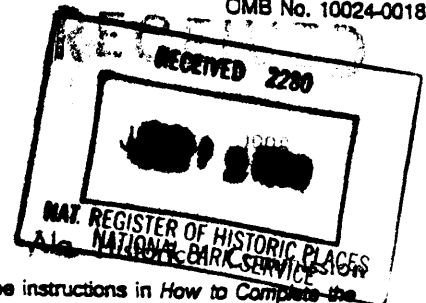


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



149

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Roebuck Springs Historic District

other names/site number N/A

2. Location

street & number see continuation sheets not for publication

city or town Birmingham vicinity

state Alabama code AL county Jefferson code 073 zip code 35206

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this 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 meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Shirley Ann Brown 1-8-99
Signature of certifying official/Title Date
Alabama Historical Commission (State Historic Preservation Office)
State of 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

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the 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): _____

Edson H. Beall
Signature of the Keeper

Date of Action
2.12.99

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	
84	80	buildings
2	0	sites
4	0	structures
0	0	objects
90	80	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

- DOMESTIC/single dwelling
- DOMESTIC/secondary structure
- LANDSCAPE
- RELIGION/religious facility
- FUNERARY/cemetery

Current Functions
(Enter categories from instructions)

- DOMESTIC/single dwelling
- DOMESTIC/secondary structure
- LANDSCAPE
- RELIGION/religious facility
- FUNERARY/cemetery

7. Description

Architectural Classification
(Enter categories from instructions)

- Colonial Revival
- Tudor Revival
- Bungalow/Craftsman
- Other: Minimal Traditional

Materials
(Enter categories from instructions)

- foundation concrete, stone
- walls wood: weatherboard, brick, stone, asbestos, stucco
- roof asphalt, ceramic tile
- other stone: fieldstone

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

10. Geographical Data

Acreeage of Property approximately 135

UTM References

(Place additional UTM references on a continuation sheet.)

1	1, 6	5, 2, 7, 2, 5, 0	3, 7, 1, 5, 6, 2, 0
	Zone	Easting	Northing
2	1, 6	5, 2, 7, 6, 1, 0	3, 7, 1, 5, 8, 4, 0

3	1, 6	5, 2, 8, 2, 0, 0	3, 7, 1, 5, 3, 0, 0
	Zone	Easting	Northing
4	1, 6	5, 2, 7, 5, 6, 0	3, 7, 1, 4, 7, 1, 0

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Denise P. Messick, architectural historian & Trina Binkley, AHC reviewer

organization New South Associates date June, 1998

street & number 6150 East Ponce de Leon Avenue telephone (770) 498-4155

city or town Stone Mountain state GA zip code 30083

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name multiple owners

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20503.

Name of Property

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.)

Property is:

N/A

- 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 of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Landscape Architecture

Community Planning and Development

Architecture

Period of Significance

1907, 1910-1949

Significant Dates

1910, 1926, 1948-49

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

East Lake Land Company

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS): N/A

- 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

Primary location of additional data:

- State Historic Preservation Office
Other State agency
Federal agency
Local government
University
Other

Name of repository:

Alabama Historical Commission

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**Roebuck Springs Historic District
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2. Location

Numbers and Street Addresses for the Roebuck Springs Historic District:

1. 402 Balcourt Drive
2. 404 Balcourt Drive
3. 406 Balcourt Drive
4. 412 Balcourt Drive
5. 414 Balcourt Drive
6. 416 Balcourt Drive
7. 418 Balcourt Drive
8. 420 Balcourt Drive
9. 407 Cumberland Drive
10. 408 Cumberland Drive (chapel & cemetery)
11. 408 Cumberland Drive (new church)
12. 409 Cumberland Drive
13. 411 Cumberland Drive
14. 413 Cumberland Drive
15. 415 Cumberland Drive
16. 419 Cumberland Drive
17. 421 Cumberland Drive
18. 422 Cumberland Drive
19. 423 Cumberland Drive
20. 432 Cumberland Drive
21. 436 Cumberland Drive
22. 439 Cumberland Drive
23. 441 Cumberland Drive
24. 443 Cumberland Drive
25. 419 Exeter Drive - front house
26. 419 Exeter Drive - rear outbuilding
27. 420 Exeter Drive
28. 422 Exeter Drive
29. 424 Exeter Drive
30. 425 Exeter Drive - front house
31. 425 Exeter Drive - rear house
32. 427 Exeter Drive
33. 430 Exeter Drive
34. 431 Exeter Drive
35. 433 Exeter Drive
36. 434 Exeter Drive
37. 442 Exeter Drive
38. 443 Exeter Drive
39. 444 Exeter Drive
40. 446 Exeter Drive
41. 447 Exeter Drive

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**Roebuck Springs Historic District
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-
- 42. 448 Exeter Drive
 - 43. 450 Exeter Drive
 - 44. 453 Exeter Drive
 - 45. 8727 Fourth Avenue South
 - 46. 8729 Fourth Avenue South
 - 47. 8731 Fourth Avenue South
 - 48. 8737 Fourth Avenue South
 - 49. 8743 Fourth Avenue South
 - 50. 428 Horner Drive
 - 51. 432 Horner Drive
 - 52. 436 Horner Drive
 - 53. 438 Horner Drive
 - 54. 439 Horner Drive - main house
 - 55. 439 Horner Drive - rear house
 - 56. 439 Horner Drive - Wilson Springs
 - 57. 439 Horner Drive - water tank
 - 58. 447 Horner Drive
 - 59. 448 Horner Drive
 - 60. ? Horner Drive
 - 61. 469 Horner Drive
 - 62. 501 North Drive
 - 63. 503 North Drive
 - 64. 505 North Drive
 - 65. 512 North Drive - house
 - 66. 512 North Drive - tennis courts
 - 67. 514 North Drive
 - 68. 455 Ridge Road
 - 69. 457 Ridge Road
 - 70. 459 Ridge Road
 - 71. 461 Ridge Road
 - 72. 463 Ridge Road
 - 73. 471 Ridge Road
 - 74. 475 Ridge Road
 - 75. 477 Ridge Road
 - 76. 479 Ridge Road
 - 77. 481 Ridge Road
 - 78. 483 Ridge Road
 - 79. 485 Ridge Road
 - 80. 492 Ridge Road
 - 81. 500 Ridge Road
 - 82. 501 Ridge Road
 - 83. 508 Ridge Road
 - 84. 509 Ridge Road
 - 85. 513 Ridge Road
 - 86. 516 Ridge Road

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**Roebuck Springs Historic District
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-
- 87. 517 Ridge Road
 - 88. 518 Ridge Road
 - 89. 520 Ridge Road
 - 90. 521 Ridge Road
 - 91. 522 Ridge Road
 - 92. 524 Ridge Road
 - 93. 528 Ridge Road
 - 94. 529 Ridge Road
 - 95. 532 Ridge Road
 - 96. 535 Ridge Road
 - 97. 536 Ridge Road
 - 98. 540 Ridge Road
 - 99. 600 Ridge Road
 - 100. 604 Ridge Road
 - 101. 606 Ridge Road
 - 102. 610 Ridge Road
 - 103. 614 Ridge Road
 - 104. 620 Ridge Road
 - 105. 624 Ridge Road
 - 106. 630 Ridge Road
 - 107. 638 Ridge Road
 - 108. 644 Ridge Road
 - 109. 645 Ridge Road
 - 110. 656 Ridge Road
 - 111. 516 Rutherford Circle
 - 112. 520 Rutherford Circle
 - 113. 521 Rutherford Circle
 - 114. 522 Rutherford Circle
 - 115. 526 Rutherford Circle
 - 116. 574 Rutherford Circle
 - 117. 580 Rutherford Circle
 - 118. 500 Rutherford Drive
 - 119. 504 Rutherford Drive
 - 120. 505 Rutherford Drive
 - 121. 508 Rutherford Drive
 - 122. 509 Rutherford Drive
 - 123. 510 Rutherford Drive
 - 124. 511 Rutherford Drive
 - 125. 420 Somerset Drive
 - 126. 423 Somerset Drive
 - 127. 425 Somerset Drive
 - 128. 427 Somerset Drive
 - 129. 430 Somerset Drive
 - 130. 431 Somerset Drive
 - 131. 433 Somerset Drive

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**Roebuck Springs Historic District
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-
- 132. 441 Somerset Drive
 - 133. 449 Somerset Drive
 - 134. 400 Valley Road
 - 135. 404 Valley Road
 - 136. 406 Valley Road
 - 137. 408 Valley Road
 - 138. 412 Valley Road
 - 139. 416 Valley Road
 - 140. 422 Valley Road
 - 141. 425 Valley Road - main house
 - 142. 425 Valley Road - rear outbuilding
 - 143. 427 Valley Road
 - 144. 428 Valley Road
 - 145. 432 Valley Road
 - 146. 433 Valley Road
 - 147. 449 Valley Road
 - 148. 501 Valley Road
 - 149. 504 Valley Road
 - 150. 507 Valley Road
 - 151. 511 Valley Road
 - 152. 512 Valley Road
 - 153. 513 Valley Road
 - 154. 514 Valley Road
 - 155. 516 Valley Road
 - 156. 518 Valley Road
 - 157. 519 Valley Road
 - 158. 525 Valley Road
 - 159. 526 Valley Road
 - 160. 527 Valley Road
 - 161. 530 Valley Road
 - 162. 531 Valley Road
 - 163. 534 Valley Road
 - 164. 538 Valley Road
 - 165. 539 Valley Road
 - 166. 540 Valley Road
 - 167. 544 Valley Road
 - 168. 550 Valley Road
 - 169. Roebuck Springs landscape - no address
 - 170. Roebuck Springs road system - no address

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**Roebuck Springs Historic District
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7. Description

Roebuck Springs is located 11 miles east of central Birmingham in Jones Valley. The Roebuck Springs Historic District, consisting of approximately 135 acres, is a planned residential suburb representing an early attempt to design "with" the mountainous terrain. The first addition was platted in 1910 by the East Lake Land Company in association with the Roebuck Auto and Golf Club. Subsequent areas were added in 1926 by the successor corporation Roebuck Springs Land Company. The use of the land is the unifying element that brings a distinct character to this neighborhood. Roebuck Springs departed from the grid pattern of previous urban planning. This "garden suburb" retains its narrow curvilinear roads contoured to the topography, as well as large lots which make extensive use of local materials such as fieldstone in landscape and architecture. Other distinctive features include lush native vegetation with a heavy tree canopy; terraced hillsides with stone walls; and well-constructed homes of popular early twentieth-century architectural styles sited to take advantage of the ridges and valleys. Roadside drainage swells are more common than curbs or gutters; sidewalks are non-existent; and streetlights were not used historically, although a few have been added. This rural, picturesque feeling emanated from a conscious design aesthetic linked to a desire to escape from industrial Birmingham at a time when automobiles first made this a viable choice. Despite a substantial growth spurt in the 1950s and 1960s, the district still retains most of the significant features that made it a local expression of the American Romantic Style in landscape architecture.

Jones Valley is part of a series of parallel ridges and valleys, ranging from 300 to 1200 feet in elevation, traversing the area in a northeasterly/southwesterly direction. Red Mountain (elevation 950 feet) is on Roebuck Springs' southeastern edge. The area within the nomination boundaries ranges from about 600 to about 800 feet in elevation with a densely wooded, hilly terrain. Sadler's Gap to the northeast provided an entry point for pioneer transportation routes from the east as early as 1820. The area was an important crossroads of the old Georgia Road and the road to Gadsden and Chattanooga which both met the historic Blountsville Road near Roebuck Springs. Pioneer farmers were first attracted to the area from the 1820s through the 1850s due in part to the presence of several large springs, including Roebuck Springs and Wilson Springs, about one-half mile apart. Streetcar service from Birmingham extended as far as Roebuck Terrace (northwest of Roebuck Springs) by 1906, and city dwellers were building summer homes near Red Mountain to escape the soot and heat of industrial Birmingham by 1907 (Major-Donovan House, #35). Today the Roebuck area is linked to Birmingham and points beyond by Interstate Highway 59 and U.S. 11. Highway 79 follows the route of the Old Blountsville Road (now Fourth Avenue South).

It was in the 1910s that the present appearance of Roebuck Springs began to take form. The Major-Donovan House (#35) was already there as a summer residence. In many ways this important house was a precursor for the design of the neighborhood with its Craftsman architecture, naturalistic setting, use of stone in landscape and building, and reliance on the automobile for transportation. About 200 acres of the land in Township 17 South, Range 2 West was purchased by the East Lake Land Company in 1909. A golf course, shown on Map 2, was designed to the northwest of the present I-59 (outside this National Register district). The portion which lies to the southeast of Old Blountsville Road was platted with large lots on the ridges and valleys connected with six miles of curving, interlacing roads (see Map 3). Local civil engineers, functioning as landscape architects, devised a plan

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**Roebuck Springs Historic District
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very much unlike previous developments in Birmingham. Even on maps, Roebuck Springs is easily distinguishable from its surroundings by the lack of straight roads or corners. Street widths were only 13 to 17 feet and most were sided with drainage ditches and low walls or hedges. Stone walls were also used for property demarcation. Native trees and shrubs were maintained, although some were probably selectively removed, to give the appearance of a natural rural setting. These included various species of oak, pine, hickory, dogwood, and gum trees. The clear cold water from Wilson Springs was collected in a reservoir and pumped to a system of mains and pipes as a ready supply for the community.

