

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

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

For NPS use only
received AUG 2 1984
date entered AUG 30 1984

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Glen Iris Park Historic District

and/or common

2. Location

street & number 1-20 Glen Iris Park NA not for publication

city, town Birmingham NA vicinity of congressional district 6th

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	Public Acquisition	Accessible	<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
	<u>NA</u>	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Multiple Private Owners

street & number

city, town _____ vicinity of _____ state _____

5. Location of Legal Description

courthouse, registry of deeds, etc. Jefferson County Courthouse

street & number 716 N. 21st Street

city, town Birmingham state Alabama

6. Representation in Existing Surveys

title Alabama Inventory has this property been determined eligible? yes no

date 1970 - present federal state county local

depository for survey records Alabama Historical Commission

city, town Montgomery state Alabama

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good int.	<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

Glen Iris Park is a virtually intact privately-owned early twentieth century residential community located in the rapidly transforming area of the University of Alabama in Birmingham. It covers thirty acres of lush Southside land, on a knoll just to the north of Red Mountain; it is bounded on its south side by 16th Avenue South. Glen Iris Park is in the immediate vicinity of the historically significant Idlewilde Circle, Cullom Street and 11th Avenue South. South of the Park is the sprawling University of Alabama in Birmingham whose tenacles, primarily in the form of multiple housing, have reached into areas all around Glen Iris Park.

Visual unity is achieved by similarity of setback, scale, and height, and due to the fact that most buildings were constructed between 1902-1920. All of the homes are two-story and set back at least 100 feet from the street; the servants' quarter seen with the Naff House (Inv. #8) is one-story. Each house looks out onto a central privately-owned key-shaped park; there is a private street entrance and road which circles around the park. Houses display a rich, striking variety of style, materials, and decorative detail. Four are of the symmetrical Colonial Revival style; three are Colossal Classical Portico; and there is one example each of Victorian Colonial Revival, Romanesque Revival, Classic Box with Prairie influence, and Spanish Colonial Revival. Stucco, brick and stone are the most commonly used materials although two buildings were constructed primarily of clapboards. The most prominent architectural features include massive Ionic columns on the facade, verandas, tile roofs, intricate brickwork, balusters and balustrades, and various sizes and shapes of dormers. While all reflect the tastes and desires of Birmingham's early twentieth century upper classes, there is a great variation between the most elaborate houses (the Jemison House - Inv. #6 and the Harding House - Inv. #7) which are also set on the largest lots, and the least elaborate buildings (the Frazier House - Inv. #9, the Yancey House - Inv. #11, and the Harwell-Thompson House - Inv. #14).

Of the 17 structures (16 houses and 1 servants' quarter), all are contributing; all are currently used as residential properties and all but one are occupied and maintained in good condition.

The boundaries of the district correspond exactly with the boundaries of Glen Iris Park as it was originally laid out and landscaped in the early 1900s. Although there are three vacant lots in the Park as a result of some 1970s' demolitions, this does not detract from the overall quality of the district as a unique entity.

*See map
sub lot - all
shown in 13
14 bldgs
1 pile - park/landscaping*

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/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1898 **Builder/Architect** see statement

Statement of Significance (in one paragraph)

ARCHITECTURE:

Glen Iris Park is a virtually intact collection of some of Birmingham's finest early 20th century upperclass homes. Designed as a private entity for Birmingham's affluent, it became a showcase for the work of some of the city's most prominent architects. Thirteen of the original 16 homes remain. Styles range from a Neo-classical interpretation of a Greek Temple (#6, c. 1902, T. U. Walter) to the Neo-classical Revival style at 20 Glen Iris (#7, c. 1904, Joseph C. Turner) which one historian has called the "closest thing to a European castle in Birmingham"; and from English Tudor Revival to Craftsman to Colossal Classical Portico.

In addition to T. U. Walter, III (grandson of the architect T. U. Walter) and Joseph C. Turner, other prominent Birmingham architects whose work is represented in the district include; Warren, Knight and Davis who designed the only two English Tudor Revival homes in the park (#4, c. 1927; and #12, c. 1927); Wheelock, Joy and Wheelock who designed the park's fine and rare-to-the-area Spanish Colonial Revival home (#13, c. 1906) as well as the fine example of Craftsman style (#11, c. 1908); and William Weston who designed a fine Colonial Revival (#1, c. 1910).

