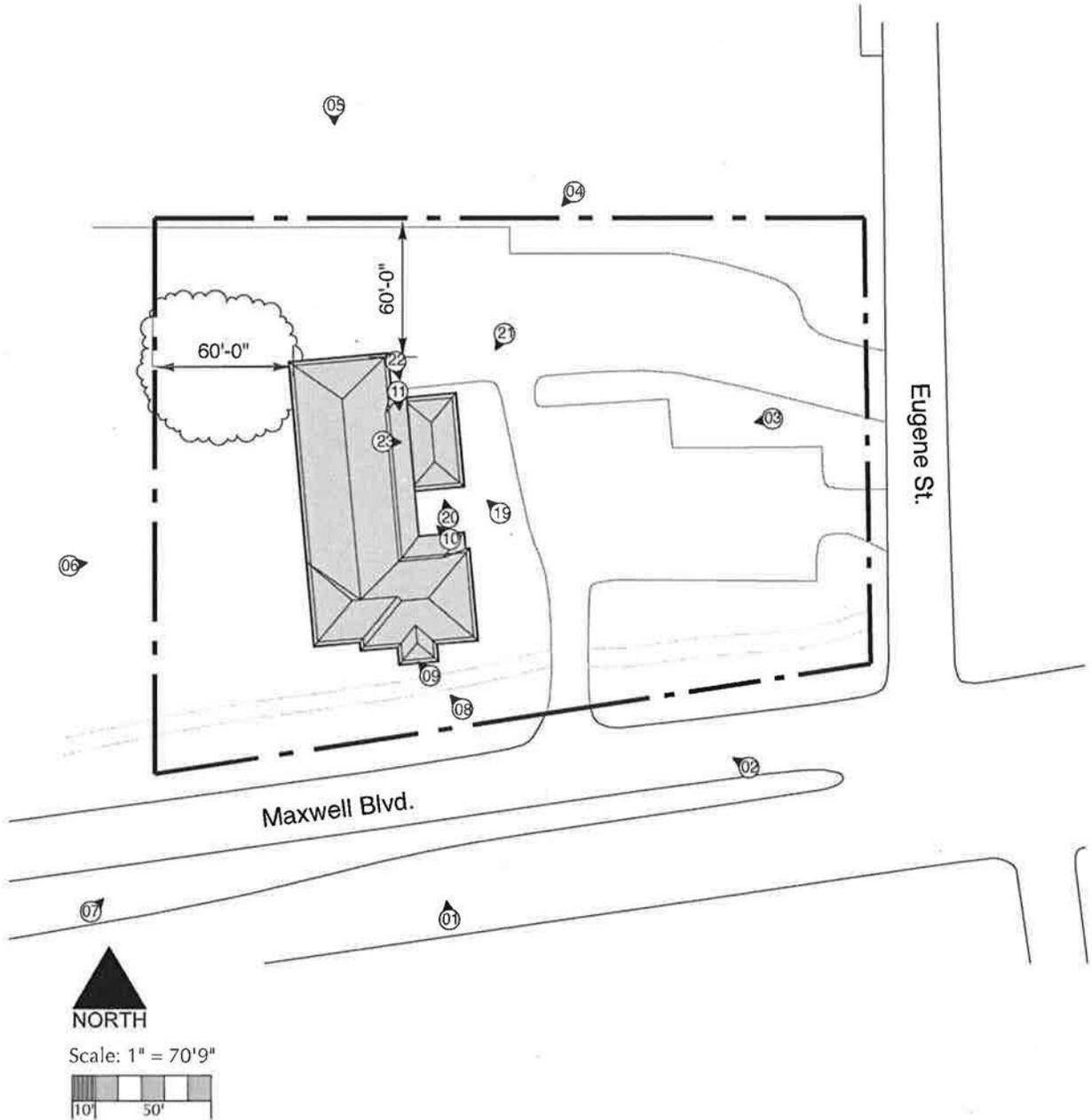


SCHNEIDER Historic Preservation, LLC
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Wharton-Chappell House