This First Addition to Roebuck Springs (1910) was heavily marketed to the middle class seeking to emulate the grand country homes of the wealthy. The quality of materials, workmanship, and detailing were excellent. Houses did not observe uniform set-backs because they were sited and oriented to take advantage of the views on the ridges and knolls. The use of terracing and stone retaining walls was a common response to the difficult terrain. The suburb was designed for the automobile with long curving driveways marked by fieldstone entrance pillars and detached garages in the rear, some with servants' quarters above. Many of the drives still have their double concrete treads. Materials for the early homes were inspired by the English Arts and Crafts movement, a reaction against industrialization and a movement toward the perceived simplicity and romanticism of agrarian life. Tudor Revival homes used brick and stone, often with decorative half-timbering and stucco. Many examples are located along Valley Road. The design of the buildings and landscape were very closely related to each other through the use of materials such as fieldstone. Numerous buildings used stone in chimneys, fireplaces, porch piers, foundations, terraces, walkways, and barbecue pits. The Weakley residence (#33) is an excellent example of the use of stone. The picturesque Wilson Chapel (#10) has many Arts and Crafts features executed in brick and wood. Craftsman Bungalows used wood, brick, and stone to create a more uniquely American expression of this movement. Garages and other outbuildings are also ubiquitous in Roebuck Springs. Many took their style cues and materials from the main house (#157 is an example). Detached garages commonly had small apartments or servants' quarters above them.

Roebuck Springs reflects the eclectic variety of architectural styles prevalent throughout the United States during the early twentieth century. While sizes vary greatly, most homes are moderately-sized with one or two stories designed for a single family. A building boom in the mid- to late 1920s saw a number of Colonial Revival style homes and cottages constructed in the higher reaches of the neighborhood. Most used wood weatherboard and a few used brick for exterior materials. These more classical homes sometimes utilized slightly more formal treatments on their grounds, such as squared brick pillars or concrete urns at the auto entrances. Several architects and small contracting firms designed residences for themselves and their relatives. These included the E. Bruce LaRoche House (#148), the Will Mewborne House (#165), the George and Pearl Weaver Houses (#162, #160, #157, #154), the J. A. Thomas Houses (#105, #108), and the Walter Meeks Houses (#138, #33). The Ridge Top Circle and Rutherford Circle additions were opened for development in 1926, but many of these lots in the higher elevations near the edge of Roebuck Springs did not sell for decades. The beginning of the depression in 1929 brought a halt to construction, and then World War II also delayed new residential development.

The first major post-war growth spurt occurred in 1948-1949 with construction of a number of small homes on sub-divided lots on Cumberland Drive, Balcourt Drive, and Ridge Road within the pre-

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war plan. Many appeared in clusters, and these were typically built closer to the road and to each other than the older homes, but they retained many of the other landscape features such as dense tree canopies, stone walls, "natural" plantings and a narrow curvilinear roadway. A few homes were also interspersed on larger lots. Some owners of pre-war houses were finally able to sell adjacent lots that had been bought for speculative reasons. While the post-war homes were stylistically different than their earlier neighbors, they did not compromise the visual integrity of the neighborhood. The style known as Minimal Traditional was a smaller, simplified form loosely based on historical precedents, particularly the Tudor Revival style. Much of the detailing was omitted and the roof pitch was lower, but the front-facing gable and large exterior chimney were still common.

After World War II, particularly in the late 1950s, the Roebuck area (including Roebuck Springs, Roebuck Terrace and surrounding commercial areas) became one of Birmingham's fastest growing suburbs. Roebuck Plaza Shopping Center and other nearby businesses replaced earlier, smaller neighborhood centers in East Lake. This affected the Roebuck Springs Historic District through increased demand for new suburban housing. Much of the construction in the 1950s and 1960s was on lots on the periphery (Ridge Top Circle and Rutherford Circle) that had been included in the neighborhood plats, but had not been previously developed. Some of these lots were also sub-divided, but many still retained substantial acreage. These 1950s and 1960s homes, while located on early platted or subdivided lots, were not designed to be as integrated to the neighborhood setting as those buildings from the 1940s or before. Many of the later developments have a different character. They include ranch style or split-level homes with more open space, grassy lawns, foundation plantings, fewer trees, and less use of native materials in landscaping. At the same time, construction of Interstate 59 in the late 1960s destroyed many of the estates on Old Blountsville Road, and separated Roebuck Springs from the golf course, Roebuck Terrace, and the commercial area to the west.

Lots sizes in Roebuck Springs presently range from less than one-half acre to over eleven acres, with an average size of two to three acres. It is zoned as a low-density residential Estate District by the city of Birmingham. There are no apartment buildings within the National Register boundaries. This neighborhood has always been well-maintained, and very few buildings are in disrepair. Rehabilitation activities and additions to homes are ongoing, and these are usually sensitive to the historic environment. The historic landscape has also been retained by most home-owners with an obvious sense of pride. Old-growth trees are ubiquitous. While some walls are overgrown with ivy and other vegetation, and some lots are returning to a "wilder" state, the overall level of maintenance is excellent.

Although the district does have many non-contributing buildings, these buildings are set within a contributing historic landscape and they do not detract from the overall feeling and association of the portion of the neighborhood with the National Register boundaries. Roebuck Springs possesses integrity of location, design, setting, materials, workmanship, feeling and association. In addition to its landscape (considered a contributing site, #169), the Roebuck Springs Historic District consists of 84 contributing buildings (all residences), four contributing structures (the neighborhood road system [#170], a tennis court [#66], the reservoir/waterworks of Wilson Springs [#56], and the water tank above Wilson Springs [#57]), and one additional contributing site (Wilson Chapel and its associated cemetery [#10]). It also has 80 non-contributing buildings (78 residences and two churches). Of the contributing resources, one pre-dates 1910, 11 were constructed or started in the 1910s,

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44 in the 1920s, 10 in the 1930s, and 24 in the 1940s. Predominant architectural styles for the earliest buildings are Colonial Revival, Tudor Revival, and Craftsman Bungalow. Beginning in the 1940s smaller homes classified as "Minimal Traditional" were built on divided lots. Most of the non-contributing buildings are 1950s or 1960s ranch style homes or split-level residences, with very few constructed after the 1970s. Many of the newer houses still retain historic landscape features, such as older trees, terracing, and stone walls. All non-contributing and contributing resources are identified on the district sketch map (Map 4).

Archaeological Component:

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

Inventory:

Much of the following information was gathered through original research and survey conducted in 1985 and 1986 by Marjorie White and a team from the Birmingham Historical Society. This included reviews of tax records, local historical texts, East Lake Land Company records, newspaper real estate advertisements, city directories, census records, and extensive interviews with long-term residents. Updated information in 1997 was provided by members of the Roebuck Springs Historic Preservation Society primarily from individual property owners' memories and records. A new reconnaissance survey by New South Associates in 1997 also yielded additional contributing properties, most constructed after W. W. II, as well as more information on landscape features and non-contributing properties. Backyard outbuildings and detached garages were not counted separately in the inventory unless the associated main house no longer exists and/or the ancillary structure is a major one that has attained its own significance. Most construction dates were confirmed through available tax records. Houses with names refer to first occupants or early prominent residents. At the end of each description the resources are labeled "C" for contributing and "NC" for non-contributing.

1. Rudd Wylie Ryan House (c. 1929). *402 Balcourt Drive*. Tudor Revival. This one-story brick house has two front-facing gables, a stone-trimmed entry arch, 6/6 double-hung windows, a brick chimney, and a side porch. The rear yard has fieldstone terracing and a separate two-car garage. The first owner was Rudd Wylie Ryan who reportedly lived in the house from 1930 to 1939 and was a template maker and foreman for the Virginia Bridge Company. (C)
2. *404 Balcourt Drive* (c. 1970s). Ranch. This brick ranch-style house has a lateral gable roof. The landscaping is compatible with the neighborhood's historic design. (NC)
3. *406 Balcourt Drive* (c. 1970s). Split-level. This house has brick veneer. The landscaping is compatible with the neighborhood's historic design. (NC)
4. *412 Balcourt Drive* (c. 1970s). Ranch. This brick veneer home has both flat and shed roofs, a carport, and fixed glass windows. The landscaping is compatible with the neighborhood's historic design. (NC)

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5. *414 Balcourt Drive* (1949). Minimal Traditional. This L-shaped cottage with a front porch is frame on a concrete block foundation. The lateral gable roof has a front gable extension and an end chimney. (C)
6. *416 Balcourt Drive* (1949). Minimal Traditional. This L-shaped cottage with a front stoop is frame on a concrete block foundation. It has asbestos siding. The lateral gable roof has a front gable extension and an end chimney. (C)
7. *418 Balcourt Drive* (1949). Minimal Traditional. This L-shaped cottage with a front porch is frame on a concrete block foundation. It has asbestos siding. The lateral gable roof has a front gable extension and an end chimney. (C)
8. *420 Balcourt Drive* (1949). Minimal Traditional. This L-shaped cottage with a front stoop is frame on a concrete block foundation. The lateral gable roof has a front gable extension and an end chimney. (C)
9. *407 Cumberland Drive* (1949). Minimal Traditional. According to tax records this property was owned by Wilson Chapel in the 1940s. It is an L-shaped cottage with a front gable extension, an entry stoop, a concrete block foundation, a brick chimney, and asbestos siding. (C)
10. Wilson Chapel (1917) and Wilson Cemetery. *408 Cumberland Drive*. Craftsman. This small brown brick chapel, reminiscent of English rural medieval churches, was built by Rosa Wilson Eubanks and Minerva Wilson Constantine to adjoin and protect the Wilson family cemetery, established in 1838. The WPA recorded 28 graves in 1938, and a few more have been added since. Members of the Wilson and Hamilton families are buried there, including farmer/violinist James Wilson (1818-1896) who had acquired the land with the springs and the cemetery location from his father-in-law Audley Hamilton, whose 1838 burial is the first recorded in the private cemetery. Located at a main entrance to the neighborhood, the chapel has served as a community center, wedding chapel, and sanctuary for several congregations. It is set on a triangular fieldstone-edged terrace adjacent to the larger modern sanctuary of Wilson Chapel Methodist Church (#11). The chapel is T-shaped with a steep roof of intersecting gables, brick buttresses on exterior walls, and a small entry vestibule. The interior features oak beams and trusses, hand-hewn pews, and stained glass windows. The chapel and cemetery are classified as one contributing site. (C)
11. Wilson Chapel Methodist Church (1967). *408 Cumberland Drive*. This tan brick rectangular church has a front gable, composition rolled roofing, lancet windows and buttress-like protrusions from the exterior. (NC)
12. *409 Cumberland Drive* (1949). Minimal Traditional. This is an L-shaped cottage with a front gable extension, an entry stoop, a concrete block foundation, a brick chimney, and aluminum siding. (C)
13. *411 Cumberland Drive* (1949). Minimal Traditional. This is an L-shaped frame cottage with a front gable extension, a 3/4-width porch, a concrete block foundation, a brick chimney, and an attached carport. (C)

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14. 413 *Cumberland Drive* (c. 1950s). This L-shaped house has a brick veneer half-wall, a 3/4-width porch, and a landscape compatible with the historic neighborhood. (NC)
15. 415 *Cumberland Drive* (c. 1950s). This L-shaped house has a brick foundation, aluminum siding, and an intact historic landscape. (NC)
16. 419 *Cumberland Drive* (1910s). This small rectangular residence with a front porch was once a carriage house for the Major Davis estate located on 4th Avenue. The main house was destroyed by the construction of I-59. The home's original wood shingles have been replaced by aluminum siding. It has a hip roof, an incorporated 3/4-width porch, and a central interior stone chimney. Major Davis was the president of Howard College, forerunner of the present Samford University. (C)
17. 421 *Cumberland Drive* (1920s). This one-story rectangular house has an overhanging roof and bracketed eaves, and a stone wall along the driveway. It has wood shingle siding with a brick half-wall and modern windows. It has a full-width porch and a side-gable porte-cochere. It is a former outbuilding for an estate once located on 4th Avenue. (C)
18. 422 *Cumberland Drive* (c. 1950s). Ranch. This L-shaped house has lateral and front gable portions. (NC)
19. 423 *Cumberland Drive* (c. 1925). Mediterranean Revival w. Craftsman influences. This two-story house with a stone chimney is sited on a high ridge with a fieldstone terraced garden. It has a stone veneer half-wall with stucco above. Its steep roof has stained glass dormer windows. The interior has a stone fireplace and hardwood floors. (C)
20. 432 *Cumberland Drive* (c. 1950s). Ranch. This brick veneer house has a hip roof. (NC)
21. 436 *Cumberland Drive* (c. 1950s). Ranch. This frame house has aluminum siding and a complex roof. (NC)
22. 439 *Cumberland Drive* (c. 1960s). This two-story rectangular house has a lateral gable roof. The first floor is brick and the second floor is board and batten. The landscape is compatible with the historic neighborhood design. (NC)
23. 441 *Cumberland Drive* (c. 1970s). This is a two-story rectangular brick veneer house with a garage on the first floor and an entrance on the second floor. (NC)
24. 443 *Cumberland Drive* (c. 1980s). This rectangular house has a lateral gable roof with two dormers and a brick raised foundation. (NC)
25. Terry-Carlton-Laney House (1943). 419 *Exeter Drive*. This one-story wood and brick veneer residence was built to replace one that burned. It has a full basement and large front porch. The large front yard has a fieldstone wall and illuminated entrance pillars. (C)

