

United States Department of the Interior
National Park Service

36-1280

National Register of Historic Places Registration Form

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



1. Name of Property

Historic name: McFarland Heights

Other names/site number: _____

Name of related multiple property listing: _____

N/A

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

2. Location

Street & number: 501-920 Riverview Drive, 701-735 Pleasant Circle, 410-456 Riverview Circle, and Grove Street

City or town: Florence State: AL County: Lauderdale

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this 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 at the following level(s) of significance:

___ national ___ statewide local

Applicable National Register Criteria:

A ___ B C ___ D

Lee Anne Wofford, Deputy SHPO 5/17/17
Signature of certifying official/Title: _____ Date
Alabama Historical Commission
State or Federal agency/bureau or Tribal Government

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In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official: _____ **Date** _____

Title : _____ **State or Federal agency/bureau or Tribal Government** _____

4. National Park Service Certification

I hereby certify that this property is:

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

Joe Edson H. Beall _____ *7-10-17*
Signature of the Keeper Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

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

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Category of Property

(Check only **one** box.)

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

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>61</u>	<u>10</u>	buildings
<u> </u>	<u> </u>	sites
<u>2</u>	<u>1</u>	structures
<u> </u>	<u> </u>	objects
<u>63</u>	<u>11</u>	Total

Number of contributing resources previously listed in the National Register 1

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

EDUCATION/schools

Current Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

EDUCATION/ education related

RECREATION AND CULTURE/museum

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH & 20TH CENTURY REVIVALS: Colonial Revival

LATE 19TH & 20TH CENTURY REVIVALS: Tudor Revival

LATE 19TH & 20TH CENTURY REVIVALS: Neoclassical Revival

LATE 19TH and EARLY 20TH CENTURY AMERICAN MOVEMENT:

Bungalow/Craftsman

MODERN MOVEMENT: International Style

MODERN MOVEMENT: Wrightian

MODERN MOVEMENT: Ranch Style

OTHER: Minimalist Traditional

OTHER: Williamsburg Colonial Revival

OTHER: Split Level House

OTHER: Cottage

OTHER: American Small House

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

Foundation: brick, concrete

Walls: Wood weatherboard, brick, stone (perma-stone and cut-stone), stucco, vinyl

Roof: asphalt (shingles), marble chip, metal

Narrative Description

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

Summary Paragraph

The McFarland Heights neighborhood is located in the southwestern portion of the city of Florence, Alabama on a bluff overlooking the Tennessee River. The neighborhood developed as Florence's first exclusive suburban development. Built over a period that encompasses roughly 45 years, (1920-1966) the McFarland Heights neighborhood has a wealth of high style buildings, most of which maintain their historic integrity. Riverview Drive, Riverview Circle, Pleasant Circle, and Grove Street wind along the gently sloping topography of the neighborhood, and houses of a variety of architectural styles are placed on moderate to large sized landscaped lots. Perhaps no subdivision in the city of Florence exhibits the

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variety of architecture found in McFarland Heights. The houses in the neighborhood reflect the transition from pre- to post-World War II suburban American architecture, with one notable dwelling designed by Frank Lloyd Wright, the only Wright designed building in the state of Alabama. As a whole, the neighborhood exhibits a combination of natural beauty and superior craftsmanship, retaining integrity in terms of feeling and workmanship. Because it is still a relatively exclusive suburb, the neighborhood retains its integrity with regards to association; indeed, many of the neighborhood's original houses belonged to local business owners, doctors, professors, and lawyers, and while the original owners are gone, many of these professions are still represented by the inhabitants of the neighborhood. The neighborhood retains its integrity in terms of location and design, because the physical location and plan of the neighborhood has remained unaltered. Many houses lack a "river view" in the summertime because of dense mature vegetation, but the setting is still removed from the city and above the river, thus retaining most of its integrity in terms of setting. The McFarland Heights neighborhood possesses local significance and has retained integrity in the areas of location, design, setting, materials, workmanship, feeling and association necessary for National Register eligibility under Criterion A and C.