COMMUNITY PLANNING:

Glen Iris is significant as the city's first planned residential community whose affluent residents adhered to strict self-imposed rules and covenants. Such things as a minimum cost of \$3,000 for each house; the construction of one house per lot; a 100-foot minimum footage from the road; a \$25 annual fee for maintenance; and the reservation of alleys, park grounds, and circular driveway for residents only were tools devised by the park's developer, Robert Jemison, President of Birmingham Railway, Light and Power Company and Real Estate management to keep the park exclusive. Of the original 13 buyers, all were either friends or relatives of Jemison and all were bankers, lawyers, doctors or the like.

LANDSCAPE ARCHITECTURE:

Glen Iris Park is significant as the first professionally landscaped park in the city. Noted Birmingham architect Thomas U. Walter, III, nationally known New York landscape planner Samuel Parsons, and British landscape gardener G. E. Luffman were contacted to draw up plans; Norman Schoel was also hired to draw the actual layout of the park. Parsons stipulated that the community be designed as a formal, symmetrical design to include spacious lots around a central, neutral ground. This area was landscaped with oak, maple, and spruce trees amongst Kentucky blue grass. Due to Parson's abhorrence of roads and driveways, he arranged the park drive along natural contours. Parson's plans were considered by himself to be unique in the practice of landscape design. The original layout of the park remains intact.

9. Major Bibliographical References

"Birmingham Deluxe," 1910, published by Davis Advertising and Sales Co.
 Art Work of Birmingham, 1907 and 1923
 Historic Site Survey of Jefferson County. 1972-1976
 White, Marjorie Longnecker. "Glen Iris Park and the Residence of Robert Jemison, Sr.",
 Birmingham Historic Society Journal. July, 1979.

10. Geographical Data

Acreeage of nominated property approx. 35 acres
 Quadrangle name Birmingham South Quadrangle scale 1:24000

UTM References

A	1 6	5 1 7 7 0 0	3 7 0 5 5 8 0	B	1 6	5 1 7 7 0 0	3 7 0 5 1 4 0
	Zone	Easting	Northing		Zone	Easting	Northing
C	1 6	5 1 7 3 6 0	3 7 0 5 1 4 0	D	1 6	5 1 7 3 6 0	3 7 0 5 5 8 0
E				F			
G				H			

Verbal boundary description and justification

See boundary lines on attached scale map; includes original sub-division.

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

state	NA	code	county	code
state		code	county	code

11. Form Prepared By

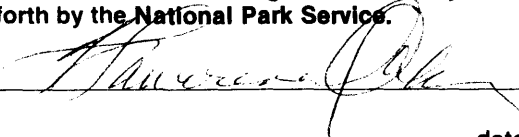
name/title Pamela Sterne King, AHC/ONB, and Ellen Mertins
 organization Alabama Historical Commission date 5/6/83
 street & number 725 Monroe Street telephone 205 261-3184
 city or town Montgomery state Alabama

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 July 26, 1984

For NPS use only
 I hereby certify that this property is included in the National Register
 prepared in the National Register date 8/30/84
 Keeper of the National Register
 Attest: _____ date _____
 Chief of Registration

HISTORICAL SUMMARY

Glen Iris Park

The development of Glen Iris Park reveals a history of varied significance in the annals of Birmingham. It was the first professionally landscaped residential area in the city and utilized impressive landscape design; it was the first planned residential community whose residents adhered to strict, self-imposed rules and covenants; its architecture is varied and indicative of early twentieth century tastes; and it offers important insight into the city's social and commercial development. It is a community which remains very much as it did when it originated in spite of its location in perhaps the most transformative area in the city.

As downtown Birmingham was emerging as an industrial core of the New South and was hosting the construction of its first imposing skyscrapers, the Woodward Building and the Title Guaranty Building, the city's population was growing and searching for areas in which to live. In the Northside which had theretofore housed the city's fashionable people, the central business district was encroaching and pushing well-to-do Birminghamians out. The city's Southside was becoming an area of prime real estate where southern colonial mansions as well as lesser, middle-class abodes sprang up along the "grand boulevard" of Highland Avenue.

