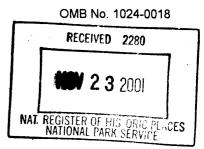
NPS Form 10-900 (Rev. 10-90)

United States Department of the Interior National Park Service

# NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM





		=======================================
1. Name of Property ====================================		
historic name <u>McKibbon House</u>		
other names/site number <u>McKibbon, R. F., House</u>		
	=======================================	
2. Location		
	not	for publication <u>N/A</u>
city or town Montevallo state Alabama code Al county Shelby code 117	zip code 35115	vicinity <u>N/A</u>
3. State/Federal Agency Certification		
3. State/Federal Agency Certification		=======================================
National Register of Historic Places and meets the procedural my opinion, the property meets does not meet the considered significant nationally statewide _X_loc Signature of certifying official Alabama Historical Commission (State Historic Preservation State or Federal agency and bureau does not meet ( See continuation sheet for additional comments.)	e National Register Criteria. I recorcally. (See continuation she	mmend that this property be
Signature of commenting or other official	Date	
State or Federal agency and bureau	10-10-7-7-05-14-7-7-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-	-
4. National Park Service Certification		
I hereby certify that this property is:  [] entered in the National Register [] See continuation sheet. [] determined eligible for the National Register [] See continuation sheet. [] determined not eligible for the National Register [] removed from the National Register [] other (explain):	Signature of the Keeper	Date of Action

**USDI/NPS** Registration Form Property Name McKibbon House Page #2 County and State Shelby County, Alabama 5. Classification \_\_\_\_\_\_\_ **Number of Resources within Property** Ownership of Property Category of Property (Check as many boxes as apply.) (Check only one box.) (Do not include previously listed resources in the count.) Contributing Noncontributing 2\_\_\_ 1 buildings [X] private [X] building(s) \_\_\_ sites [ ] district [ ] public-local [] site structures [ ] public-state obiects [ ] public-Federal [ ] structure 1 Total [ ] object Name of related multiple property listing Number of contributing resources previously listed in the National Register (Enter "N/A" if property is not part of a multiple property listing.) N/A N/A 6. Function or Use \_\_\_\_\_\_ **Historic Functions** (Enter categories from instructions) Cat: Domestic Sub: Single Dwelling Secondary Structure

Current Functions (Enter categories from instructions)

Cat: Domestic Sub: Single Dwelling
Secondary Structure
Carport

7. Description

Architectural Classification (Enter categories from instructions)

Queen Anne

Materials (Enter categories from instructions)

foundation Terra Cotta
roof Asphalt
walls Asbestos
other Wood

USDI/NPS Registration	Form		
County and State	McKibbon House Shelby County, Alabama		Page #3
		=======================================	
8. Statement of Sign			
		=======================================	
A Property is B Property is X C Property er work of a r componen	e boxes for the criteria qualifying the propert associated with events that have made a associated with the lives of persons signi mbodies the distinctive characteristics of	a significant contribution to the broad patte ificant in our past. a type, period, or method of construction o, or represents a significant and distinguish	or represents the
A owned by B removed C a birthpla D a cemete E a reconstr	ons (Mark "X" in all the boxes that apply.) It a religious institution or used for religious from its original location. Ince or a grave. Pry. Tructed building, object, or structure. Temorative property. It 50 years of age or achieved significance	is purposes.	
Areas of Significant Architecture  Period of Significan	ce (Enter categories from instructions)		
Significant Dates	1900		_
_			
Significant Person (	Complete if Criterion B is marked above)	_N/A	
Cultural Affiliation_	N/A		
Architect/Builder	N/A		
Narrative Statement	of Significance (Explain significance of	the property on one or more continuation she	ets.)
9. Major Bibliograph			
	s, and other sources used in preparing this f	form on one or more continuation sheets.)	
Previous documentspreliminary determ (36 CFR 67) Ipreviously listed iipreviously determ Registerdesignated a Natirecorded by Histo		Primary location of additional data [ ] State Historic Preservation Office [ ] Other state agency [ ] Federal agency [ ] Local government [ ] University [X] Other Name of repository Collection of Peggy D. Dew	<b>a</b> :

state Al zip code 35115

city or town Montevallo

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NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 7	Page1	Name of Property: McKibbon House
	<u> </u>	County and State: Shelby County, Alabama