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26. *419 Exeter Drive Guest House* (1925). This two-story wood structure was originally designed as a two-car garage with an upstairs apartment, and is now used as a separate guest house. It pre-dates the house on this property. (C)
27. *420 Exeter Drive* (c. 1970s). Split-level. Wood siding, garage below.(NC)
28. *422 Exeter Drive* (c. 1970s). Split-level. Brick on lower level, wood above. (NC)
29. Robert Allen House (c. 1928). *424 Exeter Drive*. Colonial Revival. This one-story clapboard and brick veneer house sits on a small knoll with a large wooded yard and circular drive. It has a small front porch, a terrace, and a detached garage. (C)
30. Gus Prosch-Bagby House (c. 1928). *425 Exeter Drive*. Tudor Revival. This red brick house with stone accents has a porte-cochere and side porch and many English Arts and Crafts features. Two front-facing gables extend from the lateral gable roof. It is the third house on the site after fire destroyed the first two. Accentuated stone retaining walls, original steps, and entrance pillars were built by John Miles, a servant of the James Kirtley family who lived on the property from 1913-1923. (C)
31. Kirtley-Bagby School House (c. 1930). *425 Exeter Drive Guest House*. This two-story clapboard house sits at the rear of the property with an adjacent rose garden. It has a stone chimney, brick foundation, and lateral gable roof. It has been used as garage apartment, nursery, private neighborhood school, and guest house. (C)
32. James A. Kirtley House (c. 1930). *427 Exeter Drive*. Colonial Revival. This two-story symmetrical frame house has a small detached garage, separate one-room servant quarters, and a fish pond. It has 4/1 windows, an exterior end chimney and a one-story addition. The house was reportedly rebuilt after a 1930 fire. (C)
33. Walter Meeks-David Weakley House (1928). *430 Exeter Drive*. Craftsman with Tudor Revival features. This one-and-a-half-story cottage, called "Rock Haven," is faced entirely in fieldstone with an octagonal turreted entry, a stone chimney with decorative tile inlay, and a front porch. It was built by Birmingham contractor Walter E. Meeks using workers who also laid the stone for the superintendent's house at the Alabama Boys' Industrial School. Colonel David Weakley lived at the house until his death in the 1940s. The picturesque grounds make extensive use of fieldstone, rock, and brick in front walls, entry pillars, walkways, and a rear barbecue pit. The interior features a limestone fireplace, arched openings, and heavily textured plaster walls. (C)
34. *431 Exeter Drive* (c. 1950s). Early ranch. U-shaped with porch between the U. (NC)
35. William A Major-William F. Donovan House (1907). *433 Exeter Drive*. Craftsman Bungalow. This clapboard and fieldstone house has a large open porch with paired stone piers on the first level and an oversized dormer projecting from the long sloped roof above. A large stone chimney includes architects and/or builders insignias in the stones. The house precedes the layout of the neighborhood street system, and was initially used as a summer residence by the purchasing agent for the TCI company railroad. Its Craftsman style may have been a prototype for other homes in the

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neighborhood. The property originally included many outbuildings that no longer exist. The interior has beamed ceilings, a massive stone fireplace and large rooms. (C)

36. 434 *Exeter Drive* (c. 1960s). Ranch. (NC)
37. 442 *Exeter Drive* (c. 1960s). Ranch. Brick with hip roof and screened porch. (NC)
38. James A. Montgomery House (c. 1929). 443 *Exeter Drive*. Tudor Revival. This one-story brick house has a steep composition roof with false half-timbering in the front gable. It has 6/1 paired windows and a brick chimney. A fieldstone wall defines the property line at Exeter Drive and a clapboard garage remains on the property. Montgomery was the president and treasurer of the Birmingham-based Montgomery Coal Washing and Manufacturing Company. (C)
39. 444 *Exeter Drive* (c. 1960s). Ranch. Brick with jalousie windows, lateral gable. (NC)
40. 446 *Exeter Drive* (c. 1960s). Ranch. Brick with lateral gable. (NC)
41. 447 *Exeter Drive* (c. 1960s). Ranch. Frame on concrete block foundation with carport.(NC)
42. 448 *Exeter Drive* (1948). Early ranch. Lateral gable roof. (C)
43. 450 *Exeter Drive* (c. 1940s). Minimal Traditional. L-shaped with 3/4 porch. Lateral gable roof with front-gable extension. Windows are 6/6 with metal visors. (C)
44. 453 *Exeter Drive* (1949). Minimal Traditional. This L-shaped cottage has asbestos siding, a 3/4-width porch, an exterior brick chimney and a concrete block foundation. (C)
45. Joel DuBose House (1911). 8727 *Fourth Avenue South*. Colonial Revival. This two-story brick house has imposing squared columns and a large 2-story front porch. (C)
46. 8729 *Fourth Avenue South* (c. 1920s). Bungalow. This Craftsman-influenced cottage has a front gable, brackets, a screened porch, and aluminum windows. (C)
47. 8731 *Fourth Avenue South* (c. 1920s). Craftsman Bungalow. This frame house has a lateral gable roof with a front-facing porch gable, square brick columns, exposed rafters and bracketing, 5/1 windows and an exterior end brick chimney. (C)
48. 8737 *Fourth Avenue South*. This warehouse-type church building has a metal exterior. (NC)
49. Worthington House (c. 1920s). 8743 *Fourth Avenue South*. Craftsman Bungalow. This brick one-story house has a complex roof, a large L-shaped porch with tapered columns, 4/1 paired windows and a stone foundation. (C)
50. 428 *Horner Drive* (1949). Minimal Traditional. This rectangular house has a lateral gable roof, asbestos siding, and a garage below. (C)

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51. 432 Horner Drive (c. 1960s). Ranch. Brick with lateral gable. Garage below. (NC)
52. 436 Horner Drive (c. 1960s). Ranch. Brick and wood exterior. Garage below. (NC)
53. 438 Horner Drive (1920s). Colonial Revival/ Bungalow-influenced. This one-story frame house is set well back on a wooded lot with oak and dense pine trees. It has shiplap siding, an arched doorway and paired 4/1 windows. The property is defined at the road by a low stone wall broken by entrance steps, and the grounds are terraced with fieldstone. (C)
54. Frederick Chamberlain-Dr. Edmund Wood House (1914, redesigned 1925). 439 Horner Drive. Colonial Revival. This two-story clapboard house was built by an early manager of Alabama Power (Chamberlain) and enlarged by a prominent Birmingham dentist (Wood). The 12-acre hilly estate also contains Wilson Springs and reservoir with the remains of an early neighborhood waterworks (discussed separately as resource #56 and #57). Square fieldstone entrance pillars mark the two auto entrances, and the long curved driveway is braced with fieldstone. Wood's 1925 additions to the house were reported to make it a "real showplace," according to the *Birmingham News*. The house has a full basement, a symmetrical facade with sleeping porches at each end, and a columned entry porch. Double-hung windows are grouped in threes on both sides of the front door. Extensive terracing and steps remain throughout the property which is dotted with dogwoods, redbuds, hydrangeas, ferns, and azaleas. The property has remained in the Wood family. (C)
55. Chamberlain-Wood Caretaker's House (c. 1920s). 439 Horner, entrance on Valley Lake Drive. Bungalow-influenced. This small frame cottage on the lower portion of the above estate was originally occupied by the caretaker for the Roebuck Water Company, and was later used as a pool house. It has a cross-gable roof, 6/6 windows, and it retains some Craftsman features, including a small porch overlooking the pool. (C)
56. Wilson Springs, reservoir, and remains of waterworks (c. 1910). 439 Horner Drive. (Located by Valley Lake Road.) City water did not come to Roebuck Springs until 1923. Prior to that time, many residents used the water from Wilson Springs (often confused with Roebuck Springs) which was pumped by hydraulic ram from the reservoir to a tank on Somerset Drive to be distributed by gravity to the homes. This tank is still standing (see # 57), and parts of the old hydraulic-ram machinery are still under Valley Lake Road. Another outbuilding housed pumping equipment. The springs and reservoir were owned and operated by R. A. Hardin, president of Roebuck Springs Land Company. The land and springs were purchased by Dr. Edmund Wood in the 1920s, and the large stone-lined reservoir eventually became a spring-fed swimming pool, as it remains today. This and other structures associated with the waterworks remain intact (see description of #54 and #55). Though impounded by a dam, the springs also feed into a lower lake (Morrow Lake, outside the National Register boundaries) which drains into Village Creek. During the 1930s and 1940s the pool at the Wood property was the setting for many social events, receptions and picnics. This resource is classified as a contributing structure. (C)
57. Water tank above Wilson Springs. 439 Horner Drive. Located near Somerset Drive, this concrete structure is associated with the neighborhood's early waterworks (see #56). Water was

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pumped here from Wilson Springs and then to a standpipe on Ridgetop Circle to be distributed by gravity to homes. The tank is a simple, circular, above-ground, cistern-like structure. After 1923, it became part of the Edmund Wood property (#54). This resource is classified as a contributing structure. (C)

58. Wallace B. Smith-Harry Horner House (1914). *447 Horner Drive*. Tudor Revival. Known as "Hill Top," this two-story clapboard house is located on six acres of high ground facing Wilson Springs. An 80-foot front terrace has a fieldstone foundation and a three-foot thick fieldstone wall. The extensive landscaped grounds include the remains of an underground water system used in the 1920s and 1930s. Dr. Wallace Smith, the first owner, was a prominent internist in the area. Harry Horner, president of the Birmingham Water Works, added a three-room servant's quarters with a masonry fireplace in the 1920s. The home's interior has a floor-to-ceiling stone fireplace. Eric Wieschus, a 1996 Nobel Prize winner, lived in the house as a child in the 1950s. (C)

59. *448 Horner Drive* (1949). Brick house with lateral gable roof. (C)

60. *Horner Drive* - unknown address (c. 1970s) Split-level. Rectangular shape. (NC)

61. *469 Horner Drive* (c. 1970s). (NC)

62. *501 North Drive* (c. 1980s). This two-story modern house has a temple front with squared columns. (NC)

63. *503 North Drive* (c. 1970s). Ranch. This rectangular house has an incorporated porch and a two-car garage. (NC)

64. James L. Raiford House (c. 1928). *505 North Drive*. Tudor Revival. This one-and-a-half-story frame house is sited on a ridge and has a steep roof with multiple gables. The chimney and foundation are brick. The long curved driveway is edged by a gradated fieldstone retaining wall and surfaced with two original cement tire tracks. The detached two-car garage has exposed rafters. The home's interior features a large arched opening between living and dining rooms, ten-foot ceilings, and a fireplace. Raiford was a bookkeeper for the Birmingham Trust National Bank in 1930. (C)

65. George D. Carns House (1928). *512 North Drive*. Bungalow. This one-story clapboard house, along with several small outbuildings, is located some distance from the road on a large lot on the top of a ridge. It has a large open porch, interior pine paneled walls, and an attached apartment. The landscape has extensive fieldstone work, including drains, ditches, terraces, driveway entrance pillars and a wall defining the edge of the property, as well as a small cement pool near the house. Outbuildings include a double garage with a small apartment above, a playhouse, tool shed, rabbit hutch and chicken house. This property also includes the tennis court identified as resource #66. The first owner, George Carns, was president and treasurer of the Bell-Carns Realty Company in 1928. (C)

66. Tennis court (c. 1930s). Southeast corner of North Drive and Valley Road. Located on the lower portion of the property at *512 North Drive*, this fieldstone-edged tennis court was used as a neighborhood recreation site in the 1940s. It is now on private property. The lot is edged with portions

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of the original stone wall, and two fieldstone driveway entrance pillars mark the former Valley Road entrance to the property at 512 North Drive. (C)

67. James D. Dickson House (1929). *514 North Drive*. Bungalow. This one-and-a-half-story clapboard and stone bungalow sits off the road on a large sloping lot terraced with fieldstone to accommodate gardens, pool, vineyard, and a dollhouse. Fieldstone entrance posts mark the driveway. The house has paired windows and a brick chimney. The interior includes a fireplace, hardwood floors, and a basement with the exposed fieldstone foundation as the walls to the present den and laundry room. Dickson was a cashier of the Wahouma Savings Bank. (C)

68. *455 Ridge Road* (1949). Minimal Traditional. This L-shaped house has aluminum siding. (C)

69. *457 Ridge Road* (1949). Minimal Traditional. This L-shaped house has a modern bay window, a lateral gable roof and vertical wood siding. The rear porch and garage were added in 1962. (C)

70. *459 Ridge Road* (1949). Minimal Traditional. This L-shaped house has a 3/4-width porch, asbestos siding and an exterior brick chimney. (C)