Narrative Description

On a bluff above the Tennessee River and within walking distance to downtown Florence, developers laid out McFarland Heights in the 1920s. The curvilinear street patterns they used lend to the exclusive feeling of the neighborhood, and established a pattern for later developers to follow in other subdivisions across the city. There are many more mature trees now than when the subdivision was originally developed, but many houses still have views of the Tennessee River to the south of the neighborhood. It is roughly bounded on the north by Alabama Street, and is laid out at an angle so that its eastern, southern, and western boundaries are wooded bluffs. The neighborhood features four streets: Riverview Drive, Riverview Circle, Pleasant Circle, and Grove Street. These streets wind over the gently sloping terrain in a setting that feels rural because of the tree lined and covered streets and mature vegetation. The variety of architectural styles that exhibit superior craftsmanship and design give an air of sophistication. McFarland Heights features no sidewalks but many great trees line the edges of the street (Photos 76 and 79). Curbs and concrete gutters line the margins of the street as well, and many mailboxes are situated at the roadside. Well maintained houses, many with their original materials and design still intact, sit on elevated lots that feature gardens with flowers, bushes, and ornamental trees. Stone or brick walks often lead from the doorway of the house to the mailbox located at the street, although this is much more common on Riverview Drive and less common on Riverview Circle. Property boundaries are usually marked with gardens featuring rosebushes and azaleas, a remnant of the developer's vision that trees be

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removed from shared boundary lines. The tree lined streets, mature vegetation, roadside mailboxes, and developed property lines all contribute to the rural feeling of the neighborhood.

McFarland Heights features many solidly built houses of brick veneer, stone veneer, and wood. Roofs consist mostly of asphalt shingles, though a few ranch houses feature flat roofs of marble chip. Many brick homes feature decorative elaborations of their respective architectural style, exhibiting the craftsmanship of their builders. For example, elaborated eave returns on a Tudor Revival style house and stone lintels on a Colonial Revival style house add more detail to the style. Many earlier homes in Florence lack these decorative elaborations, and many later subdivisions lack the variety found on houses in McFarland Heights. Utilizing the hilly topography, many houses have garages underneath the main floor of the house, with freestanding garages being uncommon. There are also two private tennis courts in the neighborhood that add to the overall feeling of exclusivity (Photos 85 and 81). The neighborhood includes sixty-three contributing resources, including 59 dwellings, a school, the two tennis courts, and a museum. There are sixteen non-contributing resources, including two dwellings built in the last twenty-five years, ten dwellings that have been significantly altered from their original design, and a freestanding garage constructed ca. 2014 (Photograph 82).

The first houses in the district were built on Riverview Drive during the Great Depression in the 1930's (Resources 15, 17, 18, 20, 35, 44, 46, 48). Riverview Drive features the most architectural diversity in the district. Several Tudor Revival style homes, constructed of brick, painted brick, and wood are from this period (Resources 14, 17, 18, and 20). The Tudor Revival style became popular during the 1920s, as architects explored variations of the traditional English model. All of the examples on Riverview Drive are on the north side of the street and face south towards the river. Decorative, painted brickwork, arched doorways and windows, steeply pitched roofs, elaborated eave returns, and prominent brick chimneys are some of their distinguishing features. One of these houses, 602 Riverview Drive (Resource 17), was built for Louis Rosenbaum, an early civic leader of Florence and owner of several movie theaters in the Florence area. A brick bungalow at 546 Riverview Drive is distinct in appearance from the ranch houses and steeply pitched Tudor Revival style houses around it (Resource 15). This house is true to the bungalow form with its boxy appearance and full width front porch, supported by wooden columns on top of substantial brick piers. Some of the remaining houses from this time period are Dutch Colonial Revival (Resource 44), Colonial Revival (Resource 46), and a bungalow with Neoclassical elements (Resource 48).