In 1898, Robert Jemison, Sr. conceived of another -- and unique -- residential community plan for Birmingham's prominent men and women. Jemison, newly-elected president of Birmingham Railway, Light and Power Co. and local real estate magnate, purchased a forty-acre tract of land from Walker Land Co. for \$4,000 in the name of City Land Co., a corporation comprised of Jemison, Birmingham News editor Rufus N. Rhodes, and Stephen E. Thompson, local real estate broker. Noted Birmingham architect, Thomas Ustick Walter, III (grandson of the architect of the wings and dome of the U. S. Capitol building); and nationally known New York landscape planner Samuel Parsons; G. E. Luffman, British landscape gardener, were contracted to finalize the plans. Norman Schoel was also hired to draw the actual layout of the park. Parsons drew up his plans for a formal, symmetrical design to include spacious lots around a central, neutral ground exquisitely landscaped with oak, maple and spruce. It was to be the first professionally landscaped residential park in the city.

In addition to the initial principal buyers (Jemison, Rhodes, and Thompson) there were other early prominent purchasers. Included were William A. Walker, the largest landholder in Jefferson County by 1870, prominent attorney, James McAdory Gillespie, Major Franklin M. Frazier of the Mary Lee Coal Company, Henry F. Debardeleben of the Bessemer steel enterprises, Robert Goodall, co-founder of Goodall-Brown Dry Goods, W. P. G. Harding, President of the First National Bank of Birmingham and past Presidential appointee of Woodrow Wilson, and Jemison's son, Robert Jemison, Jr. By 1910, thirteen homes had been built; all of the buyers were either friends or relatives of Jemison and all were prominent attorneys, bankers, doctors or the like. By 1930, the sixteenth and last home was constructed which completed the semi-encirclement of the park that served its residents as a haven near to the conveniences of the city but removed from its dust and confusion.

To insure Park residents that control and planning for the community would remain in their hands, a Rules for the Association of Residents was drawn up and adherence to it required of each owner. There were six major stipulations:

- minimum cost for each house would be \$3,000
- minimum footage from the road was 100 feet
- the construction of one house per lot
- alleys, park grounds and circular driveway were for residents only
- an annual committee of three would be selected to manage and superintend maintenance of the park, alley, and driveway
- there would be a twenty-five dollar annual fee from each owner for maintenance

Today, in 1983, Glen Iris Park remains much as it did in its original state, although in the preceding decades neglect, deterioration, and re-zoning has threatened its survival. Of the original sixteen homes, three have now been demolished: Number One, the home of George Morrow; Number Three, the home of B. F. and Mary V. Taylor; and Number Seven, the home of Henry F. Debardeleben. All three were destroyed in the late 1970's.

Destruction of another type was beginning to threaten. In the 1970's, the single-family, private status of the Park came under severe threat after the City Council of Birmingham voted to rezone it for apartment use. A group of developers, moreover, convinced Park owners to give up their property to make room for multiple residences. This venture failed but the multiple family zoning remained. While some residents and onlookers deplored this zoning, some owners favored it because they believed it had become too costly to maintain their properties on their own. Walter Anderton and others rented rooms out to allow them to keep their properties. As the Park is in the rapidly changing University of Alabama in Birmingham and Medical Center locality, it has been considered a prime area for the construction of housing to serve its students, faculty, and visitors.

Glen Iris Park has, nonetheless, survived these threats and remains virtually intact. It is an irreplaceable historical resource as it reflects significant trends in architecture, and local social and commercial development. It is also unique to the city as the first professionally landscaped and designed residential park and the first to be privately owned and controlled by self-imposed covenants.