## **Physical Description**

Situated on two lots with mature pecan, oak, and magnolia trees, McKibbon House stands proudly and majestically, as the "grand lady" of the area and a reminder of a bygone era. The main facade faces south towards East Boundary Street, with a prominent secondary elevation beginning at the southern corner tower and extending around to the west elevation that faces Shelby Street. This two-story Queen Anne house is embellished with a good deal of jigsaw-cut woodwork and turned architectural details and vertical supports. The foundation of the house is, interestingly, blocks of terra cotta; there is also some concrete block toward the rear. Its asphalt shingle roof is a high clipped hip with lower cross-gables; there is an corner tower with broached cap and a projecting hipped porch wrapping three sides of the house. The first story porch extends from the eastern elevation, across the southerly main facade, to the southern corner tower and is made up of a turned and square balustrade with turned posts and scrolled brackets supporting a turned spindle frieze. Curvilinear jigsaw brackets extend upward toward the eave line at each turned post. The top level of the tower rises above the second story and contains fishscale shingles with pointed arched openings and louvers. The tower is topped by a flared six-sided, peaked roof.

There are second-story gallery porches fronting the projecting gables on the south facade and west side of the house. Two plain pedimented gables project slightly from the other two sides, i.e., the rear and east. Decorative details include a turned balustrades and friezes, arcades of radiating spindle work with pendills in the upper gallery bays with spindle friezes above, curvilinear brackets extending from the turned post porch supports, and other applied ornamentation. Pendills extend down the 2nd floor turned posts in the framed overhang on the west side of the house and also from the curvilinear brackets on the front of the house. Originally sided in novelty drop siding, it is now clad in asbestos shingles dating from the early 1950s, at which time the owner reportedly stripped off the original boards. Primary windows are 1-over-1 double-hung sash, with 2-over-2 on secondary elevations. There are three interior brick chimneys serving eight interior stacked coal fireplaces. Most of the interior fireplaces still have their original decorative iron surrounds and attached grates. The tile surround in the kitchen is original to the house. It is a glazed green tile with raised leaf and fruit designs.

As you prepare to enter the front door of the house you will notice a 1-over-1 window on either side of the front door and a transom above the door. Originally there were stained glass windows on either side of the front door but these were removed in the 1950s by the Smitherman family and replaced with the 1-over-1 wooden casement windows. The plan for the house is a large central hall with 2 rooms on either side of the hall and at the north end of the hall, an exterior door leading outside, and an interior door leading to a bedroom and original bath. The hall ceilings are paneled walnut with cove ceiling molding and knobbed corner boards that rise about a foot from the floor molding and descend a foot below the ceiling molding. These corner boards are shaped similar to the pendills on the exterior of the house and are present in most of the downstairs rooms. According to the granddaughter of the builder, R. F. McKibbon owned a lumber mill and the walnut came from his mill; unfortunately much of it was painted many years ago. The hall features paneled wainscoting and wallpaper on sheetrock walls. The staircase begins in the hallway and extends to a landing and then turns and continues up to the upstairs hallway. The balusters, newel posts, and railing for the staircase are walnut and appear to be hand hewn and hand turned. All the interior walls are sheetrock (originally plastered but heavily damaged and plaster removed prior to the purchase by the Dews). Floors in the hallway and in the rest of the house are oak tongue and groove flooring. Ceiling heights for the home are ten feet.

To the left of the hall one enters through a four paneled wooden door with a transom above, the formal parlor, a well proportioned room with cove ceiling molding, an alcove created by the tower with a barge board consisting of spindle balustrades and other ornamentation. The mantelpiece in this room is painted and features a pair of unfluted columns. The iron surround and grate for the coal firebox is intact. All the ceilings downstairs are tongue and groove walnut. Those in the parlor and hallway are linear boards positioned in a "focusing pattern" as per Ching, Francis D. K., Interior Design Illustrated, page 195. Those in the dining room are positioned in a linear pattern. The ceilings in these three rooms were never painted and are still stained.