Several of the houses built on Riverview Drive and a few on Riverview Circle were built in the late 1930s and early 1940s, prior to the United States' engagement in World War II (Resources 25, 26, 31, 36, 41, 51, 62 and 74). The most popular style that persists from this period is Colonial Revival. There are

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many common house forms enhanced with Colonial Revival elements, such as symmetrical facades, pilasters flanking pedimented, central doorways, and recessed wings off to the sides (Resources 12, 32, 49, 55, 57). The high style examples are all two story houses, some of the few that exist in the neighborhood, and have symmetrical designs, accentuated front entryways with columns or pilasters, and windows with multi-pane glazing. One Colonial Revival style home is unique in that it features a front facing gable (Resource 6). Another features a hipped roof and decorative bracketing, giving an Italianate feel to the style (Resource 46).

The most architecturally significant structure in McFarland Heights is the Frank Lloyd Wright-designed Rosenbaum House (Resource 8). Completed in August of 1940 for Stanley and Mildred Rosenbaum, the Usonian style house was originally 1,540 square feet. In 1948, Wright designed a 1,084 square foot addition. To Wright, Stanley and Mildred were the perfect clients. They were both well-educated and accomplished, and appreciated art. Wright developed his Usonian architectural style in an effort to keep costs down and make architecturally styled houses affordable for young professionals and families like the Rosenbaums. Wright felt that houses should be tailored to the client, and he also believed in the concept of “organic architecture.” Wright designed his Usonian houses to interact with nature rather than compete with it and used locally available materials in construction. Usonian houses featured low, flat roofs on one story structures that were usually L-shaped. The flat roofline paralleled the land and gave the impression of the house embracing its surroundings. The Rosenbaum house was constructed of local materials, with exterior cypress wood cladding. Considered the “purest example of Usonian” architecture, (Sargeant, 42) and a focal point for architectural enthusiasts around the country, the Rosenbaum House is truly a work of art and a museum that attracts visitors from all over the country. Attesting to the importance placed on the home by the City of Florence, the home underwent an approximate \$750,000 renovation in the early 2000’s, and stands today as the centerpiece in an architecturally diverse neighborhood. The house was listed on the National Register of Historic Places in 1978.

A few houses in McFarland Heights were built during the United States’ involvement in World War II (Resources 6, 49, 67, and 72). These houses appear in Colonial Revival, ranch, and an American Small house. There are also many variations on the American Small House form with elaborate architectural details not common to others of the form in Florence, such as prominent stone chimneys, unique window configurations, and protruding wings (Resources 4, 11, 21, 26, 54). In comparison with other neighborhoods in Florence, where the American Small house is modest, clad with wood, and mostly devoid of architectural detailing, the examples found in McFarland Heights feature many variations, such as cut stone veneer, adjacent wings for additional living space, dormers, shutters, and pilasters. During the

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pre-Ranch building phase, McFarland Heights houses were exemplary variations on a modest theme that differentiated themselves from other Florence neighborhoods, such as the nearby River Bluff development to the east.

The majority of houses in McFarland Heights were built in the years following World War II (Resources 1, 2, 3, 4, 5, 9, 10, 11, 12, 13, 14, 19, 21, 22, 24, 27, 28, 30, 32, 33, 39, 40, 47, 50, 52, 53, 54, 55, 56, 57, 58, 60, 61, 63, 65, 66, 68, 70, and 73). These houses are mostly ranch houses in several forms and styles, with only a few American Small Houses, Tudor Revivals, and a Neoclassical house. The Neoclassical design appears on a one and a half story house with a full height central portico that dominates the symmetrical façade, with Ionic columns and prominent frieze band (Resource 19). Other examples include two brick houses in the Williamsburg Colonial Revival style (Resources 28 and 30). Fueled by the restoration of Colonial Williamsburg, completed in 1928, these two examples of the style have small front facing gable dormers, steeply pitched cross gable roofs, and tall chimneys along with multi-paned wood windows accompanied by shutters or flower boxes.