71. *461 Ridge Road* (c. 1960s). Ranch. This brick house has a hip roof. (NC)

72. *463 Ridge Road* (c. 1949). Minimal Traditional. This rectangular house has a brick foundation, asbestos siding, an entry stoop and metal visors over the windows.(C)

73. *471 Ridge Road* (c. 1960s). Ranch. This house has a one-car garage, large modern window, wood shingle siding and a hip roof. (NC)

74. *475 Ridge Road* (c. 1949). Minimal Traditional. This rectangular house has a lateral gable and 1/1 windows. (C)

75. *477 Ridge Road* (c. 1950s). Ranch. This brick house has a hip roof. (NC)

76. Judge Garner House (1929). *479 Ridge Road*. Tudor Revival. This one-story brick house has three gables, one of which frames paired windows and the entrance. It also has a brick chimney on front, a small porch with stone accents, and a low fieldstone wall at the roadside. (C)

77. *481 Ridge Road* (c. 1960s). Ranch. This brick house has an incorporated carport and hip roof. (NC)

78. *483 Ridge Road* (c. 1950s). Ranch. This house has a hip roof, carport and asbestos siding. (NC)

79. *485 Ridge Road* (c. 1960s). Ranch. This brick house has a hip roof. (NC)

80. *492 Ridge Road* (1929). Craftsman Bungalow. This one-and-a-half-story house has a full front porch with brick piers and front gable, triangular brackets, wood siding, a brick foundation, 4/1 paired windows and a lateral gable main roof. The lot has fieldstone terracing and gardens. (C)

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81. *500 Ridge Road* (c. 1960s). Ranch. Brick veneer, jalousie windows, and low lateral gable roof. (NC)
82. *501 Ridge Road* (c. 1950s). Ranch. Asbestos siding and hip roof. (NC)
83. Pierre Maillet House (c. 1927). *508 Ridge Road*. This one-story brick house, originally built as a garage, is located on the top of the hill on a two-and-half-acre lot that also includes a greenhouse (c.1929) and pecan grove. The house is roughly square with a pyramidal roof and 4/1 windows. The 1920s driveway is built of Ensley brick edged with granite curbs. (C)
84. *509 Ridge Road* (c. 1960s). Ranch. Brick with hip roof. (NC)
85. *513 Ridge Road* (c. 1960s). This house has a lateral gable, wood shingles, and a concrete block foundation. (NC)
86. *516 Ridge Road* (c. 1939). Colonial Revival. This rectangular one-story brick house is flanked by symmetrical stone dependencies. It has a lateral gable roof, a central ridge chimney, a garage under the side porch, a door transom and 8/8 windows. (C)
87. *517 Ridge Road* (c. 1926). Bungalow. This one-story frame bungalow has full front porch supported by tapered wood columns set on brick piers. It has a front-facing gable, shiplap siding, 6/6 windows and a brick chimney. It lies on a low portion of its lot, and does not face the road. This may have been servants quarters for a larger structures at this address which burned in the 1930s or 1940s. (C)
88. *518 Ridge Road* (c. 1960s). Ranch. Brick with hip roof, garage below. (NC)
89. *520 Ridge Road* (c. 1960s). Ranch. Asbestos shingles, concrete block foundation, garage. (NC)
90. *521 Ridge Road* (c. 1970s). Split-level. Brick with lateral gable. (NC)
91. *522 Ridge Road* (c. 1960s). Ranch. Hip roof, asbestos shingles, garage below side porch. (NC)
92. *524 Ridge Road* (c. 1960s). Ranch. Hip roof, asbestos shingles. (NC)
93. *528 Ridge Road* (c. 1950s). Ranch. Brick and wood, lateral gable. (NC)
94. Martha B. Gilmer House (c. 1937, addition 1994). *529 Ridge Road*. Colonial Revival/Early Ranch. This one-story brick residence has a brick front sidewalk with basketweave design and a barbecue pit. The brick was reportedly salvaged from the old Jefferson County courthouse. The house has an entrance portico with columns and a central brick chimney on the lateral gable roof. The four-acre lot was purchased from the Roebuck Springs Land Company in 1926 by Mrs. Achsah Bradford who gave it to her daughter Martha Gilmer in 1936. Gilmer lived there with her husband Gene, a tax attorney, until the late 1980s. (C)

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95. 532 *Ridge Road* (c. 1950s). This rectangular house has some ranch-like features. It has a brick and wood exterior, a front brick chimney and a garage below. (NC)
96. 535 *Ridge Road* (c. 1980s). Brick ranch with lateral gable and carport. (NC)
97. James P. Glass House (1926). 536 *Ridge Road*. This one-and-a-half story clapboard house has a massive fieldstone chimney and stone foundation. It fits no specific academic style, but has some Craftsman-like features including exposed rafter tails. The shape is irregular and the roof has hip and gable sections. Windows are varied, including 8/8 double-hung and large multi-pane types. The property includes a flagstone walkway and patio, a separate clapboard garage with fieldstone foundation, and a small fieldstone-lined fish pond. James Glass was a cashier with Birmingham Trust National Bank in 1926. (C)
98. 540 *Ridge Road* (c. 1960s). Ranch. Lateral gable, shingles. (NC)
99. 600 *Ridge Road* (c. 1950s). Ranch. Rectangular shape, hip roof, asbestos siding. (NC)
100. Earl Morse House (1925). 604 *Ridge Road*. Bungalow. This one-story clapboard cottage is set back from the road at the top of the ridge. Morse was a bookkeeper for the D. B. Gore Company in Birmingham in 1925. (C)
101. 606 *Ridge Road* (c. 1980s). Brick house with gambrel roof. (NC)
102. 610 *Ridge Road* (c. 1960s). Ranch. Brick with hip roof and garage. (NC)
103. 614 *Ridge Road* (c. 1970s). Split-level. Brick and wood exterior. (NC)
104. 620 *Ridge Road* (c. 1960s). Ranch. Brick, hip roof, garage below. (NC)
105. James A. and William F. Thomas House (1928). 624 *Ridge Road*. Bungalow-influenced. This one-story frame house has a full porch with a commanding view from its one-and-one-fourth acre hilltop site. It does not face the road, but was sited for the well-wooded lot. Originally built as a summer home by the Thomas family, it retains the feeling of a vacation home through an open floor plan and generous use of wood and built-in cabinets and shelves. (C)
106. Theodore Van der Veer House (c. 1928). 630 *Ridge Road*. Colonial Revival with Craftsman influences. This one-story clapboard house has two frame additions and a stone-floored front porch. Its lateral gable roof has exposed rafters. The front door has sidelights. Fieldstone entrance pillars mark the curved stone-edged driveway leading to the residence which is sited at the back of the lot. Ted Van der Veer was writer and editor of the *Birmingham News*. Birmingham historian and author Virginia Van der Veer Hamilton grew up in the house in the 1930s. (C)
107. James L. Lane House (c. 1927). 638 *Ridge Road*. Colonial Revival. This symmetrical two-story clapboard house has a gambrel roof and a columned entrance stoop with pediment. The three-bay

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facade has a central entry flanked by paired windows. The six-and-a-half acre wooded site is landscaped with ivy, and has a long, curving drive leading to a side entrance and a detached clapboard two-car garage at the rear. James Lane was assistant sales manager of American Steel and Wire Company. (C)

108. Morton-Hearn House (1927). *644 Ridge Road*. Tudor Revival. This asymmetrical two-story brick house with stone inlay was designed by James A. Thomas, and was later a long-time residence of local historian Mildred Hearn. The arched entrance is beneath a front-facing gable and the facade has several sets of triple-grouped windows with 6/6 lights. The meticulously landscaped two-acre lot features fieldstone retaining walls at Ridge Road, stone walkways and steps, a dry stone grape arbor, and a formal English garden with limestone walks and a stone bench. (C)

109. J. A. Thomas House (1930). *645 Ridge Road*. Bungalow. This one-and-a-half-story house, designed by James A. Thomas as his own residence, has an exterior of applied cement over stone. The full-width front porch has squared columns and two urns flanking the entrance. The cross-gable roof has triangular brackets. The interior has a massive flagstone fireplace with concrete mantel and hearth. The wooded grounds feature a fieldstone wall along the driveway and a "toolhouse" in the back with multiple windows and a chimney. (C)

110. *656 Ridge Road* (c. 1970s). This house has a lateral gable with dormers and wood siding.(NC)

111. *516 Rutherford Circle* (c. 1940). Colonial Revival with later addition. This one-and-half-story brick house has a lateral gable roof with dormers and a garage addition. (C)

112. Pope-Shamblin House (c.1940s). *520 Rutherford Circle*. This one-story clapboard house has a steep roof line and some modern changes to the exterior. It retains the historic landscape elements of its neighborhood setting. (C)

113. Forrest Holsumback House (c. 1927). *521 Rutherford Circle*. Colonial Revival. This symmetrical two-story clapboard house has a fieldstone foundation, gambrel roof with a three-bay dormer, and two symmetrical one-story wings. The large lot slopes steeply to the rear with extensive fieldstone terracing. (C)

114. *522 Rutherford Circle* (1948). This frame house has wood siding, a lateral gable roof with front gable extensions, and a brick chimney. (C)

115. *526 Rutherford Circle* (1925). Bungalow. This two-story brick, clapboard and stucco building has stone in the foundation, chimney and porch pillars. Some Tudor Revival features appear to be modern, and a modern bay window has been added to the front. It has an attached garage. The auto entrance has a stone gate. (C)

116. *574 (formerly 570) Rutherford Circle* (1949). Minimal Traditional. This house has wood and asbestos siding, a brick chimney, a sun porch and a lateral gable roof with a front-facing extension. Garage was added in 1959. (C)

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117. *580 Rutherford Circle* (c. 1950s). Ranch. This brick ranch has a hip roof and a stone wall near the road. (NC)
118. *500 Rutherford Drive* (c. 1960s). Ranch. This wood house has a large tripartite window. (NC)
119. *504 Rutherford Drive* (c.1939). This one-story clapboard dwelling was originally a four-room guest house on the Z. A. Laney property. A separate wing creating an "L" shape was added in the 1950s. The original four rooms have pine flooring. A stone fireplace and beaded board walls are other interior features. (C)
120. *505 Rutherford Drive* (c. 1960s). Ranch. This brick house has a lateral gable and a carport. (NC)
121. *508 Rutherford Drive* (c. 1960s). Ranch. This wood house has a hip roof. (NC)
122. C. A. Upchurch House (1929). *509 Rutherford Drive*. Colonial Revival/American Foursquare. This two-story brick house has a hip roof, gable-front entry stoop, small sun-porch wing and 4/1 double-hung windows. The two-acre lot is level at the front and slopes downward at the rear. Pine, oak, gum, and dogwood trees dot the landscape. Upchurch was a clerk with the Railway Mail Service. (C)
123. *510 Rutherford Drive* (c. 1950s). Ranch. This house has a brick chimney and a low hip roof. (NC)
124. Robert Ashcraft House (c. 1928). *511 Rutherford Drive*. Bungalow. This one-story brick and block house with a basement faces a fieldstone-lined walkway with a sundial. It has a lateral main gable and a gable-front entry with inset stone and a small porch. The medium-sized lot is level with a rear downslope. Ashcraft was a clerk with at Garland Packing Company in the 1920s. (C)
125. *420 Somerset Drive* (c. 1970s). Split-level. Brick and wood. (NC)
126. *423 Somerset Drive* (c. 1970s). Split-level. Lateral gable roof. (NC)
127. *425 Somerset Drive* (c. 1970s). Ranch. Rectangular plan with garage below. (NC)
128. *427 Somerset Drive* (c. 1970s). Ranch. Brick veneer with detached garage. (NC)
129. *430 Somerset Drive* (c. 1960s). Ranch. Brick veneer with lateral gable roof. (NC)
130. *431 Somerset Drive* (c. 1970s). Ranch. Rectangular plan with brick veneer. (NC)
131. *433 Somerset* (c.1949). Minimal Traditional. This L-shaped house has wood shingles, a raised concrete block foundation with garage below, an exterior brick chimney and a 3/4-width front porch. (C)