CONTRIBUTING PROPERTIES

1. Morris House (#2 Glen Iris Park): c. 1910; William C. Weston; Two-story brick and stone house of a Beaux Arts influenced Symmetrical Colonial Revival Style with intricate brickwork around windows and accented by stone string course between first and second stories, the stone balustrade on front porch and unusual stone pediment at roofline.
L. C. Morris was a surgeon in the First Alabama Regiment from May through October, 1898. He was a secretary of the State Medical Association, and professor of gynecological and abdominal surgery in the Birmingham Medical College.
2. Gillespie House (#4 Glen Iris Park): c. 1904; Two story-predominantly wooden house of the Victorian Colonial Revival Style with domers of several shapes and sizes. Doric columns flank the large entrance and a wide porch covers three sides of the house.
James McAdory Gillespie was a noted Birmingham attorney in the firm of McAdory, Gillespie-Smyer. A later owner was George B. McCormack, philanthropist and local real estate magnate.
3. Robinson House (#6 Glen Iris Park): c. 1907; S. Scott Joy of Wheelock, Joy and Wheelock; Two-story stucco Colossal Classical Portico house with two massive Ionic columns, classical treatment of dentil molding, skylight in frieze, pilasters and transom in doorway; intricate balcony balustrade.
Dr. E. Miller Robinson was a physician at St. Vincent's Hospital from 1889 through 1911. He and his brother, Thomas, established the Elizabeth Duncan Hospital as a memorial to their mother. In 1900, he established the Robinson Infirmary in the South Highland's section of Birmingham.
4. Estes-McCaig House (#8 Glen Iris Park): c. 1927; One and one-half story house in Tudor Revival design with half-timbering and brickwork in facade; low pitched slate roof which contrasts with brick arches in covered porch.
5. Jemison-Stokely House (#10 Glen Iris Park): c. 1903 (redesigned c. 1908, after a fire took the original design); William L. Welton; Two-story clapboard house in Symmetrical Colonial Revival style with hipped roof, pedimented doorway flanked by simple pilasters and fanlight over door.
Jehu Thomas Stokely was a Harvard Law School graduate and later a partner in the noted Birmingham firm of Stokely, Scrivner, Dominick and Smith.
6. Jemison House (#16 Glen Iris Park): c. 1902; T. U. Walter, III; Two-story brick and stone house in Neoclassical Greek Revival Style, broad brick-flagged verandas and tall columns, deep interior vistas and high ceilings, grounds of seven acres including flower and vegetable gardens in rear and grove of trees in front. Behind the main house is a carriage house and stables.
Robert Jemison was the primary developer of Glen Iris Park. As principal Birmingham-area real estate executive and pioneer in the consolidation of local street railways and light and power utilities, he enjoyed a prestigious career which included such positions as president of East Lake Land Co. and the Birmingham Union Street Railway, organizer of the Birmingham Railway, Light and Power Co., and an organizer of Birmingham National Bank.