After World War II, the Ranch house became the most popular dwelling for American families. Resources 25, 31, 36 are early linear ranch houses, smaller and less horizontally situated than later models. There are several compact ranch houses (Resources 5, 32, 39, 57, 65) nearly all of which are in the Colonial Revival Style. Larger forms of ranch houses followed the compact and linear forms. There are several rambling ranch houses that appear (Resources 1, 58, 70), two of which are in the Colonial Revival style. A few of the ranch houses have a half courtyard form (Resources 9, 40, 49, 50, and 60) and there is one contributing courtyard form (Resource 68). There is one example of a split level ranch on Riverview Drive, with three different levels designated for different purposes (Resource 27).

Colonial Revival is the most common style among the ranch houses found in the neighborhood, but there are a few contemporary designs. Resource 47 is architect designed ranch in the contemporary style, by the local architecture firm Northington, Smith, and Kranert. The home was designed with a view of the river, and featured redwood siding, a roof of marble chips, and a buff brick foundation. Similarly, on Pleasant Circle there is another contemporary ranch house with a view of the river made of board and batten redwood siding (Resource 52). Resources 5, 9, and 60 are also examples of contemporary styles found in the neighborhood, evoking the uniqueness of the Rosenbaum house.

The Riverview neighborhood hosts a breadth of architectural styles, from Tudor Revival cottages to contemporary ranch, with many styled ranches and Colonial Revival style homes. Most of the houses have retained their original materials, mostly light colored brick, and represent local craftsmanship at its best. The neighborhood represents both pre- and post-World War II American building practices, and it illustrates the transition in Florence's building styles during this time period. Larger, more modern

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designs of ranch houses and cottages were built in McFarland Heights than are commonly found in post-World War II Florence subdivisions, keeping in line with the established, exclusive feeling of the neighborhood. Another important feature of this neighborhood is the construction of the houses to fit the terrain instead of the terrain being altered to construct the houses, no doubt inspired by Frank Lloyd Wright and the Rosenbaum House. The neighborhood is secluded, quiet, and beautiful, featuring an array of flowering plants and large oak trees. Within walking distance of downtown Florence, McFarland Heights has retained both its original exclusive character and its proximity to the city's commercial district.

1. **501 Riverview Dr.** 1955 One story brick rambling ranch with asphalt shingle hip roof and two front-facing gables at wing; interior, central brick chimney; running bond brick veneer; recessed entryway flanked by two small windows; large unique wood picture window unit on main façade, with one large window flanked by two 4/8 tall wood windows; 6/8 wood window also on main façade; each gable features a 6/12 wood window. **C**
2. **502 Riverview Dr.** 1949 One story American Small House with asphalt shingle side gable roof; exterior gable end brick chimney; protruding wing with hip roof and hipped dormer over semi-oval louvered vent and 8/8 wood window; shed roof over front porch, supported by wood columns on brick foundation; two 8/8 wood windows under porch; brick foundation. **NC**
3. **503 Riverview Dr.** 1950 One story brick cottage with asphalt shingle front gable roof; two off-centered entry doors on front façade, flanked by two 6/6 wood windows; elevated brick entry porch capped with poured concrete. **C**
4. **506 Riverview Dr.** 1950 One story American Small House in the Colonial Revival style with asphalt shingle cross gable roof; exterior gable end brick chimney; running bond brick veneer; entry door flanked by pilasters, capped with decorative crown; double 2/2 wood window unit, and wood picture window flanked by 2/2 wood windows on main façade; elevated entry porch made of brick capped with poured concrete. **C**
5. **510 Riverview Dr.** 1948 One story painted brick compact ranch in the contemporary style with painted metal hip roof; exterior brick chimney; running bond brick veneer; double 2/2 wood windows recessed under roof near entryway; sixteen lite window on main façade; integral carport, supported by decorative metal metalwork on brick and poured concrete foundation; painted vertical wood siding on protruding center façade; brick foundation. **C**
6. **511 Riverview Dr.** 1945 Two story brick Colonial Revival with asphalt shingle cross gable roof; prominent front gable with round louvered vent; interior prominent brick chimney; running bond brick veneer; three bay façade, featuring three 8/8 wood windows on second story; first story windows feature decorative masonry lintels; central front entry door with decorative pediment and Tuscan columns; side gabled wing on western side; tennis court. **C**
7. **541 Riverview Dr. H.G. Richards School** 1963 One story International Style, nine bay façade with slight side gable roof of metal, rear exterior brick chimney, rectangular main mass with centered squared rear gymnasium with pointed arch roof with windows visible from front, running bond brick veneer, enclosed front entrance with blue front gable roof. **C**