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132. 441 *Somerset Drive* (c. 1960s). This brick two-story house has squared front columns and some Colonial-type details. (NC)
133. 449 *Somerset Drive* (c. 1960s). Ranch. This long rectangular house with a rear extension has two front entrances. (NC)
134. 400 *Valley Road* (c. 1970s). Split level. This house has a brick and wood exterior and a lateral gable roof. (NC)
135. 404 *Valley Road* (c. 1970s). Split level. This house has a brick and wood exterior, paired windows, and a front porch. (NC)
136. Jack Gibson House (1929). 406 *Valley Road*. Georgian Revival. This two-story brick house with a gabled stoop is a mirror image of its neighbor at 408 Valley Road, built by a father and son. The low-pitched roof has asphalt shingles. There is a small entry porch, an exterior end brick chimney, and a detached garage. The backyard has a fieldstone barbecue pit. Jack and James Gibson were lawyers who dabbled in real estate. (C)
137. James Gibson House (1929). 408 *Valley Road*. Georgian Revival. This is a mirror image of 406 Valley (see # 136). These are set very close to each other with driveways on opposite sides. (C)
138. Walter and Catherine Weakley Meeks House (1925). 412 *Valley Road*. Bungalow. This clapboard house with a lateral gable roof and a fieldstone chimney has a full front porch enclosed with a series of narrow vertical windows. It was built by Birmingham contractor Walter E. Meeks, Jr. as his own residence. The backyard features dry stone terracing. A former garage with fieldstone foundation has been converted into a guest house. (C)
139. 416 *Valley Road* (c. 1970s). Split-level. Double garage below. Brick end chimney. (NC)
140. Rienza and Marie Thomas House (1916). 422 *Valley Road*. Craftsman Bungalow. Located on a large level lot at the foot of a ridge, this one-story clapboard and stone house has bracketed overhanging eaves and a full front porch supported by fieldstone piers. The grounds have low fieldstone walls along Valley Road and square fieldstone entrance pillars on Exeter. (C)
141. 425 *Valley Road* - (c. 1960s). Ranch. Rectangular shape with hip roof. (NC)
142. Garage at 425 *Valley Road* (1920s). The original house at this location burned and has been replaced by another residence (#141, considered non-contributing). However, the two-story detached garage with novelty siding remains intact. The lot has extensive fieldstone walls with square fieldstone entrance pillars. These define the property line of this corner lot at Horner and Valley. (C)
143. 427 *Valley Road* (1927). Bungalow. This one-story frame bungalow has a full front porch supported by brick piers. The symmetrical house has brick and aluminum siding, 4/1 paired windows and enclosed soffits (altered). A fieldstone wall defines the front property line. (C)

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144. John S. Stone-F. W. Riley House (c. 1916). *428 Valley Road*. Colonial Revival. This two-story clapboard house has a fieldstone foundation, entrance steps, and chimney. It sits at the top of a ridge with a curving, low fieldstone wall edging the long, winding driveway which is marked by fieldstone entrance piers. The terraced estate has a garage, a guest house, and two other outbuildings, all dating to the original construction. The main house has two sleeping porches and a sun room. Stone was a lawyer with the Birmingham firm of Tillman, Bradley & Morrow. (C)

145. Charles Watterston House (c. 1926). *432 Valley Road*. Bungalow. This one-story brick and stone house has a stone foundation and fireplace and a detached clapboard garage. It is located on top of a ridge on a wooded lot with a brick walkway and a stone wall along the front edge of the property. The interior features a large stone fireplace and arched door openings. Watterston was a physician in the Navy in the 1920s. (C)

146. *433 Valley Road* (c. 1960s). Ranch. (NC)

147. *449 Valley Road* (c. 1960s). Ranch. Brick with lateral gable roof. (NC)

148. E. Bruce LaRoche-H. Y. Carson House (1915, additions 1980s). *501 Valley Road*. Craftsman. This one-story house with Swiss Chalet details is clad in wide clapboard and stone, and has a fieldstone chimney and a full fieldstone terrace. It has a wide roof overhang with brackets. The house is sited on a knoll at a bend of the road with outcroppings of limestone boulders surrounded by ivy and azaleas. The drive retains its original concrete treads, and the entry is marked by stone pillars. The original house was designed by E. Bruce LaRoche, an associate with both W. C. Weston and William Warren, prominent Birmingham architects of the early twentieth century. Two recent additions used similar materials. Two outbuildings at the rear include an servant's house and garage, both of wide clapboard like the house. The Carsons were well-known benefactors to several charities and Jefferson State Junior College. Actress Amanda Blake resided in the house briefly in the 1940s. (C)

149. Ratchford-Truss House (1925). *504 Valley Road*. Colonial Revival. This two-story clapboard house has a gambrel roof, symmetrical wings with flat roofs, and a column-supported pedimented entryway. The grounds have extensive fieldstone walls, flagstone walkways, terraces, a flagstone barbecue pit, and remains of foundations of previous buildings. Two small pedestrian bridges cross a wet-weather creek that extends to Ridge Road on the south. There is a two car garage at the rear of the property. The interior includes a large flagstone fireplace. Windows are 6/1 double-hung. (C)

150. *507 Valley Road* (c. 1960s). Ranch. Brick veneer with hip roof and carport. (NC)

151. Robert V. Harris House (1925). *511 Valley Road*. Colonial Revival/Bungalow-influenced. This house is almost a mirror image of 513 Valley Road (#153), sharing a common driveway and rock retaining wall. It is a one-story clapboard building with a lateral gabled roof and a full-width columned porch. Thought to be a Montgomery Ward house, it was built for one of two brothers who owned and managed Harris Seed and Floral Company. (C)

152. *512 Valley Road* (c. 1990s). This large house is brick with a hip roof and large arched fixed windows. (NC)

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153. Leon E. Harris House (1925). *513 Valley Road*. Colonial Revival/Bungalow-influenced. This one-story clapboard residence has a columned entrance porch, and it shares a common driveway (marked by an urn) and rock retaining wall with its twin at 511 Valley Road (#151). The house is symmetrical with a lateral gable. The front door has sidelights. It was designed for one of two brothers who owned and managed Harris Seed and Floral Company, established in 1920. (C)

154. Frank Coleman House (1925). *514 Valley Road*. Colonial Revival. This two-story brick house with dormers was built by George Weaver. A dry stone retaining wall follows the property line at Valley Road. In 1942 the original open back terrace at the rear of the house was enclosed into a great room. Frank Coleman was an accountant at ACIPCO, and his wife, Kate Kilby Coleman, was a well-known Birmingham artist. (C)

155. *516 Valley Road* (c. 1949). Minimal Traditional/Early Ranch. This rectangular brick house is a transitional style. It has some double-hung and some fixed-glass windows and a small attached garage. The lateral gable roof has a front gable extension over the entry bay. The landscaping retains its historic integrity. (C)

156. *518 Valley Road* (c. 1960s). Ranch. Brick with hip roof and recessed entry. (NC)

157. W. B. Rowe House (1929). *519 Valley Road*. Tudor Revival. This two-story brick, stucco, and false half-timber house with a large front porch was designed by Sarah Pearl Weaver after the death of her husband George, who designed other neighborhood homes. The house was constructed with Jenkins wire-cut brick. It has a large shed-roof dormer on front and a brick end chimney. The house is located atop a knoll on a sweeping tree-dotted lawn with brick walkways and steps throughout the property. It has a Tudor Revival double garage in the rear. (C)

158. *525 Valley Road* (c. 1980s). Ranch. Lateral gable roof with front extension. (NC)

159. *526 Valley Road* (c. 1932). Colonial Revival. This symmetrical two-story brick house has a two-story colonnaded portico, a one-story wing, and a gable roof with end chimneys. It is sited near the top of a ridge with large grounds and a curving drive in front. The auto entrance is marked by square brick pillars. (C)

160. George Weaver House (c. 1928). *527 Valley Road*. Tudor Revival. This two-story brick, stucco, and false half-timber residence was built by its first owner George Weaver who also designed several other Tudor Revival houses in the neighborhood. The roof is complex. Most windows are 6/6. The three-acre estate is located on a small knoll with a sweeping lawn and low brick retaining wall at the driveway and along Valley Road. A garage with a workshop and a flagstone barbecue pit at the rear are original to the house. The garage is designed to look similar to the house. A pond formed from concrete and a water-sculpted rock are other landscape features. (C)

161. *530 Valley Road* (c. 1960s). Ranch. Stone veneer with hip roof. (NC)

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162. Edgar M. Cole House (c. 1929). *531 Valley Road*. Tudor Revival. This two-story brick, stucco, and false half-timber house was designed by Sarah Pearl Weaver. It has a decorative stone inlay at the entrance and windows. It features a steep roofline and multi-pane windows. The interior includes an elaborate wood staircase, arched openings between rooms, and hardwood floors. The grounds feature an expansive front yard edged by a fieldstone wall at the road and driveway entrance. (C)

163. *534 Valley Road* (c. 1970s). Split-level. Lateral gable with hip extension. Wood shingles on exterior.(NC)

164. *538 Valley Road* (c. 1960s). Ranch. Low hip roof. Shingled walls. (NC)

165. William P. Mewborne House (1930). *539 Valley Road*. Tudor Revival. This large two-story brick, stucco, and false half-timbered house was built by Mewborne who was a machinist/pattern-maker turned builder-contractor on his own residence. The roof has a decorative terra cotta ridge. Most windows are grouped. The multi-acre property is defined by a fieldstone wall at the road with an auto entry marked by square pillars leading to a tear-shaped driveway. The grounds have fieldstone terraced walkways and garden plots as well as a fieldstone barbecue pit. The rear stucco and clapboard garage has quarters above. (C)

166. James Lloyd Mason House (c. 1927). *540 Valley Road*. Colonial Revival. This two-story brick house with a lateral gable is located at the top of a ridge on a heavily wooded lot. It has an exterior brick chimney. Extensive fieldstone work includes a boundary wall and tapering entrance pillars, a large patio with stone bench and stone-top picnic table, and a stone barbecue pit. The rear of the property has a detached garage with an apartment. Mason was vice-president of Wimberly-Thomas Hardware. (C)

167. *544 Valley Road* (c. 1970s). Split-level. Stone, brick and wood. Lateral gable roof. (NC)

168. *550 Valley Road* (c. 1960s). Ranch. Stone veneer, lateral gable, grouped windows. (NC)

169. Roebuck Springs designed landscape (1910s and 1920s). The landscape associated with Roebuck Springs Historic District is counted as one contributing component of the historic district (classified as a site). The use of the land is the unifying element that brings a distinct character to this neighborhood, even on parcels that do not contain contributing buildings. For a description, see the introductory paragraphs in the preceding section. (C)

170. Roebuck Springs road system (1910s and 1920s). The road system is classified as a contributing structure. Roebuck Springs is easily distinguishable from its surroundings by the lack of straight roads or corners. Street widths are only 13 to 17 feet and most are sided with drainage ditches and low stone walls or hedges. The romantic, picturesque feel of the neighborhood was deliberately planned, and the roads were expertly designed to conform to the landscape. (C)

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8. Statement of Significance

Summary of Significance:

The Roebuck Springs Historic District is eligible for the National Register of Historic Places under Criterion A (associated with events that have made a significant contribution to the broad patterns of our history) and Criterion C (embodies the distinctive characteristics of a type, period, or method of construction). The level of significance is local, with a period of significance from 1907 to 1949, beginning with the early construction of summer homes in the area and ending with the first wave of post-W. W. II dwellings. The areas of significance are landscape architecture, community planning and development, and architecture. The district's significance under Criterion A lies in its role as the first large residential suburb in Birmingham whose planning and development were tied to the automobile, as well as the first community associated with a country club/golf course development. East Lake Land Company and entrepreneur Robert Jemison, Jr. set several land development precedents in Birmingham through Roebuck Springs and other later projects. A closely related area of significance is landscape architecture under Criterion C. The district's 1910 land plan, devised by Messrs. Joy, was the earliest in Birmingham to have a road system and subdivision scheme specifically designed and engineered to complement the steep, rolling topography. The district is unified by the use of narrow curvilinear roads, "natural-looking" trees and plants, and the informal use of native stones and other local materials. The traditions of the picturesque English garden suburb were given a local expression through the American Romantic school of landscape design. Roebuck Springs is also significant in architecture for its numerous representative examples of residential design and craftsmanship in the eclectic architectural styles of the early twentieth century. Despite sub-division of several of the large estate lots and extensive new construction in the 1950s and 1960s, Roebuck Springs still retains its historic character through its original road design and its landscaped setting and materials, including an intact tree canopy, historic driveways, stone walls, terracing, and the relationship of buildings to their surrounding topography and open spaces. A distinct feeling and association, with a clearly recognizable "sense of place," continues to make Roebuck Springs stand apart from the surrounding communities.

One contributing building, the Major Donovan House (#35), pre-dates the purchase and planning of the neighborhood. Although constructed in 1907, less than two years prior to the purchase of the surrounding land for the planned development, this house is significant to the district for its well-articulated Craftsman bungalow style and the use of rubble stone in its design. The house's naturalistic setting, style and use of materials were a precursor to later similar development around it. It is also an important element of the Roebuck Springs Historic District because it related to the growing trend for families who had automobiles to move away from the grime of inner city life.

Period of Significance:

The period of significance for the Roebuck Springs Historic District begins in 1907, the year of the earliest extant building in the district, and continues to 1949. The latter date represents the last period of development within the planned neighborhood that incorporated the kind of characteristics which defined the pre-war houses and for which the district is eligible for the National Register. Significant dates within the period of significance include 1910, the initial year Roebuck Springs was

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planned and platted; 1926, the year the second wave of development occurred; and 1948-1949, the beginning years of Roebuck's post-war expansion that clearly maintained ties to the pre-war neighborhood's setting, design characteristics, use, landscape features, and materials.