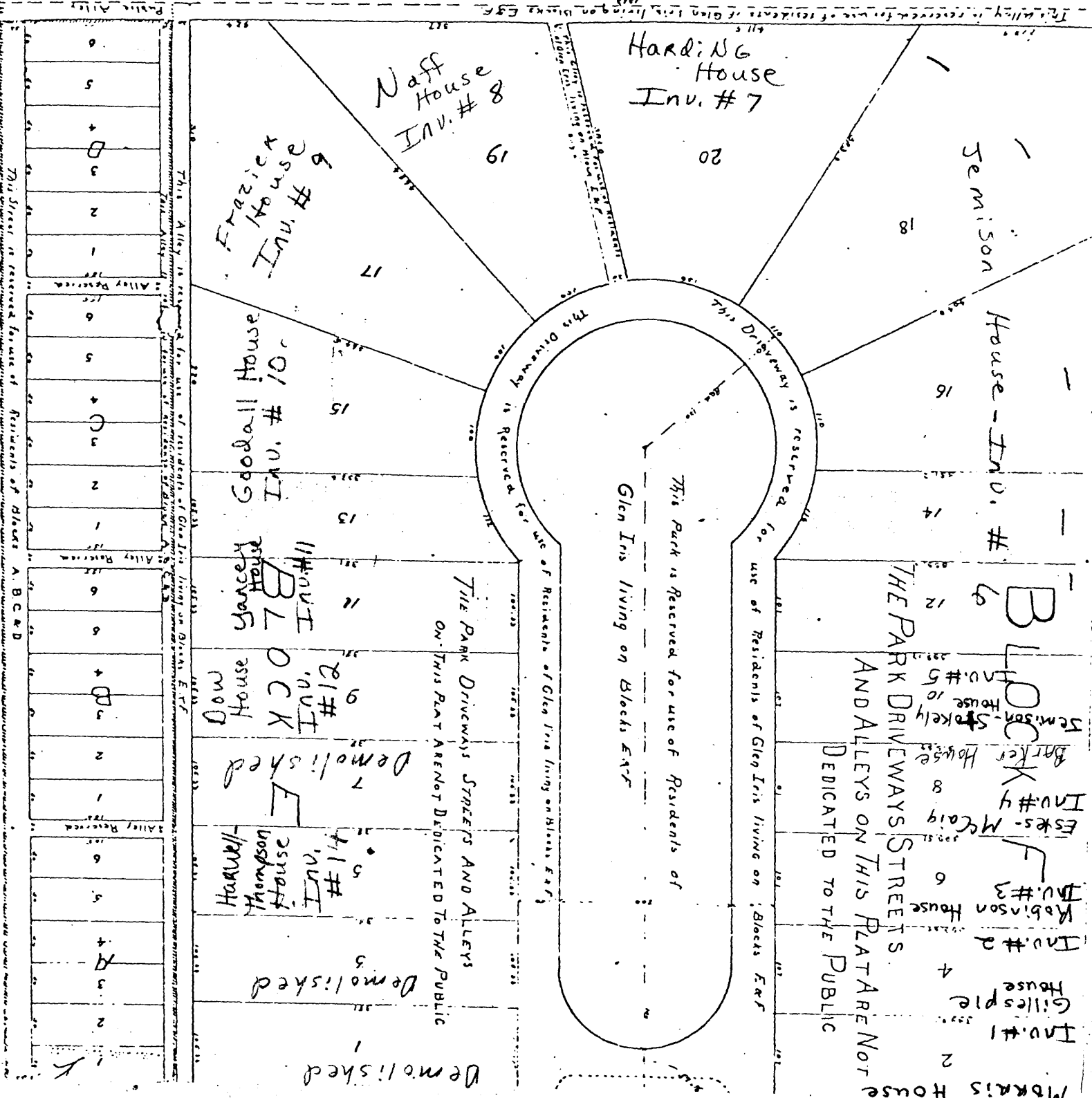
Subsequent owners have included Ryall S. Morgan and Dr. and Mrs. Gaylon McCollough. The house was featured in the 1979 Decorators' Show House sponsored by the Alabama Symphony Association.

7. Harding House (#20 Glen Iris Park): c. 1904; Joseph C. Turner; Two-story stucco in Colossal Classical Portico Style with four massive grouped Corinthian columns and balustrade accents, fanlights and side lights surround double-entry door. The first house of this style in Birmingham.
W.P.G. Harding was President of the First National Bank of Birmingham. He later chaired the First Federal Reserve Board as an appointee of U.S. President Woodrow Wilson. During W.W.I he served as Director of the War Finance Corporation. His wife, Amanda, a noted Birmingham socialite, committed suicide in 1910 which became a highly sensationalized local event. Subsequent residents of #20 Glen Iris Park have included real estate broker/banker, James Edwin Penney, and his wife Kate Marshall Speake Penney, the author of two novels; priests in the 1960's; and James Wesley and Shirley Anderton in 1977.
8. Naff House (#21 Glen Iris Park): c. 1930; Two-story brick and stone house in the Romanesque Revival Style; windows and arches of facade are accented by stone work reminiscent of ancient Greek keystones; arches on facade contrast sharply with odd angles of front gables; tile roof.
9. Frazier House (#19 Glen Iris Park): c. 1903; Two-story stone and stucco Prairie-influenced style house with simple windows and roofline with very wide eaves broken up by several dormer windows which also feature side eaves, large open-front porch flanked by sidelights.
#19 Glen Iris Park was perhaps the second house built in the Park and was owned by Franklin Frazier of the Mary Lee Coal Company and his wife, Agnes. In 1908 it was sold to Eula T. and G.M. Lovejoy; by 1931, however, the house mortgage was foreclosed to a trust company which subsequently went broke. At that time the home was sold to local attorney Henry L. Anderton and his wife, Elizabeth, who eventually sold it to their son, James Wesley Anderton in 1979.
10. Goodall House (#17 Glen Iris Park): c. 1905; Two-story brick house in Colossal Classical Portico Style with two massive fluted Ionic columns, eight smaller Ionic columns are repeated along front porch; second floor is lined with wooden balustrade topped with urns at regular intervals; intricate brickwork.
In 1900 Robert Montgomery Goodall became the principal founder of Goodall-Brown Dry Goods Co. and developed it into one of the largest establishments of the type in the South. In addition, he became active in prohibition politics. The house was occupied by the Goodall family members until 1953 at which time it was purchased by J. J. Cochrane.
11. Yancey House (#15 Glen Iris Park): c. 1908; Breeding & Whilldin; Two-story stucco, stone and brick house in the Craftsman Style; wooden brackets accent roofline; large welcoming entrance flanked by brick piers incorporating open arches.
William F. Yancey was a noted attorney and his wife, Lizzie R. Hugely Yancey, was the sister of Mrs. Robert M. Goodall at #17 Glen Iris Park. The home was purchased in the 1970's by Wesley Anderton in order to renovate it.
12. Dow House/Los Errandos (#11 Glen Iris Park): c. 1927; Warren, Knight & Davis; Two-story brick Tudor Revival Style with tile roof in facade with several different sizes of domers; large window doors line first floor; flower boxes along front porch.