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- 8. 601 Riverview Dr., Rosenbaum House** 1940 One story, multi-level L-shape Frank Lloyd Wright-designed Usonian with U-shaped side addition on concrete slab; multi-level roof with copper flashing; exterior of Tidewater cypress board and batten and running bond brick with raked horizontal mortar and flush vertical mortar; prominent front cantilever carport, as well as a smaller one on the side; unfenestrated street façade with recessed center entrance door and narrow strip of clerestories; three interior brick chimneys that service four fireplaces. **C**
- 9. 518 Riverview Dr.** 1948 One story half courtyard ranch in the Contemporary style with painted wood siding and asphalt shingle cross hipped roof and clipped gable peak; prominent exterior front-façade chimney made of cut-stone; central entry way with door flanked by sidelights; three vertical lite wood picture unit adjacent to chimney; double wood picture window unit on front façade corner; integral carport supported by painted wood columns on poured concrete foundation; brick foundation. **C**
- 10. 520 Riverview Dr.** 1950 One story painted brick linear ranch in the Colonial Revival style with asphalt shingle side gable roof; interior brick chimney; protruding front facing gable wing garage; small front facing gable portico supported by fluted columns on a brick porch; double 6/6 wood windows on front façade; two eyebrow dormers flanking entryway on roof; four vertical lite wood picture window with planter. **C**
- 11. 526 Riverview Dr.** 1948 One and a half story painted stone American Small House with asphalt shingle cross gable roof; front exterior painted stone chimney; prominent front facing gable façade with triple 6/6 wood window unit, louvered vent in gable peak; 6/6 wood window adjacent to chimney small shed roof over entry door; elevated entry porch with poured concrete cap over stone foundation. **C**
- 12. 538 Riverview Dr.** 1952 One story painted brick linear ranch in the Colonial Revival style, with asphalt shingle side gable roof; interior painted brick chimney; prominent central recessed entry door flanked by pilasters; large bay window unit, 8/8 wood window flanked by 4/4 wood windows adjacent to entryway; three more 8/8 wood windows on front façade; eastern wing with 6/6 wood window and metal planter; western wing with three 6/6 wood windows; protruding brick belt course above front façade windows. **C**
- 13. 542 Riverview Dr.** 1955 One story cut stone linear ranch with asphalt shingle side gable roof; interior cut stone chimney; front facing gable portico over entry door, supported by four Doric columns; 8-panel wood door with fanlight and sidelights; double 8/8 wood windows on front façade, opposite triple 8/8 wood window unit; double 8/8 wood window unit on western wing; integral carport supported by cut stone column on foundation of the same. **C**
- 14. 544 Riverview Dr.** 1950 One and a half story painted brick Tudor Revival, with steeply pitched cross gable roof and asphalt shingles; exterior gable end painted brick chimney; central elevated entryway with 6-lite wood door; double 6/6 wood window unit on front façade; prominent front facing gable with integrated garage, underneath double 10-lite French doors and decorative metal balcony; stone quoins around garage entry; louvered vent in front gable peak, with decorative brickwork above; 6/6 wood window in recessed eastern wing. **C**
- 15. 546 Riverview Dr.** 1929 One and a half story brick bungalow with side gable asphalt shingle roof; exterior gable end brick chimney; running bond brick veneer; prominent front facing gable dormer with double 1/1 wood window unit covered by awning; vertical painted wood siding in dormer; central