Significance: Landscape Architecture (Criterion C)

While Roebuck Springs was not designed by a nationally prominent landscape architect or design firm, the resulting appearance of this planned, romantic suburb reflects an exceptional understanding of principal and technique, as well as the use of quality craftsmanship in its execution. One measure of the success of Roebuck Springs' landscape design is that the finished work appears "natural," with little apparent evidence of human intervention. The fact that there was almost no precedent for this type of community in Birmingham in 1910 makes it even more unusual for its time. Early industrialists in Birmingham located communities in the wide, flat valleys close to the workplaces, water and the railroads. Examples include Bessemer, Ensley, Pratt City, and Thomas. These were designed in the grid tradition of American town planning with linear streets crossing at right angles. In 1909 the model industrial town of Fairfield deviated slightly from the uniform checkerboard by incorporating parks and a parkway system with generous open spaces (Morris et al. 1989; Taylor 1970). However, many of the ideas used in Roebuck Springs must have been derived from a familiarity with national trends.

A. J. Downing's 1841 *Treatise on Landscape Gardening*, which coincided with the romantic era in other arts, advocated a picturesque irregularity in garden design. Riverside, Illinois, planned in 1868 by Olmsted and Vaux, was the first clearly recorded instance in the United States of the application of landscape design to a real-estate subdivision project (Newton 1971:468). Some of the general principals applied to Riverside emphasized a rural and open atmosphere, including roads with "gracefully curved lines, generous spaces, and the absence of sharp corners, the idea being to suggest and imply leisure, contemplativeness and happy tranquillity" (Frederick Law Olmsted, quoted in Reps 1965:344). The rural effect was heightened by the avoidance of curbs, and the placement of roads in slight depressions so as to become almost invisible except when directly ahead. By the late nineteenth century most American cities had at least one suburb planned with winding streets and informal, naturalistic landscaping. Most, however, were exclusively inhabited by the wealthy or fairly well-to-do. Some of the later country club suburbs were designed to give the middle class a sense of having a more lavish lifestyle. Modest-sized homes on larger lots emulated the grand country estates of the wealthy by including gardens, tennis courts, and a shared golf course.

The planners and designers of Roebuck Springs saw the opportunity to create a livable environment among the natural springs, woods, knolls and 200-foot changes in elevation. The East Lake Land Company's ad campaign extolled the Messrs. Joy as "among the most distinguished landscape artists and architects of the South" (*Age Herald*, February 6, 1910). Two of the Joy brothers (Tedd and Tom) were trained as civil engineers and one (Scott) was trained as an architect at the University of Illinois. Scott and Tom Joy were associated with Joy Construction Company from 1910 to 1912, and Frederick (Tedd) worked for the large TCI company from 1900 to 1942. There he had some experience building industrial communities throughout Birmingham's coal and oil fields. The design for the road layout of Roebuck Springs showed a sensitivity to the topography which allowed development of a greater portion of the ridges and hills. The curvilinear roads also allowed flexibility in house sites

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and orientation to distant views. The narrow widths (13 feet on Valley, 14 feet on Exeter, and 19 feet at the widest point on North) gave the feel of country lanes. Instead of curbs and gutters, the roads were lined with drainage swells and stone walls (usually rough, uncoursed fieldstone), and stone pillars marked auto and pedestrian entrances.

One year prior to the platting of Roebuck Springs, some of the principles of contour land planning had been introduced to Birmingham by Boston architect George H. Miller in his design for Fairfield. Developer Robert Jemison, Jr., had also hired Boston landscape architect Samuel Parsons, Jr. to design the small subdivision of Mountain Terrace (later incorporated into Forest Park) based on similar principles. However, it was not until Jemison's East Lake Land Company devised the plan for Roebuck Springs that such a large-scale garden community was built on such difficult terrain with local designers. It was also the first in Birmingham to be associated with a golf and auto club. The Joy brothers, through their association with the TCI Land Department, had worked with Miller in the implementation of Fairfield, and probably carried some of his influence over into the design of Roebuck Springs. Tedd Joy had also recently returned from South America where construction of a high mountain railway had provided him opportunity to work with steep grades.

The repeated use of native stone in walls and other landscape elements is one of the unifying features of the district. The fieldstone was usually laid with mortar in a rough, uncoursed fashion to convey a rustic charm, but the simplicity belies the difficulty of the work. Little is known of the craftsmen and skilled laborers who implemented these features. Some residents identified family servants or ore miners or stone quarriers from Zion City who worked at the Ruffner Mines on Red Mountain or the nearby quarries of Ketona and Tarrant. Whoever they were, these workers exhibited a high degree of skill and craftsmanship. The earliest fieldstone work dates from the 1910s and 1920s up to the 1930s or 1940s when the tennis courts (#66) were constructed. More than half of all the contributing buildings exhibit some use of stone in their landscaping, as do a significant number of the non-contributing buildings.

Except for the old-growth trees, there is little direct evidence to suggest what original plant materials were used in Roebuck Springs or that these were uniform throughout the district. Within the overall layout of the community, it is likely that lawns were treated individually by homeowners. No attempt has been made to document the current vegetation, other than to note the presence of native trees such as various species of oak, pine, hickory, dogwood, redbud, and gum trees. Some of the clearly recognizable, unifying components of the original design that do still remain include the large tree canopy, the winding roads contoured to the sloping terrain, the grading and terracing of individual lots, the informal and irregular arrangement of homes, and the use of stone in landscape and architecture. Various elements of this model, which give Roebuck Springs a distinct sense of place, would be repeated later in other residential suburbs in Birmingham such as Redmont Park and Mountain Brook Estates. The most significant components of the district's landscape still maintain a high degree of historic integrity, and demonstrate the neighborhood's historical development during the period of significance.

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Significance: Community Planning and Development (Criterion A)

Roebuck Springs is one of Birmingham's earliest suburbs whose development was tied to the automobile. Suburbanization, the growth of fringe areas at a more rapid pace than that of central areas, can be dated to the mid-nineteenth century. Before advances in transportation, most American cities had been walking cities. As early as 1848 A. J. Downing wrote, "nature and domestic life are better than society and the manners of towns. Hence all sensible men gladly escape, earlier or later, and partially or wholly, from the turmoil of the cities" (quoted in Jackson 1973:204). The major exodus from the cities began with the introduction of trolleys and streetcars after the Civil War. Late nineteenth-century streetcar suburbs in Birmingham included South Highlands, Norwood, and East Lake. In 1900 Roebuck Springs was still farmland, beyond the reach of early streetcar lines to East Lake, although a few summer homes had begun to appear.

The Roebuck Springs Historic District reflects the transportation transition to the private automobile in the early twentieth century. The promotion of the automobile suburb was cast in terms of the "agrarian myth" that country living was physically and psychologically superior. Many city dwellers were basically repelled by urban living, even with its recognized advantages over the farm. The rapid increase in the number of millionaires after 1890 also saw a renewed love of outdoor life and nature. These individuals did not necessarily want real country places - they required too much work - but they did want the illusion of country life. What began as an upper-class phenomenon soon became a middle-class movement as automobiles became more affordable. Workers were told they would be healthier and happier if they lived in the fresh air of the spacious meadows and forests rather than in the crowded industrial city streets. This was heavily promoted in Roebuck Springs by the East Lake Land Company through ads in the real estate sections of the newspaper from 1910 to 1912. Since Birmingham's economy was based on mining, manufacturing, and heavy industry, the suburban lifestyle appealed to many who could afford to commute.

Roebuck Springs set an early precedent in Birmingham that would soon be followed by such communities as Redmont Park (platted between 1924 and 1926) and Mountain Brook Estates (developed 1926 to 1929). Indeed, as more roads were paved, the decade of the 1920s proved to be the first in which the road and car had full impact. The curvilinear 1910 road network in Roebuck Springs was clearly designed for the automobile. The higher elevations were 200 feet above and some distance away from the nearest streetcar stop. Many homes also had well-engineered auto drives leading to detached two-car garages. Sometimes the garages were built first, with living quarters above. In cases where the main house burned or was never completed, the garage now constitutes a primary residence.

While eager to escape into the surrounding countryside, most city dwellers did not wish to sacrifice the educational and economic opportunities, services, or amusements of the metropolis (Flick 1970:107). One way of adding social amenities to suburban life was to organize a country club with a golf course and tennis courts. The nearby Roebuck Golf and Auto Club (now on the opposite side of I-59) met the need for outdoor sports and recreation. The pool at Wilson Springs was also another early neighborhood gathering place for picnics and parties. The strictly private, residential nature of Roebuck Springs was a relatively recent phenomenon in Birmingham and other urban areas. Older areas of the city had mixed uses because residents walked to their places of employment and shopping. New suburban zoning laws relegated businesses, industry, and multifamily dwellings to areas beyond

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the suburb's boundaries. Some of the East Lake Land Company's literature also implied that certain deed restrictions governed properties in Roebuck Springs. According to Wright (1985:158), suburbs embody certain American cultural norms; "the desire for homogeneous communities and individualistic display, a sentimental feeling for tradition and a fascination with modern technology." Because of the persistence of these ideas, suburbs still remain the dominant American residential prototype.

Roebuck Springs also reflects trends in the post-World War II housing boom. Government-backed mortgages became widely available in the late 1940s, and many young families were looking for first homes. The lot sizes and floor plans were smaller, but the ideal of a detached home with a yard was a continuation of the prewar development in the neighborhood. The properties that developed from 1946 to 1949 still related to historical precedents with their naturalistic landscape and Minimal Traditional house design, even though they were scaled-down versions of their neighbors. This began to change in the 1950s with more individualistic expressions such as clearly delineated lot lines and the desire for modernity in homes (Ranch style) and yards (large grassy lawns). Modernity also found expression in materials, workmanship and setting. For this reason, the National Register period of significance ends at 1949.

Significance: Architecture (Criterion C)

George Cruikshank, a Birmingham historian writing in 1920, described Roebuck Springs as "much beautified by the construction of the handsomest of what may be called the country homes of the Birmingham district" (Cruikshank 1920:221). The residences of the district include many excellent local interpretations of building types and styles from the first half of the twentieth century. The 1910s and 1920s was a time of rich diversity in architectural styles. The earliest homes in Roebuck Springs sought to emulate country estates or rural English vernacular types of structures. Wilson Chapel (#10) is the sole non-residential example. The Arts and Crafts movement, with its emphasis on quality materials and workmanship, had reached into the heart of the American South. The neighborhood's first Craftsman bungalow (#35) pre-dated the planning of Roebuck Springs by three years. The Major-Donovan House (1907), with its large open porch and extensive use of local stone and wood, may have set a design precedent for much of the construction to follow. The Craftsman movement in America rejected the excesses of Victorian design and the mediocrity of mass production, and favored the beauty and simplicity of traditional hand craftsmanship and natural materials. These ideas were widely disseminated by furniture maker Gustav Stickley in the pages of *Craftsman* magazine from 1901 to 1916. Craftsman-type bungalows were also inspired largely by the work of California architects Greene and Greene. This style was dominant for smaller houses throughout the country from about 1905 through the early 1920s.

Homes in Roebuck Springs were constructed to relate to their surroundings. Because the area was so remote and the terrain so rugged, construction was reportedly difficult and slow. The use of local materials, particularly native stones, unifies many of the diverse styles and contributes to the natural, unplanned feel of the community. Craftsman bungalows are neighbors to Tudor Revival residences and the more formal Colonial Revival style homes. Tudor Revival houses, fashionable in the 1920s and 1930s, are often characterized by steeply-pitched roofs, one or more prominent cross-gables, massive chimneys, and sometimes decorative half-timbering. Colonial Revival homes usually have symmetrical facades, accentuated front doors, and various interpretations of colonial design elements.

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Most residences in Roebuck Springs are moderately-sized one- to two-story homes on large lots. These all reflect the transition of the area from a farming community to a suburb of Birmingham, as well as the aspirations of the middle and upper classes to build family residences in a healthful area away from the pollution of Birmingham's industry.

While the depression and World War II halted most construction, a new wave of residents arrived after 1945. Some of the previously undeveloped lots were sold, sometimes divided, and used for more modest single-family cottages, including a number in the Minimal Traditional style. This style was a smaller, simplified version of earlier styles, especially the Tudor Revival homes. Minimal Traditional houses omit most decorative detailing, and have low-pitched roofs, usually with a lateral gable and a front gable extension. Many in Roebuck Springs are L-shaped with either a 3/4 -width front porch or a small front stoop. Most were constructed between 1948 and 1949 with clapboard or asbestos siding. By the early 1950s, these were being replaced by the Ranch style homes which dominated through the 1960s. The Minimal Traditional homes were the last in Roebuck Springs to attempt to relate directly to historical precedent.

Among the builders identified in Roebuck Springs are machinist/turned contractor Will Mewborne (property #165), contractor George Weaver whose wife Sarah Pearl ran the firm and designed some homes after his death (#154, #157, #160, #162), J. A. Thomas (#105, #108), and Walter Meeks of Meeks and Sons (#33, #138). Other notable homes include the Chamberlain-Wood House (#54), the Smith-Horner House (#58), and the oldest house in the district, the Major-Donovan House (#35). Architect E. Bruce LaRoche, who worked with William Weston, a well-known Birmingham architect, designed his own summer home in Roebuck Springs (#148). Other exceptional properties are the large estates built on Ridge Road in the 1920s, featuring three to six acre wooded lots and several examples of the Tudor Revival style. Homes notable for their use of stone include numbers 33, 35, 58, 67, 97, 138, 140, 144, 145, and 148. The variety of materials for wall treatments also includes brick, wood weatherboard, and stucco. Despite the presence of many homes that are less than 50 years old, Roebuck Springs still has a high degree of historic integrity. Properties considered contributing for their architecture still maintain integrity of location, design, setting, materials, workmanship, feeling, and association. Those with new additions or significant exterior changes continue to possess enough historic features necessary to convey the building's significance. The wealth and variety of architecture clearly demonstrates the neighborhood's historical development during the period of significance.