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Directly behind the parlor is the dining room, with an opening from the parlor and from the central hallway. The cased opening from the central hallway at one time had sliding double doors. We do not know when these were removed, but the framing inside the walls is still present and in the floor is the metal stop-plate for the doors. This room features pine flooring, walnut stained ceiling, a fireplace that was reopened during construction. The mantelpiece was added because the original was missing. It is an antique mantle made of cherry wood and stained. It features a pair of columns that are square and fluted at the bottom and round above the square area with carved capitals flanking a rectangular mirror. Walls contain wainscoting with a picture rail trim and wallpaper.

To the right of the hall, directly across from the formal parlor is a room that was previously used as a bedroom. This room has a coal fireplace, pine flooring, knobbed comer boards at the floor and ceiling and tongue and groove ceiling that is painted. The mantel overlay features broken patterned round capital columns, with the lower columns being larger in diameter than the upper columns. The upper columns flank a rectangular beveled glass mirror. This room is now used as a library by the Dew family.

Stepping back into the hall and turning right you will pass the staircase and a small powder room that was added under the stairway for guests. Directly across from the dining room you will turn right and enter the kitchen. This room has tongue and groove ceiling, original tile surround in the fireplace, a very plain mantelpiece which contains rectangular mirror. Sawtooth trim embellishes the top of the mantelpiece. This room was originally a bedroom, but was converted to a kitchen to accommodate the needs for the Bed and Breakfast and also because of its proximity to the dining room.

As you come back into the hallway if you turn right there is an exterior door leading to a back porch. If you go straight across the hallway toward the dining room and then turn right, there is also an interior door which leads back into the original bath for the downstairs and the room that was originally the kitchen. This room is now the master bedroom. This bath contains one of the two original clawfoot tubs which were reinstalled during construction. The floor in this room was concrete so the white small tile with dark grout was added. The walls feature tongue and groove beaded wainscoting and sheetrock walls.

Proceeding from the hallway up the staircase you enter the upstairs central hallway. The second floor plan is identical to the first. At the top of the stairway there is an exterior door leading to an upstairs rear porch. From this porch there is a wooden staircase leading down to the rear. All the doors to the rooms upstairs have transoms over them and are solid wood paneled doors with much of the original hardware restored and reinstalled. Turning left at the top of the stairs and then right you will approach the Dew daughter's small suite. This is directly above the master bedroom and bath downstairs and consists of a bath, bedroom, and small sitting room. There are four guest bedrooms off the central hallway. These rooms are positioned directly about the parlor, dining room, kitchen, and library downstairs. All the rooms and the hallway have tongue and groove ceilings and pine tongue and groove flooring. All rooms have the original coal fireplaces and feature the knobbed corner boards rising from the floor molding and descending from the ceiling molding as it is in the downstairs. Private baths were added to the guest rooms without compromising the size or shape of the existing rooms. This was accomplished by having three of the bedrooms with divided baths (the commode and lavatory in one room and the shower or tub in another room). The rooms used for making these baths were previously closets. One bedroom has a larger bath which was possible because this room was adjoining a small hallway which was used to make the bath. Two of the bedrooms have exterior doors leading to small private balconies. There is also an exterior door at the end of the hallway leading out to one of the front facade upper porches. This doorway is flanked on either side by stained glass windows. The walls in the hallway have a multi-beaded wainscot that is painted with wallpaper above.

The present owners have already done considerable landscaping in keeping with the period of the house. There are two remaining mature pecan trees, numerous oak trees and a mature Magnolia remaining from the early period of the house. One outstanding feature of the property is the wooden picket fence that totally surrounds the back yard. This fence is mentioned in affidavits concerning the property and believed to be the original fence.