In 1905, Birmingham News editor Rufus Rhodes purchased the lot on which #11 Glen Iris Park stands and later sold it to Julius Dow, secretary/treasurer of the American Castings Company, who had his home and servants' quarters built in 1927 for his daughter who, as it turned out, did not want it. Subsequent owners included Walter Carlos Anderton and his wife who bought it in 1962 and rented the main house as well as the servants' quarters to boarders.

14. Harwell/Thompson House (#5 Glen Iris Park): c. 1906; S. Scott Joy of Wheelock, Joy & Wheelock; Two-story stucco Spanish Colonial Revival in an eclectic style; Spanish windows in second floor dormers set in hipped roof; large front porch features clusters of three or four columns and large welcoming entrance; front porch on second floor.

James Harwell was a prominent local physician; attorney R. Dupont Thompson was an ex-Confederate soldier and veteran member of the Birmingham Bar Association. Thompson's daughter, Eugenia Akin and her family, reside at #5 Glen Iris Park today.



G.W. Baist, Baist's Property Atlas of City of Birmingham and suburbs, Philadelphia: 1902.

scale: 1" = 200 ft.



■ Buildings Standing — private park driveway ■ Vacant lot
 shaded area: National Register slashed line: Neighborhood solid line: Neighborhood
 District recommendation Conservation Area Boundary

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number _____ Page _____

Glen Iris Park Historic District Jefferson County ALABAMA 84000628

ADDITIONAL DOCUMENTATION APPROVED

Special Agent in Charge
National Register of Historic Places

Greg M. Lapsley 3/3/95

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

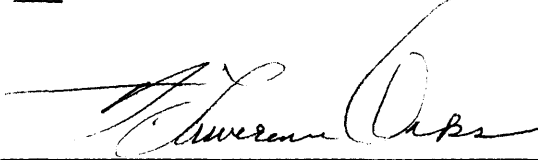
Section 7 & 8 Page N/A Glen Iris Park Historic District
name of property
Jefferson County, Alabama
county and state

Inventory #4 (8 Glen Iris Park) is referred to as the Estes-McCaig House in Section 7. Recent research reveals that the original owner of this house was actually Nat Barker. Consequently, the name of the property known as Inventory #4 is being changed to the Nat Barker House.

In Section 8 it is stated that the architect for the Nat Barker House was Warren, Knight and Davis. The architect was actually Brooke B. Burnham of Birmingham. This corrected information is being added to the nomination.

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 ___ nationally, ___ statewide, X locally. (___ See continuation sheet for additional comments.)



Signature of certifying official/Title

2/16/95

Date

Alabama Historical Commission (State Historic Preservation Office)

State or Federal agency and bureau

In my opinion, the property ___ meets, ___ does not meet the National Register criteria. (___ See continuation sheet for additional comments.)

Signature of certifying official/Title

Date