Historical Summary:

Much of the following historical narrative is adapted from Marjorie L. White's 1987 draft nomination of Roebuck Springs and Roebuck Terrace (Historic Resources of Roebuck) to the National Register of Historic Places. Another source is Mildred Hearn's *Roebuck Springs - Legacies from the Crossroads* (1984), a history of northeast Jefferson County that is especially useful for the pioneer era.

The industrial success and economic vitality of early twentieth-century Birmingham resulted in a number of new suburban developments. Roebuck Springs is one of two residential districts laid out by the East Lake Land Company adjacent to the city's first planned golf course, Roebuck Auto and Golf Club, about 11 miles east of the central city. The other suburb, Roebuck Terrace, is a smaller area that

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was also designed with curvilinear streets on sloping terrain (see Map 2). Both were platted in 1910 and heavily promoted in newspaper advertisements and on an illustrated 1912 map. The Joy brothers, local civil engineers, are credited with designing the road network for Roebuck Springs. The actual spring for which Roebuck Springs was named was never in the district, but lay northeast of the golf course in the flood plain of Village Creek. Instead, it is Wilson Springs that continues to be associated with the Roebuck Springs Historic District. When the roads were cut and graded, the company laid water mains and built a reservoir at Wilson Springs. This first phase of development from the 1910s and 1920s was slowed in 1929 by the Great Depression, followed by a strong second wave of home construction after World War II.

These changes grew out of a section of Jefferson County that had been predominantly rural. The area near Roebuck Springs and Wilson Springs was sparsely settled in the 1820s, with only seven individuals purchasing 1,200 acres of land. The pioneer era in the Roebuck vicinity began with settlement by Presbyterian farmers of Scots-Irish descent. Among those families were the Roebucks, Wilsons, Woods and Hamiltons, who gave their names to local springs and communities. The springs, which were numerous in this part of Jones Valley, have their source in the limestone rock strata. Audley Hamilton acquired the land surrounding Wilson Springs before 1821, and set aside a portion of it for the family graveyard (now located behind Wilson Chapel). Hamilton was the first settler buried there in 1838. The springs (22 in all) passed on to the Wilson family descendants through Hamilton's wife and daughter. The other nearby springs were named for George James Roebuck who came to Jefferson County in 1821, purchased the springs in 1823, and erected a home nearby in the 1850s. Heirs of the Roebuck family and J. M. Crow sold the springs, the residence, and 136 acres to the Alabama Boys Industrial School in 1899, where the Roebuck home remained until its demolition in 1953. As the industrial city of Birmingham was growing and prospering in the 1880s and 1890s, the Roebuck area remained a rich dairy farming section. It also served as a crossroads for produce shipments from Blount and northern Jefferson counties to the burgeoning eastern suburbs of East Lake, Woodlawn and the city proper.

Birmingham annexed many of its surrounding industrial centers and residential areas by 1910. It became one of the fastest growing of the nation's young cities, as well as one of the most polluted. U. S. Steel had just acquired Birmingham's largest employer, Tennessee Coal and Iron Company (TCI), and invested in substantial new plants. Robert Jemison, Jr., local entrepreneur and officer of his father's East Lake Land Company, made plans for the model industrial town of Corey (later Fairfield). Jemison hired nationally prominent city planner George H. Miller of Boston to design Fairfield out of 256 acres of farmland west of Birmingham. While it employed the new concept of zoning, perhaps the most important of Fairfield's influences was the concept that land planning should conform to and take advantage of the natural conditions of the site (Morris et al. 1989:20). This idea had just been used on a much smaller scale in 1906 at Jemison's 40-acre subdivision of Mountain Terrace on Red Mountain.

The Roebuck area on the east side of Red Mountain, where a few summer homes had been constructed among the farms, also came to the attention of the East Lake Land Company. Jemison's company purchased the 200-acre Hood-Brown property in 1909. This parcel included both Wilson Springs and Roebuck Springs, as well as having Village Creek flowing through the lower elevations. The springs had been a popular campsite and picnic grounds for years. The land was also adjacent to the Alabama Boys Industrial School, established in 1899 by wives of Birmingham industrialists to educate

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"wayward boys"; this is now the Department of Corrections' Vacca Campus, a 150-acre formally-designed campus grounds dotted with substantial two-story brick buildings. The East Lake Land Company had been established in the boom years of the 1880s and remained active until 1918. It was one of the oldest, largest, and most aggressive of Birmingham's early land companies. Robert Jemison, Sr. served as president and chief operating officer throughout the period, and Robert Hardin managed the Roebuck operation (later under the auspices of the Roebuck Springs Land Company) through the 1940s. Robert Jemison, Jr. became one of Birmingham's leading early twentieth-century developers.

The development at Roebuck included the Roebuck Country Club (changed to the Roebuck Golf and Auto Club in 1913, and now a municipal golf course), planned by George H. Miller in the flood plains of Village Creek. This was Birmingham's third golf course, but it was the first to be formally designed. The club's president was Robert Jemison, Jr., and its members included many of Birmingham's well-to-do businessmen. The golf course soon gained recognition as one of the finest layouts in the South (Brown 1984:19). The grounds included a clubhouse, tennis courts, artificial lake, and spring-fed swimming pool. The club functioned as the social center of two residential developments on nearby hilly ridges, Roebuck Terrace to the northwest and Roebuck Springs to the southeast. Roebuck Terrace, also designed by Miller, already had streetcar service by 1906, and therefore developed earlier and more rapidly than Roebuck Springs.

Roebuck Springs was the first large-scale residential development in Birmingham to be planned specifically for the automobile, as well as one of the first to be so closely engineered to difficult topography and to be designed by local planners. The East Lake Land Company retained Messrs. Joy, touted as "among the most distinguished landscape architects in the South" to design the "grand expanse of hill-top, slope and level country - woodland and open" (*Age Herald*, 2/6/1910). It is not known which of the three Joy brothers actually planned Roebuck Springs. Scott Joy was an architect from the University of Illinois who associated with his brother Tom in Joy Construction Company from 1910 to 1912. His practice in Birmingham was almost entirely residential with a partiality to Frank Lloyd Wright's Prairie style. Tom Joy was trained as a civil engineer, working with TCI from 1900 to 1909, and then working in real estate. Frederick (Tedd) Joy began service with TCI in 1900 as a draftsman, then as an engineer, and later as General Superintendent of Roads and Buildings and Manager of the Land Department from 1925 to 1942. He took charge of the company's extensive network of industrial communities scattered throughout Birmingham's oil and coal fields (Morris et al. 1989:68). Tedd Joy had also worked in South America where he gained engineering experience on the high mountain grades in designing the Quito to Guayaquil Railroad.

The East Lake Land Company ran a series of advertisements in the Sunday real estate sections of the Birmingham *Age Herald* from 1910 through 1912. These ads provide an interesting insight into the methods used to promote the area. The following quotes are but a few samples. "We propose to make the most notable Country Home Settlement in the Birmingham district" (1/30/10). The land will be improved "on a scale commiserate with its unrivaled topographical features" (1/14/10). "A million gallons of water is the flow which we have developed from our pure cold springs, and we are planning to utilize this bountiful supply. We have almost completed a circuit of those white limestone roads" (6/19/10). "Here is where one may truly rest under one's own vine and fig tree" (3/20/10). "Your children will find more 'fun' in the woods and fields and springs. . . than they ever dreamed of. They will put on health and tan and grow like young saplings. Your wife will drink in deep draughts of

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tranquillity and renew her youth" (6/5/10). "It is outside the limits of the industrial district and will always be smoke-free" (unknown date). The winding roads are "the most beautiful and enduring landscape work ever undertaken in the Birmingham District" (7/3/10). Another ad announced a contest to name the twelve "places" in Roebuck Springs. All "white women and girls of Birmingham and vicinity" were encouraged to suggest names "dignified, sensible, and in keeping with this grandly ideal property" (3/27/10). In keeping with the desire for English names, streets were named Cumberland, Balcourt, and Exeter, among others.

Ninety-nine of the first 158 lots (i.e., those platted in 1910) were sold between 1912 and 1932. Those included 46 purchases in 1922 and 1923, and 17 in 1926 and 1927. Fifty residences were constructed in Roebuck Springs between 1925 and 1931. Most of the first occupants of Roebuck Springs were professionals or managers, including lawyers, architects, bankers, accountants, physicians, contractors, and company owners and managers. One auto mechanic resided in a garage apartment. Prominent early residents included Frederick Chamberlain, general manager of Alabama Power Company; William A. Majors, purchasing agent for TCI; Chappell Corey, managing editor of *The Birmingham News*; corporate executive W. C. Knopf; English golf instructor Herbert H. Barker; engineer/industrialist H. Y. Carson; attorney Jack Stone; educator David Weakley, head of Alabama Boys Industrial School; and Robert Hardin, manager of Roebuck Springs Land Company.

Wilson Springs was no longer used as a water supply after 1923 when the city ran water mains and pipes to the neighborhood. The lower reaches of Roebuck Springs were settled first, and then in 1926 the Ridge Top Addition and the Rutherford Circle Addition were both opened for development. Lots of one to three acres were priced from \$1,700 to \$3,000. Advertisements touted the privilege of building two houses to the lot, and selling the second for a profit at some later date. A country estate in a picturesque setting with all the conveniences of the city was offered for a "small cash payment and easy terms." Good roads, fresh air, virgin forest, a twenty-minute drive to the city, and desirable neighbors were the other selling points in a new set of newspaper ads. By the late 1920s, however, other portions of the city were becoming fashionable, and many of the newly platted lots did not sell. The stock market crash of 1929 halted almost all further construction until after World War II. A number of modest cottages were built at the beginning of a new wave of development in 1948-49. This was the first instance of sub-division of some of the larger lots. By the 1950s and 1960s, renewed prosperity brought new residents who constructed ranch-style homes on many of the lots that had never been previously developed. The neighborhood retained its residential character, but unsuccessfully fought construction of nearby I-59. The interstate highway destroyed a few of the estates along Old Blountsville Road and separated the neighborhood from the golf course, Roebuck Terrace and the adjacent commercial areas. A strong neighborhood association is presently working to preserve Roebuck Springs' historic landscape and architecture. Many individual properties are currently listed on the Alabama Register of Landmarks and Heritage, as well as the local Jefferson County Register.

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10. Geographical Data

UTM References (continued)

5. Zone 16, Easting 526930, Northing 3714710

6. Zone 16, Easting 526750, Northing 3714870

Verbal Boundary Description

Boundaries are indicated on the attached maps (Map 1 and Map 4).

Verbal Boundary Justification

The National Register boundary includes the area containing the most significant concentration of buildings and landscape features that relate to the period of significance. This encompasses most of Roebuck Springs' First Addition, as platted in 1910, and a very small portion of the parcels added in 1926 at Rutherford Circle and Ridgetop Circle. While the landscape is considered the unifying feature of the district, the peripheral areas which were excluded contain a larger concentration of non-contributing buildings, and they also have fewer of the landscape elements considered integral to the historic character of the district. The section between Valley Lake Road and 4th Avenue South was not included because it has almost no buildings that would qualify as contributing. The portions of Ridgetop Circle and Rutherford Circle which were excluded saw major development in the 1950s and 1960s. Many of the ranch-style homes in these two areas used landscaping techniques that included more open, grassy lawns with fewer trees. It should be noted, however, that a large number of newer homes within the designated boundaries do retain significant historic landscape features.