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entryway; integral full-width front porch, supported by painted wood columns on brick piers; decorative painted poured concrete cap over brick wall around porch; two triple window units flanking the central door; poured concrete porch. **C**

- 16. 560 Riverview Dr.** 1948 One story painted brick cottage, cross gable shingle roof, 3 bay façade, entrance on enclosed rectangular porch, chimney. **NC**
- 17. 602 Riverview Dr.** 1930 One and a half story brick Tudor Revival with stucco half timbering details; cross gable roof with asphalt shingles, shed roof dormer facing west; exterior painted masonry chimney with decorative details on front façade; running bond brick veneer; rounded entryway surrounded by decorative masonry; two first story windows flanking chimney with decorative brick lintels; double 6/6 wood window unit opposite single 6/6 wood window unit flanking chimney on upper story; screened in porch on eastern wing; triple window unit with decorative brick and masonry arched lintel on western wing, underneath flared roof; brick and masonry buttress on southwest corner. **C**
- 18. 614 Riverview Drive** 1930 One and a half story Tudor Revival with vinyl siding and cross gable roof with asphalt shingles; interior brick chimney; front facing gable dormer with window; off center arched wood panel door; small decorative fixed window adjacent to door; front façade with two triple 6/6 wood window units; front facing gable with triple 6/6 wood window unit and 8-lite wood window in gable peak; 6/6 wood window in recessed gable, with louvered vent at peak; low slope shed roof over western wing, with 6/6 wood window; brick foundation. **C**
- 19. 615 Riverview Dr.** 1952 One story brick Neoclassical with asphalt shingle hip roof; interior brick chimney; running bond brick veneer; symmetrical façade with five bay central block with 8/12 wood windows; corniced pediment and prominent frieze over portico supported by four Ionic columns; two pilasters flanking door with elliptical fanlight and sidelights. **C**
- 20. 620 Riverview Dr.** 1940 One and a half story brick Tudor Revival with cross gable roof and asphalt shingles; prominent brick exterior chimney, tapered, with decorative, arched brickwork; running bond brick veneer; off center arched wood panel door with decorative brick and masonry arched lintel; double 6/6 wood windows flanking chimney; arched window unit with double 1/1 wood windows and fanlight, with decorative brick and masonry arched lintel; pronounced eave returns on front facing gables; decorative fixed window in recessed front gable peak; faux gable flared roof flanking chimney. **C**
- 21. 675 Riverview Dr.** 1948 One story American Small House with side gable asphalt shingle roof; exterior gable end brick chimney; running bond brick veneer; front façade with 8/8 wood window flanked by two 4/4 wood windows; recessed door flanked by pilasters; five 6/6 wood windows along front facade; two square columns supporting small side-gabled porch. **C**
- 22. 626 Riverview Dr.** 1955 One story brick linear ranch with an asphalt shingle hip roof; interior brick chimney; running bond brick veneer four bay façade; recessed central entrance with wooden door and matching full height picture window with horizontal panes; integrated masonry planter. **C**
- 23. 699 Riverview Dr.** 1955 Two story split-level brick ranch with side gable asphalt shingle roof; interior brick chimney; modern, façade-gabled entry roof over central entrance with squared columns and closed rail balustrade; pent metal awning supported by square columns; side porch roof supported by square columns; breezeway connecting to garage; 5 bay façade. **NC**