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				County and State:	Shelby County, Ala	<u>ibama</u>

There is also a circa 1940 storage shed in the back yard with lean-to. This one-story wood frame with novelty board siding building has a gabled asphalt shingle roof with exposed rafters and poured concrete foundation. There is also a two-car, hipped-roof carport in the back yard that was added probably in the 1970s. It is square in plan with lattice walls. We were told by the son of the Lawleys (Lawley, Jimmy, personal communication, 2000) that a flower pit used to exist where the carport is located to store plants in the winter. We were told it was a large, deep hole that had to be accessed by ladder and had a roof of glass windows. This was filled in and covered with the concrete floor of the carport.

#### **Archaeological Component:**

Although no formal archaeological survey has been made of this area, the potential for subsurface remains is good. Buried portions may contain significant information that may be useful in interpreting the entire property.

### **Statement of Significance**

The McKibbon House is being nominated to the National Register under Criterion C, Architecture based on its substantial and intact representation of the Queen Ann style, a Victorian-period house form that reached its zenith in Alabama in the last two decades of the nineteenth century. Most often constructed in urban areas in Alabama, ornamented Queen Anne houses were usually large in scale and most often built of wood with an irregular plan, prominent porches with elaborate wood work, a complex roofline, and a variety of architectural features designed to avoid flat wall surfaces. The exterior siding has been covered with asbestos siding; however, this has not diminished its Queen Anne styling. It still retains its tower porches and balconies, turned posts, balusters and spindles (both in horizontal and curved arrangements), curvilinear brackets and jig sawn woodwork, and irregular massing. The McKibbon House is an important representation of the aesthetics of Alabama's middleto-upper-class at the turn of the twentieth century. The eclectic stylistic details of the exterior and interior reflect a wide range of design trends, giving evidence to the voluminous breadth of Victorian tastes. As such it stands out as Montevallo's finest surviving example of Victorian-era architecture. Unfortunately many of larger scale Victorian period homes have been demolished. Only a handful of Queen Anne houses nearing this magnitude exist in Montevallo and none are as elaborately styled: the Will Lyman House at 720 Oak Street, the Peterson Home in the 900 block of Middle Street, the Merony House at 930 Valley Street, and a home in the 800 block of Middle Street. The house was built in 1900 for R. F. McKibbon, a prominent citizen and businessman, who owned a cotton gin, grist mill, and lumber mill. According to his granddaughter, the dark walnut lumber used in the ceilings and much of the interior trim of the house came from Mr. McKibbon's lumber mill. Mr. McKibbon was an elder in the Montevallo Presbyterian Church and many of the elder meetings were held in the McKibbon House (Minutes of the Session of the Montevallo Presbyterian Church, Volume I: 1897-1923).

### **Historical Summary**

Robert Fulton McKibbon, the son of Robert McKibbon and Ann Forrester McKibbon was born July 26, 1852, in Oxford, Calhoun County, Alabama. He married Sarah Cathryn Warnock May 27, 1873 in Calhoun and they had eight children: Mary Elizabeth born March 15, 1875, Clara born 1877, Willie Warnock born 1878, Robert born 1879, Julian Bingham born March 1, 1880, Laura McKibbon born 1882, Thomas Pelham born July 1883, and Kate Forrester born 1899. They eventually moved to Montevallo where R. F. McKibbon owned a cotton gin, lumber mill, and grist mill and also owned rental property in several of the small towns around Montevallo (Nielsen, Cathryn, granddaughter, personal communication, 2000).

On March 27, 1900 (Shelby County Deed Book D 91-147, 149, 150) R. F. McKibbon purchased a lot from H. C. and Augusta Reynolds and constructed the nominated house at the corner of East Boundary and Shelby Streets. This home was also a meeting place for the elders of Montevallo Presbyterian Church where Mr. McKibbon was a very active and respected elder. According to his granddaughter, Mr. and Mrs. McKibbon occupied a place of prestige in the community with Dr. Carmichael, president of the college, and the pastor of the Presbyterian Church being their closest friends. Mr. and Mrs. McKibbon lived

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in Montevallo until Augusta's death on January 29, 1929. Afterwards Mr. McKibbon moved to Birmingham to live with his son Julian. R. F. McKibbon died November 23, 1933, in Birmingham, Jefferson County, Alabama, and was buried next to Sarah, his wife in Oxford, Calhoun County, Alabama.

