

United States Department of the Interior
National Park Service

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received JUN 14 1985
date entered

National Register of Historic Places Inventory—Nomination Form

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

1. Name

historic Audubon Place

and/or common Audubon Place Historic District

2. Location

street & number 1707-1515 (odd) University Blvd. & #8-#37 Audubon Place -NA not for publication

city, town Tuscaloosa NA vicinity of congressional district 7

state Alabama code 01 county Tuscaloosa code 125

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 checked="" 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 checked="" type="checkbox"/> private residence
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> religious
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> scientific
	NA	<input type="checkbox"/> no	<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Multiple Property Owners

street & number

city, town _____ vicinity of _____ state _____

5. Location of Legal Description

courthouse, registry of deeds, etc. Tuscaloosa County Courthouse

street & number 714 Greensboro Avenue

city, town Tuscaloosa 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 excellent good fair deteriorated ruins unexposed**Check one** unaltered altered**Check one** original site moved

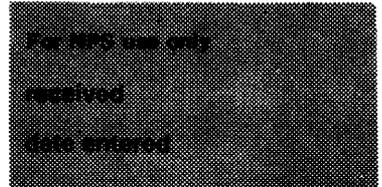
date _____

Describe the present and original (if known) physical appearance

Audubon Place Historic District is a single, tree-lined cul-de-sac street with 37 well-designed middle income homes. These Spanish, English Cottage, Bungalow and Colonial Revival style homes are situated relatively close together on well-landscaped lots. Inspired by the exclusive Audubon Place (New Orleans), in its design concept and name, the district features entrances marked by two massive concrete aggregate piers - one on each side of the street. The curved street gradually slopes upward with the houses at the far end of the cul-de-sac perched on a rather high bank. Although the development was planned and laid out in 1912, most of the homes in the district were built in the 1920's due to the interruption of World War I. While only one house in the district is attributed as an architect's design (#6), the quality of design and workmanship in all houses is very high throughout.

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

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



Continuation sheet

Item number 7

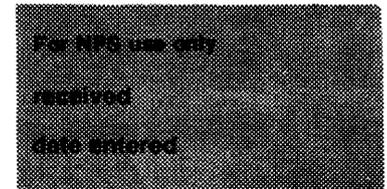
Page 1

AUDUBON PLACE HISTORIC DISTRICT: CONTRIBUTING PROPERTIES

1. 1707 University Blvd. c. 1920's; Two-story wood and stucco tudor style bungalow with front-facing twin gables projected from a steeply pitched roof. The porch, pillars, pilasters and porte cochere feature ashlar infilled with a concrete compound, and Arts and Crafts shutters flank the entrance.
2. 1705 University Blvd. 1925-26; 2-story varigated brick in stretcher bond with a hip roof. Front door is flanked by sidelights, and the first floor is raised. Porch has brick pillars and is connected to a porte cochere.
4. 1701 University Blvd. 1928; Two-story Spanish Revival apartment house with a metope frieze centered in the curvilinear gable and iron grids in the foundation for ventilation. The entrance portico with spiral columns and doric pilasters support an iron balcony highlighted by pilasters flanking a pair of French doors with transoms. Tiled eyelids are situated just below the roofline and iron balconettes with double French doors surmounted by transoms line the front elevation. Small and symmetrically-spaced casement windows have shutters.
5. 1609 University Blvd. 1928; Two-story brick Colonial Revival style. The pedimented entry has two square doric pilasters and two doric columns. The gabled wing features triple windows and a lunette. French doors on the north elevation are set into three blind arches (which may have once been windows with fan lights above), each surmounted by a keystone.
6. #8 Audubon Place. c. 1925; 2½-story rough stucco house with unadorned Queen Anne influence. A steep truncated hip roofline was incorporated to reduce possible leaking. One prominent dormer features a witch's hat cornice and a cartouche. The house's unusual shape with wrap-around porches is accented with multiple angular porch posts. Six-over-six sash windows are grouped in three's.
7. #9 Audubon Place. 1929; 2-story brick English Cottage has sloping roof with overhanging eaves and two exterior end chimneys. Front portico is supported by brick columns with tile plaques. One pair of 6/1 windows has a segmented brick arch design. The front door is flanked by sidelights.
8. #10 Audubon Place. 1916; 1-story bungalow with front and side porch supported by tapered porch posts set on solid balustrades. The low, wide overhanging roof is punctuated with bracketed eaves.
9. #11 Audubon Place. 1935; 2-story painted stucco and brick saltbox style with projecting eaves, prominent pent gable, central chimney and arched entry onto porch.