Montgomery, Montgomery County, Alabama

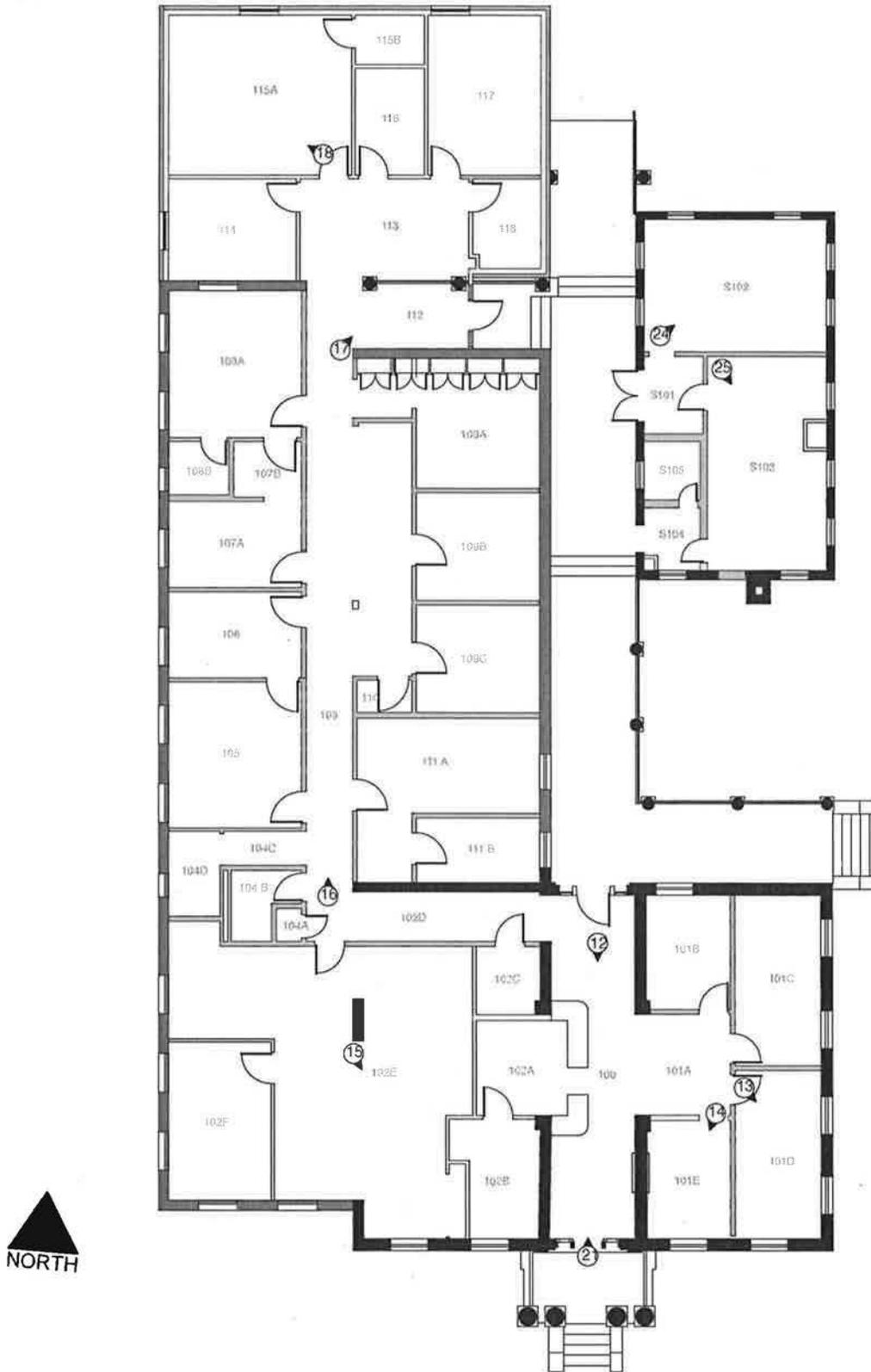
EXISTING SITEPLAN



Wharton-Chappell House

Montgomery, Montgomery County, Alabama

FIRST FLOOR PLAN



SCHNEIDER Historic Preservation, LLC
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Accident & Injury Law
334-934-8882