In 1944 J. W. D. Galloway purchased the house and the two lots from the McKibbon heirs (Probate Records, Shelby County, Deed Book 119, Page 571). On October 19, 1946 Mr. and Mrs. Galloway sold the extra lot to Eilee S. Lee and son Percy Lee, Jr. (Probate Records, Shelby County, Deed Book 125, Page 571). On February 28, 1952 Mr. and Mrs. Galloway sold the house to Melvin T. And Lottie Smitherman (Probate Records, Shelby County, Deed Book 151, Page 410) and the following year, purchased the extra lot from Mrs. Lee and her son, Percy (Probate Records, Shelby County, Deed Book 157, Page 587). This brought the original property and house back together as one parcel. Mr. Smitherman died in 1965 and on May 17, 1968 Mrs. Smitherman sold the house and land to her daughter Betty S. Lawley and husband, Leonard Lawley (Probate Records, Shelby County, Deed Book 253, Page 069). Mrs. Lawley submitted an application and on July 21, 1978, the McKibbon House was placed on the Alabama Register of Landmarks and Heritage.

Following Mrs. Lawley's death, Mr. Lawley sold the house to Tina and Theodore Gibbs. They proceeded with plans to make the house a Bed and Breakfast and it was at this time that the plaster and sheetrock were removed and even the floor in the kitchen. The screen porch on the back of the house was also removed. On August 26, 1998, William F. Dew, Jr., wife, Peggy D. Dew, and daughter, Tina M. Dew purchased the property (Probate Records, Shelby County, Deed Book 1998, Page 34628). The Alabama Historical Commission was contacted and representatives visited the site before restoration was begun and made suggestions on proper ways to comply with the Secretary of the Interior's Standards for Rehabilitation to take advantage of the federal tax credits. The work was begun in September 1999 and the Bed and Breakfast was officially opened on July 21, 2000. The house is currently being operated as a Bed and Breakfast and also is the residence for the Dews.

#### **Bibliography**

Birmingham Regional Planning Commission. A Historic Site Survey of Blount, Chilton, Shelby, St. Clair, and Walker Counties, prepared for the Alabama Historical Commission, 1975.

Ching, Francis D. K. Interior Design Illustrated, New York, 1987, pg. 195.

Kindred Konnections Pedigree Chart and Family Record - nielsen1.

Lawley, Jimmy. Personal Communication, 2000.

MacKnight, J. A. Montevallo "A Little Bit of Lombardy", 1907.

Meroney, Eloise. Montevallo The First One Hundred Years, Montevallo, Alabama, 1977.

Minutes of the Session of the Montevallo Presbyterian Church, Volume 1: 1897-1923.

Nielsen, Cathryn. Personal Communication, 2000

Pomando, Elizabeth and Larsen, Michael. How To Create Your Own Painted Lady, New York, 1989.

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Probate Records, Shelby County, Deed Book 199, Page 571.

Probate Records, Shelby County, Deed Book 125, Page 571.

Probate Records, Shelby County, Deed Book 151, Page 410.

Probate Records, Shelby County, Deed Book 157, Page 587.

Probate Records, Shelby County, Deed Book 253, Page 069.

Probate Records, Shelby County, Deed Book 1995, Page 7755.

Probate Records, Shelby County, Deed Book 1998, Page 34628.

Seaman, Janice and Everse, Martin, Celebrating An Era 19th Century Montevallo Architecture, University of Montevallo.

Shelby County Deed Book 91, pages 147, 149 and 150.

Shelby County Deed Book 92, pages 147, 149, 150.