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Photographs

The following applies to all photographs:

Name of Property: Roebuck Springs Historic District
County and State: Jefferson County, AL
Photographer: Denise P. Messick
New South Associates, Stone Mountain, Georgia
Negatives Filed: Alabama Historical Commission, Montgomery
Dates Photographed: July 1997 (photos 1-48), May 1998 (photos 49-50)

Description and Vantage Point of Photographs:

1. Wilson Chapel, view to the W
2. Wilson Chapel, view to the W/SW
3. 409 Cumberland Drive, view to the NE
4. 416, 418, 420 Balcourt Drive, view to the E
5. tennis court at Valley Road and North, view to the E/NE
6. tennis court at Valley Road and North, view to SE
7. North Drive, view to E/NE
8. 505 North Drive, view to N
9. looking uphill on North Drive, view to SE
10. Somerset Drive, view to the S
11. 402 Balcourt Drive, view to the SE
12. upper springs from Valley Lake Road, view to the E/SE
13. stone walls and post at 544 Valley Road, view to the S
14. 539 Valley Road, view to the W
15. 531 Valley Road, view to the SW
16. 516 Valley Road, view to the E/SE
17. 511 Valley Road, view to the NW
18. 504 Valley Road, view to the E

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Photographs (continued):

19. 432 Valley Road, view to the S
20. 428 Valley Road, view to the SE
21. 422 Valley Road, view to the SW
22. 425 Exeter Drive, view to the S/SE
23. Exeter Drive near 425, view to the E/NE
24. 430 Exeter Drive, view to the N
25. 433 Exeter (Major -Donovan House), view to the SE
26. 8731 4th Avenue South, view to the E
27. 8743 4th Avenue South, view to the E/NE
28. 406 Valley Road, view to the S
29. 412 Valley Road, view to the S/SW
30. house behind 425 Exeter, view to the N/NW
31. Wilson family cemetery, view to the NW
32. 433 Somerset Drive, view to the SE
33. fieldstone entrance pillar at 439 Horner Drive, view to the N
34. 439 Horner Drive, view to the N/NW
35. 438 Horner Drive, view to the S
36. 428 Horner Drive, view to the SE
37. 509 Rutherford Drive, view to the N
38. 511 Rutherford Drive, view to the N/NW
39. 516 Rutherford Circle , view to the S
40. 521 Rutherford Circle, view to the N/NW
41. 453 Exeter Drive, view to the NE
42. 517 Ridge Road, view to the W
43. 536 Ridge Road, view to the SE
44. looking down Ridge at intersection with Valley, view to the W/SW
45. 638 Ridge Road, view to the SE

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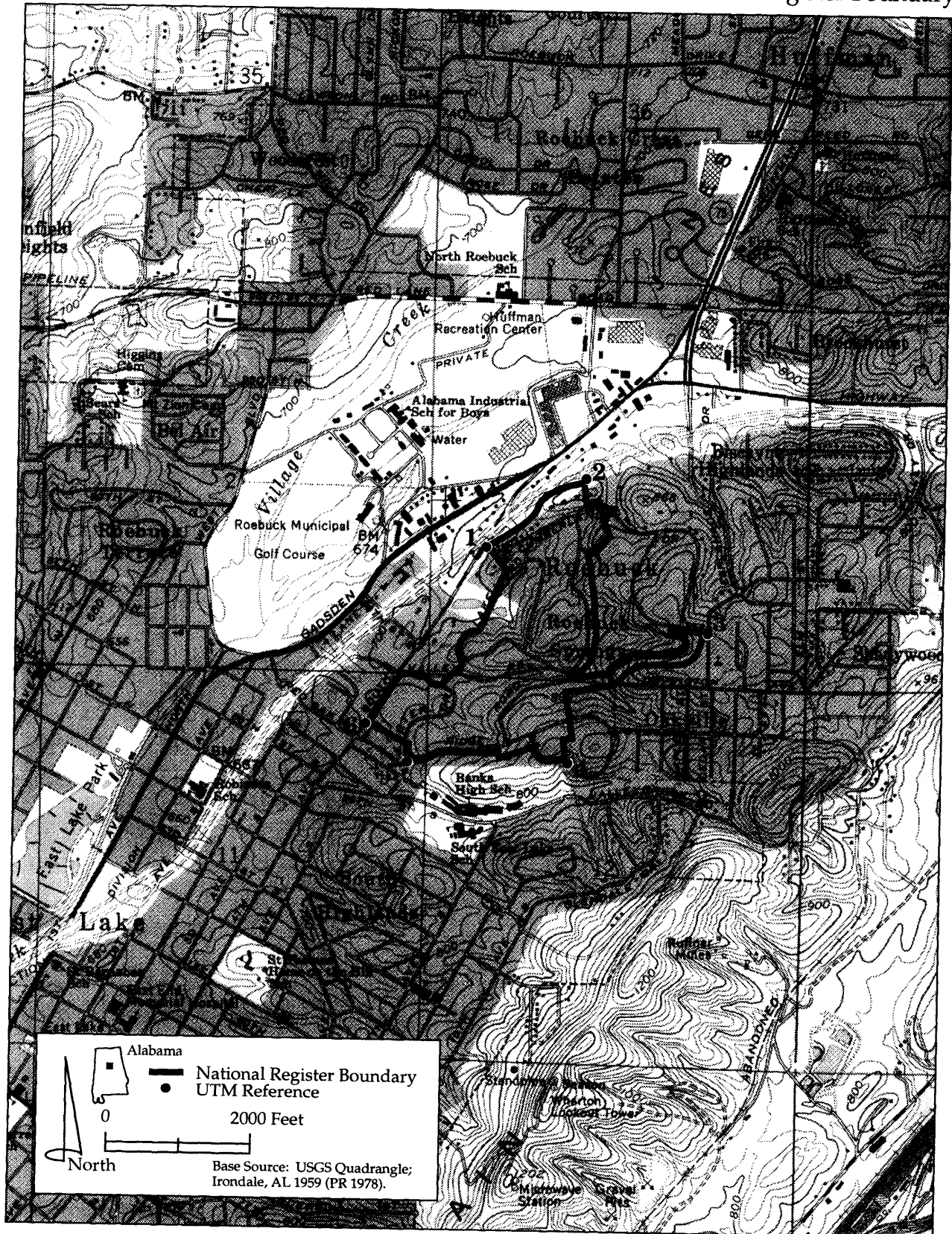
Section Number ^{Photos} ___ Page 38

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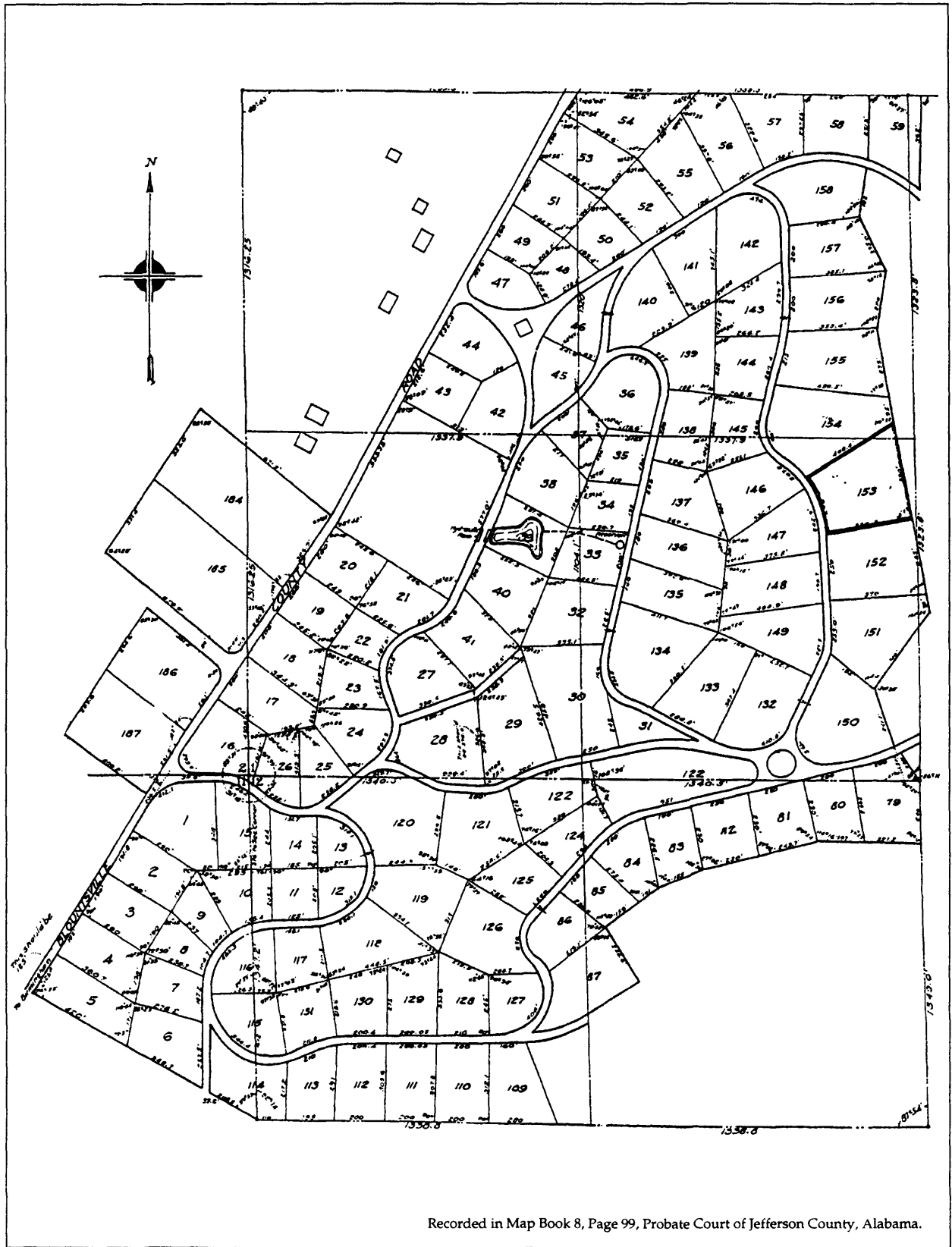
Photographs (continued):

46. 644 Ridge Road, view to the SE
47. looking down Ridge Road, view to the SW
48. stone drainage gutter at 509 Rutherford Drive, view to the SW
49. 507 Valley Road, view to the W
50. 423 Somerset Drive, view to the NE

Map 1. Roebuck Springs Historic District
 UTM References and National Register Boundary

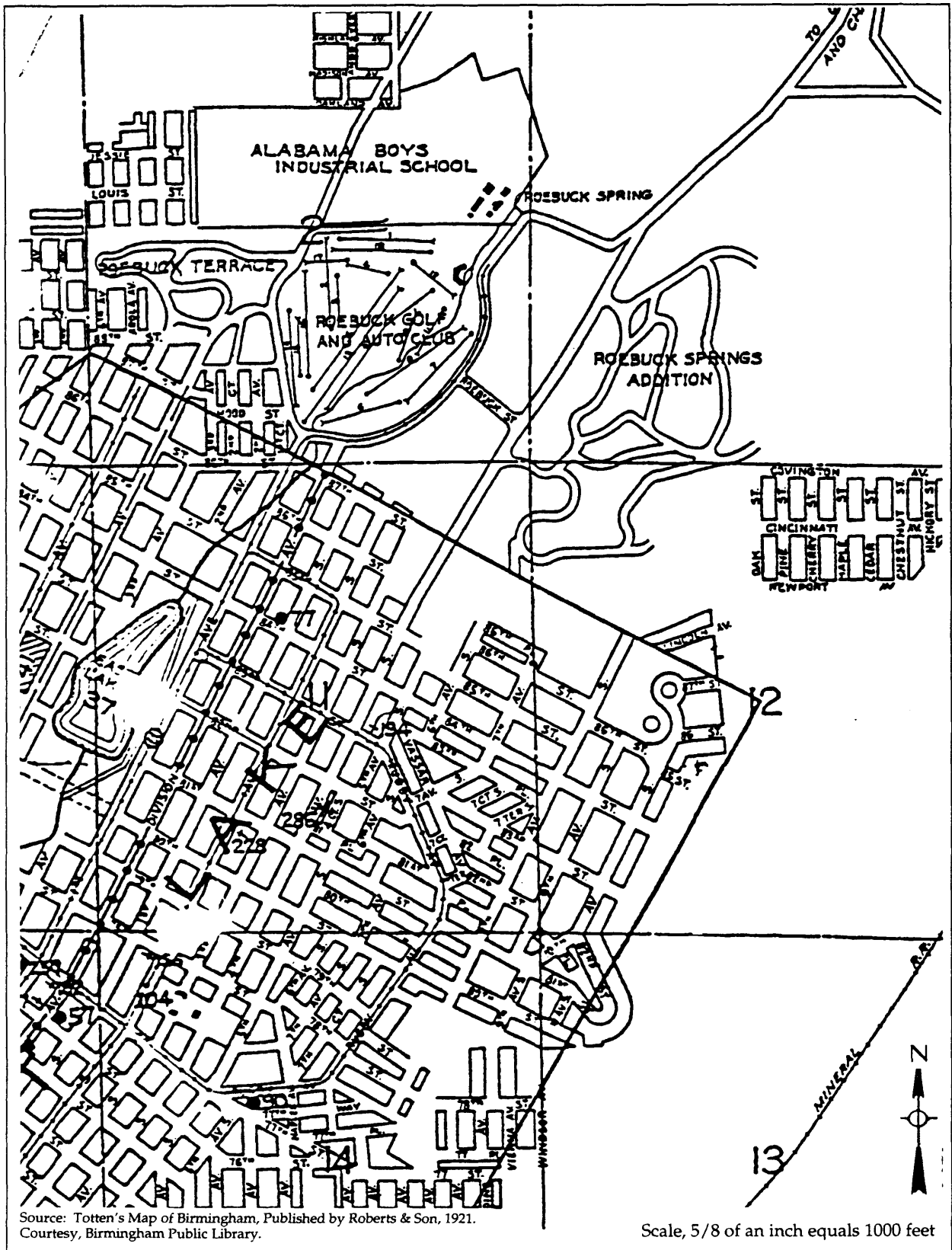


Map 3. First Addition to Roebuck Springs, Plat Filed August 1911



Recorded in Map Book 8, Page 99, Probate Court of Jefferson County, Alabama.

Map 2. Portion of Totten's Map of Birmingham and Vicinity, 1921



Source: Totten's Map of Birmingham, Published by Roberts & Son, 1921.
Courtesy, Birmingham Public Library.

Scale, 5/8 of an inch equals 1000 feet