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

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



Continuation sheet

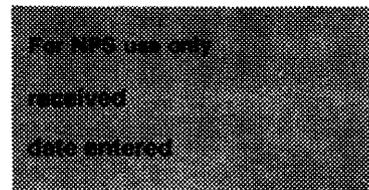
Item number 7

Page 2

10. #12 Audubon Place. 1915; 1-story weatherboarded cottage with a central chimney, wide concrete steps and pedimented portico supported by large square posts set on brick piers.
11. #13 Audubon Place. 1915; 1-story brick and wood bungalow with gently pitched broad gables. Front gable has bracing and brackets while the porch features French windows and wood posts set on concrete piers and carried on a concrete balustrade.
12. #14 Audubon Place. 1916; 1-story heart of pine frame bungalow with native fieldstone battered porch piers. The steep gable roof facing the street features bracing and brackets.
13. #15 Audubon Place. 1932; 2-story painted brick English Cottage with a shed dormer and cross gable shingle roof which slightly flares to complete arched side entrance. The front is pierced by a chimney with a corbeled cap and the arched porch entrance features hood molds and one small decorative iron balconette above.
14. #16 Audubon Place. 1924; 2-story brick American 4-square with hipped roof. The front porch extends the full length of the house with half covered by a protruding gable supported by brick pillars set on a solid balustrade which continues along the terrace. The steps are flanked by capped brick pillars and meet the walkway leading to the sidewalk. A double bay window is on the north side.
15. #17 Audubon Place. 1928; 2-story frame with brick foundation and hip-pent roof. The deep front porch is supported by doric columns and the broad concrete steps flanked by capped brick pillars lead to the entrance. The vertical pane over plate sash windows are symmetrically placed in pairs with shutters at the second floor.
16. #18 Audubon Place. 1933; 1-story bungalow with gently pitched front facing gables bracketed and overhanging to the front and sides. House features a side stoop entrance onto a screen porch spreading 3/4 of the house's width.
17. #19 Audubon Place. 1928; 2-story wood frame English Cottage with a steeply pitched roof pierced by two gabled dormers and one shed dormer pent at the side of the main gable. Featuring a variety of styles and shapes, the house also has many louver shuttered sash windows. A screened porch on the side is surmounted by an iron balustrade which serves the 2nd story as a balcony. The entry steps lead from the sidewalk to a small craftsman detailed porch.
18. #20 Audubon Place. 1929; 2-story English Cottage with hollow tile construction finished with stucco and a massive exterior chimney. The roof has steep gables and brick columns support a steeply gabled entry portico.
19. #20½ Audubon Place. 1928; 2-story Mission style duplex finished in painted stucco with a gabled, shingle finished roof. The duplex has two entrances; one facing 7th Street and one facing Audubon Place. A very good example of early 20th century multi-family dwelling, the house has two exterior chimneys and a small entrance porch with rounded arches accented by a slender center column with a corinthian capital.

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

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



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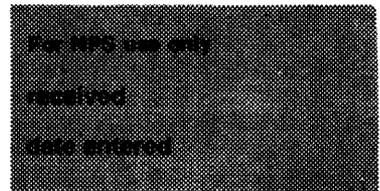
Item number 7

Page 3

20. #21½ Audubon Place. 1928; 2-story Mission style duplex finished in painted stucco with a gabled, shingle finished roof. The duplex has two entrances facing Audubon Place, two exterior chimneys and two sets of triple (6/6 lights) sash windows. The two small entrance porches have rounded arches accented by slender center columns, one of which is enriched with acanthus leaves.
21. #22 Audubon Place. 1922; 3-story poured concrete with a hip roof and shed dormer. The massive front porch is topped with a battlement which serves as a veranda for the 2nd story and the six-over-six plate windows are set deep into the walls. Simple, yet monumental, the house is very different for this area and time and is only one of two houses in Audubon Place that features a hip roof and is poured concrete.
24. #25 Audubon Place. 1932; 1-story frame bungalow, with a gently pitched gable roof and large screened porch entrance. The brick foundation is carried into the stoop porch.
25. #26 Audubon Place. 1922; 2-story clapboard cottage with a pent gable, shingle finished roof. A window framed by shutters is situated in the center of the 2nd story and flanked with plaster or terra cotta medallions. The front porch extends the full length of the main block broken by a protruding pedimented portico supported by double slender columns. A wide row of steps incline from the sidewalk to the portico.
26. #27 Audubon Place. 1931; 2-story frame with a pent shingle roof and large screened porch extending the full length of the front. The brick foundation is carried into the entrance support.
27. #28 Audubon Place. 1928; 1-story bungalow with double front-facing gables and a large L-shaped screened porch. The brick foundation is used at the entrance and is covered by an awning. There are two chimneys, one external and a central.
28. #29 Audubon Place. 1934; 2-story, hip roof Spanish style finished in painted stucco. The front veranda is enclosed by arcades supported by columns and serves as a balcony for the 2nd level. The red tile roof has been replaced with a shingle roof. An arched window with an iron grill is situated to the right of the portico and small twisted columns decorate the sides of the windows.
29. #30 Audubon Place. 1936; one-story brick with steeply pitched gables. There is an arched entrance to the porch which spreads to the side with a small rail. The sash windows run in ranges of threes and there is one external chimney.
30. #31 Audubon Place. 1936; 2-story frame cottage with a hip dormer centrally situated. The roof has projecting eaves and exposed rafters. A single column supports the porch which is partially screened and low spindle railing lines the open section. Bi-level steps descend to the sidewalk.