### **Verbal Boundary Description**

The property nominated is a rectangle located on the corner of East Boundary and Shelby Streets in Montevallo, Shelby County, Alabama. The legal description is as follows:

Lots 3 and 4, in Block 51, according to the survey of Reynolds Addition to Montevallo as recorded in Map Book 3 at page 37, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Less and except the following: Commence at the SE corner of Lot 3, Block 51, according to Survey of Reynolds Addition to Montevallo, as shown by plat or map recorded in Map Book 3, page 37 as recorded and run thence Southwesterly along the north line of East Boundary Street a distance of 8.0 feet; thence run Northwesterly a distance of 175.0 feet more or less (correct record lot length 150 feet) to a point on the Northwest line of said Lot 3, which is 8.0 feet from the Northeast corner of said lot 3, hence run in a Northeasterly direction along the Northwest line of said Lot 3 a distance of 8.0 feet to the NE corner thereof; thence run Southeasterly along the Northeast line of said Lot 3 a distance of 175.0 feet (incorrect) 150.0 feet record map distance) to the point of beginning, being situated in Shelby County, Alabama. According to the survey dated August 27, 1998 by Olden G. Webb, II, Reg. # 11847.

#### **Boundary Justification**

The boundary is based on the legal description of the parcel on which the house is located. These are the current and historic boundaries associated with the property.

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# NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

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				County and State: Shelby County, Ala	<u>abama</u>

### **Photographs**

All photographs are of McKibbon House property, Shelby County, Alabama, and were taken by Linda Nelson May of 2000. All negatives are on file with the Alabama Historical Commission.

- 1. View of East side of house, facing West.
- 2. View of SE corner of house highlighting gingerbread, facing NW.
- 3. View of South Facade and West side of house, facing NE.
- 4. View of South Facade and West side of house, highlighting tower, facing NE.
- 5. View of West side of house and South Facade, highlighting tower & picket fence, facing NE.
- 6. View of West side of house, facing East.
- 7. View of rear of house, facing South.
- 8. View of West side of house, facing SE.
- 9. View of Spindles and braces on tower area, facing East.
- 10. View of downstairs central hall, Parlor and dining room on left, facing North.
- 11. View of parlor looking into dining room, facing North.
- 12. View from dining room into parlor, notice barge board, facing South.
- 13. View of detail on dining room mantel, facing SE.
- 14. View from dining room showing central hall, kitchen and door to right is small powder room, facing East.
- 15. View of clawfoot tub in master downstairs bath, facing NE.
- 16. View from upstairs balcony showing spandrels, facing SW.
- 17. View of tower area in upstairs bedroom, facing SW.
- 18. View of fireplace iron surround and grate in upstairs bedroom, facing North.
- 19. View of South facade, facing North.
- 20. View of back shed and picket fence, facing SE.
- 21. View of upper balcony on West side of house, facing SE.
- 22. View of tower highlighting fishscale shingles, facing East.
- 23. View of balustrades on South facade, facing NE.
- 24. View of transom above front door on South facade, facing North.
- 25. View of front facade of shed, facing north.
- 26. View of back of house, facing South.
- 27. View of 2 car carport, facing SE.
- 28. View of ceiling in downstairs central hall.
- 29. View of central upstairs hall. Door at end opens to front balcony upstairs, facing South.
- 30. View of closeup of fishscale shingles on tower and louvered attic vents, facing West.
- 31. View of stain glass window on upper South facade of house, flanking doorway from upstairs central hall to front balcony, facing North.
- 32. View of lower knobbed corner boards in library, facing East.
- 33. View of curvilinear brackets extending from turned porch post supports., facing west.
- 34. View of pipe used in construction of back patio, facing South.
- 35. View of unusual light on back patio, facing North.

### **Copies of Photos - Original Not Available**

- 1. R. F. McKibbon
- 2. Picture of R. F. McKibbon and wife
- 3. Picture of McKibbon family in 1908 note in background stained glass windows that were removed
- 4. Picture of McKibbon house shortly after it was built. Building in background is Presbyterian Church
- 5. Picture of R. F. McKibbon and wife
- 6. Picture of Willie McKibbon in front of house.