5













**NO
TRESPASSING**
VIOLATORS SUBJECT
TO ARREST







EXIT



























NO
SMOKING
THROUGHOUT
THE PREMISES



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Wharton--Chappell House

MULTIPLE NAME:

STATE & COUNTY: ALABAMA, Montgomery

DATE RECEIVED: 6/03/16 DATE OF PENDING LIST: 6/27/16
DATE OF 16TH DAY: 7/12/16 DATE OF 45TH DAY: 7/19/16
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 16000445

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 7/19/16 DATE

ABSTRACT/SUMMARY COMMENTS:

*local level
architecture - social history
c. 1854 - 1958*

RECOM./CRITERIA ARC

REVIEWER Antoine

DISCIPLINE Historic

TELEPHONE _____

DATE 7/19/16

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

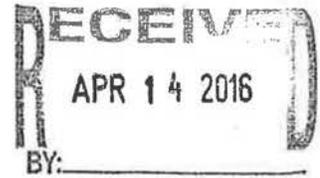
If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



City of **Montgomery**, Alabama

Planning Controls Division
Thomas M. Tyson, Jr.

Todd Strange
Mayor



BY: _____
City Council Members
 Charles W. Jirright – President Brantley W. Lyons Fred F. Bell
 Tracy Larkin – Pres. Pro Tem David M. Burkette Arch M. Lee
 Richard N. Bollinger William A. Green Jr. Glen O. Pruitt Jr.

April 12, 2016

Ms. Lee Anne Wofford
Deputy State Historic Preservation Officer
468 S. Perry Street
Montgomery, AL 36104

Dear Ms. Wofford:

It gives me great pleasure, on behalf of the Montgomery Historic Preservation Commission, to support the nomination of the Wharton-Chappell House, located at 1020 Maxwell Boulevard, to the National Register of Historic Places. As one of the City's few remaining single story brick antebellum cottages and its subsequent use by the Montgomery Housing Authority as a 1930s adaptive reuse project, Chappell House is an important structure in Montgomery's history and landscape.

As the building has been vacant since the relocation of the Montgomery Housing Authority's central office, it is our hope that a developer would take advantage of the tax credits for rehabilitation a National Register listing would afford, and breathe new life into this wonderful resource.

Our thanks to you and the state review board for considering the Chappell House. If you need anything further, please do not hesitate to call on us.

Regards,

Dr. Richard Bailey
Chair, Montgomery Historic Preservation Commission

/caa





STATE OF ALABAMA
ALABAMA HISTORICAL COMMISSION
468 SOUTH PERRY STREET
MONTGOMERY, ALABAMA 36130-0900

RECEIVED 2280

JUN - 3 2016

Nat. Register of Historic Places
National Park Service

May 31, 2016

LISA D. JONES
ACTING EXECUTIVE DIRECTOR
STATE HISTORIC PRESERVATION OFFICER

TEL: 334-242-3184
FAX: 334-240-3477

Ms. Stephanie Toothman
Keeper of the National Register
U. S. Department of the Interior, NPS
Cultural Resources
National Register, History & Education Programs
1201 "I" Street NW (2280)
Washington, D. C. 20005

Dear Ms. Toothman:

Enclosed please find the nomination and supporting documentation to be considered for listing the following Alabama resource in the National Register of Historic Places:

Wharton-Chappell House
Montgomery, Montgomery County, Alabama

Your consideration of the enclosed National Register of Historic Places nomination is appreciated.

Sincerely,

Lee Anne Wofford
Deputy State Historic Preservation Officer

LAW/nw

Enclosures