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

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



Continuation sheet

Item number 7

Page 4

31. #32 Audubon Place. 1930; Two-story frame has a gently pitched roof. A shed dormer is situated in the center with 4 sash windows. The deep set porch across the front is supported by 4 slender posts placed on a solid frame balustrade and one exterior end chimney is on the north side of the house.
32. #33 Audubon Place. 1920; 1-story frame bungalow with a broad, gently pitched gable roof. A lower gable covers the large front porch which is supported by 2 columns resting on a solid balustrade.
33. #34 Audubon Place. 1925; Two-story poured concrete with a pent gable roof. A lower shed roof covers the full front porch which features massive columns resting on a solid balustrade. The 1st floor wall treatment has a rough concrete finish while the second floor's finish is smooth with panel-like patterns.
34. #35 Audubon Place. 1927; Two-story frame with a pent hip roof and an exterior end chimney. The stoop entrance to the porch is supported by square columns set on a solid balustrade.
35. #36 Audubon Place. 1923; Two-story frame with weatherboard siding and gable roof. House displays general characteristics of the Federal style primarily in the 5-rank bays symmetrically arranged on the front facade. The stoop portico has light posts supporting a mock balcony lined with an iron balustrade.

AUDUBON PLACE HISTORIC DISTRICT: CONDITIONALLY CONTRIBUTING PROPERTIES

3. 1703 University Blvd. c. 1929; 1½-story brick and wood siding with gable roof. Special features include a massive brick chimney with a wrought iron letter "K" (Kersh) attached to its surface; shutters with lunette cutouts and a bracketed overhang. House has been converted to an apartment house and has several additional units in rear.
22. #23 Audubon Place. 1938-39; 2-story red brick vernacular with a gable roof and dormer. A small porch is situated on the north end of the front elevation and the single lower level room on the south end serves as a balcony for the 2nd floor. There are triple windows on the lower level and 4 single windows at the 2nd level.
23. #24 Audubon Place. 1930; Two-story frame cottage with a pent roof on the north section of the house adjoining the main gable roof of the large screened entrance. Situated on the corner lot, the eastern entrance was once considered the main or front entrance; however, the north side presently serves as the main entrance. This house is somewhat abundant in additions and alterations.

AUDUBON PLACE HISTORIC DISTRICT: NON-CONTRIBUTING PROPERTIES

36. #37 Audubon Place. 1928 (remodeled 1960); Two-story frame with brick facade. The house has been completely remodeled to resemble the features of the Second Empire style. The original style has been totally lost.
37. 1515 University Blvd. c. 1960; one-story rectangular brick building with a slightly graded roof line and a horizontal band of windows.

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 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 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 type="checkbox"/> 1800-1899	<input checked="" 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 checked="" type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)		
		<input type="checkbox"/> invention				

Specific dates 1912-1939 **Builder/Architect** unknown

Statement of Significance (in one paragraph)

Criteria A & C - Community Planning and Landscape Architecture

Audubon Place Historic District (1912) is an excellent local example of an early 20th century planned suburban neighborhood and incorporates many of the features popularized by proponents of the City Beautiful/Garden City Movement--a landscaped design that relates to the topography, unified plantings (oak trees), curvilinear streets (represented here in the form of a single cul-de-sac), lack of fences, barriers to through traffic, and restrictive codes that detailed landscaping, house cost and race of owners. Of the three similar neighborhoods developed in Tuscaloosa during this period, Audubon Place is the only one that, in addition to exhibiting all these elements, was designed for young middle class families. Neither the exclusive Pinehurst development (1908) nor the modest Caplewood Drive (1922) had restrictive clauses in the deeds.

This district is also significant as one of three known neighborhoods designed in Alabama by Samuel Parsons, a noted New York landscape architect. The 1898 Glen Iris Park (NRHP 8/30/84) and Mountain Terrace (1906) in Birmingham comprise the other two; both were developed by members of the same family that was responsible for Audubon Place.

Criterion C - Architecture

The Audubon Place Historic District is significant as an intact, concentrated collection of middle income housing in Tuscaloosa. Exhibiting a variety of early 20th century architectural styles, the district contains some of the best examples of Spanish, Bungalow, English Cottage and Colonial Revival homes constructed in the city between 1912 and the 1940's.

* * * * *

Samuel Parsons, Jr. (1844-1923), a native of New Bedford, Massachusetts served as landscape architect for Greater New York between 1901-11. In 1900, he was commissioned to devise plans for the national capitol, and after the turn of the century his private practice led him to execute residential projects in about 13 states, as well as parks throughout the country. An acquaintance and business associate of prominent Birmingham businessman Robert Jemison, Sr. (brother of Mims P. Jemison), Parsons is known to have designed two other residential subdivisions in Alabama. In 1898 he designed Glen Iris Park (NRHP 8/30/84) and Mountain Terrace in 1906, both developed by members of the Jemison family.

9. Major Bibliographical References

Green, Ben A. A History of Tuscaloosa, AL 1816-1949, 1949.
Tuscaloosa News 1912-1914.
Tuscaloosa City Directories 1929-30.
Dictionary of American Biography The National Cyclopedia

10. Geographical Data

Acreage of nominated property approx. 5.43 acres

Quadrangle name Tuscaloosa

Quadrangle scale 1:24000

UTM References

A

16	448003	3674660
Zone	Easting	Northing

B

16	448003	3674501
Zone	Easting	Northing

C

16	448000	3674450
Zone	Easting	Northing

D

16	447840	3674460
Zone	Easting	Northing

E

16	447820	3674650
Zone	Easting	Northing

F

16	447830	3674710
Zone	Easting	Northing

G

Zone	Easting	Northing

H

Zone	Easting	Northing

Verbal boundary description and justification The West half of the Northwest quarter of Section 23, Township 21 South, Range 10 West, approx. 5.43 acres, as the same shown and depicted as Audubon Place and recorded in Plat Book 2, at Page 31 in the office of Probate Judge of Tuscaloosa Co., Alabama.

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

state	NA	code	county	code
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state	code	county	code
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11. Form Prepared By

name/title Shirley D. Qualls, Historic Resource Coordinator

organization Alabama Historical Commission date January 30, 1985

street & number 725 Monroe Street telephone 205 261-3184

city or town Montgomery state Alabama

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

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

State Historic Preservation Officer signature 

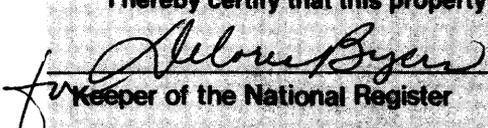
title State Historic Preservation Officer date 5-28-85

For NPS use only

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

Entered in the
National Register

date 7-11-85

for 
Keeper of the National Register

Attest:

date

Chief of Registration

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

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

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received
date entered

Continuation sheet

Item number 8

Page 1

HISTORICAL SUMMARY

Audubon Place Historic District

Audubon Place was developed in 1912 by Mims P. Jemison (c. 1860 - c. 1915), a prominent Tuscaloosa businessman who envisioned the subdivision as a haven for young middle class families, many of whom later achieved higher economic, professional and social status. Long noted as an undesirable building site due to a large natural ravine extending half-way from the town to the University of Alabama, the area containing the district was partially filled and spanned by a bridge. The taming of the ravine opened a new prospect for city expansion set by the development of the exclusive Pinehurst subdivision in 1908. Although the opening of Audubon Place contributed to the appeal of this area for expansion, World War I interrupted building in both Pinehurst and Audubon Place, and prevented the development of other residential areas for several years. As a result, many homes in the district were built after the war in the 1920's.

The plan of the subdivision was designed by Samuel Parsons, a noted New York landscape planner. Parsons incorporated the use of a single cul-de-sac street plan line with oak trees planted by the developer's wife, Mary Torrey Jemison. The street was paved with four-inch strips of concrete, the first paving treatment completed in Tuscaloosa, and the entrance was marked by two aggregated piers which flanked the street. Finally, a fountain was built at the junction of the deadend of the main road to discourage through traffic. While the fountain has been removed, the original layout of the district is basically intact.

Audubon Place Historic District
Tuscaloosa, Alabama
Tuscaloosa County

- CONTRIBUTING 
- CONDITIONAL 
- NON-CONTRIBUTING 

Inclusive Street Numbers:
1707-1515 (odd) University Boulevard
#8 - #37 Audubon Place

Scale 1" = 200'