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- 24. 702 Riverview Dr.** 1955 One story cross gable brick linear ranch with asphalt shingle roof; interior chimney; running bond brick veneer; horizontal metal siding in front gable; entry covered by main roof and supported by square column; four bay façade with large wooden picture window unit; 15-lite wooden entry door. **C**
- 25. 703 Riverview Dr.** 1940 One story linear ranch in the Colonial Revival style with painted wood siding; side gable with intersecting gable-on-hip roof; asphalt shingles; interior painted masonry chimney; three bay central protruding façade; recessed entry door off-set from center with sidelights; poured concrete foundation. **C**
- 26. 732 Riverview Dr.** 1941 One and a half story American Small House; cross gable roof of asphalt shingle composition; interior central brick chimney; four bay façade with prominent central canted bay window, flanked by eave returns; two 6/6 wooden windows in gabled dormers; entry door flanked by pilasters; recessed, attached car-port supported by square columns with masonry foundation; painted brick foundation. **C**
- 27. 706 Riverview Dr.** 1960 Two story split level painted masonry/wood ranch with main hip roof flanked by two lower side gable roofs, all of asphalt shingle composition; two bay central façade, lower painted masonry, upper painted wood; lower façade with 4/4 wood casement window underneath awning, adjacent to double casement wood windows under awning; masonry interior chimney; attached garage with decorative masonry; integrated masonry planter; wooden front entry door with full height, decorative block glass sidelight; very large bow window. **C**
- 28. 715 Riverview Dr.** 1946 One and a half story brick Williamsburg Colonial Revival styled cottage with cross gable roof and asphalt shingles; interior brick chimney; running bond brick veneer with soldier bond below roofline, above door and windows; front facing gable with central entry door and double 6/6 wood windows, with 6/6 wood window in gable peak; front facing gable dormer with 6/6 wood window; front façade with double 6/6 wood windows adjacent to single 6/6 wood window; recessed eastern wing with entry door flanked by sidelights; decorative brickwork in gable peak. **C**
- 29. 722 Riverview Dr.** 1940 One and a half story American Small house with vinyl siding and cross gable asphalt shingle roof; prominent front façade with eave returns, double 8/8 wood windows flanked by 4/4 wood windows, round center window near gable peak; peaked eyebrow dormers flanking center gable; 8/8 wood windows to either side of front gable; recessed gable roof over connected car-port; painted brick foundation. **NC**
- 30. 731 Riverview Dr.** 1946 One and a half story brick Williamsburg Colonial Revival styled cottage with cross gable roof and asphalt shingles; interior brick chimney; running bond brick veneer with soldier bond above windows; entry door with pediment and pilasters; 8/8 wood window on front façade; prominent, protruding front facing gable with eave returns, 8/8 wood window and louvered vent in gable peak; three front facing gable dormers with 6/6 wood windows; enclosed porch on eastern wing with flat roof. **C**
- 31. 737 Riverview Dr.** 1940 One story brick linear ranch with a cross gable roof of asphalt composition; interior brick chimney; running bond brick veneer with soldier bond above windows; three bay façade; central entry under main roof and supported by decorative metalwork; decorative brickwork above windows and on lower façade; large glass block (14/4) picture window adjacent to entry door; converted car-port with auxiliary entry and screened in porch. **C**

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- 32. 738 Riverview Dr.** 1950 One story brick compact ranch in the Colonial Revival style with side gable roof and asphalt shingles; interior brick chimney; running bond brick veneer; partial width front porch with flat roof supported by squared, fluted wood columns on brick foundation; front façade under porch is stucco; entry door flanked by two 8/8 wood windows; double 8/8 wood windows on each side of porch, with awnings; integral carport with flat roof, supported by square wood columns resting on poured concrete cap and brick piers. **C**
- 33. 744 Riverview Dr.** 1949 One story American Small House with vinyl siding and side gable roof of asphalt shingle composition; interior brick chimney; three bay façade; central door with transom and sidelights under main roof supported by decorative metalwork. **NC**
- 34. 750 Riverview Dr.** 1957 One story painted masonry linear ranch in the Colonial Revival style with side gable asphalt shingle roof; recessed off-center entry door flanked by pilasters; three 6/6 wood windows along front façade; attached garage. **C**
- 35. 782 Riverview Dr.** 1934 One and a half story brick Tudor Revival with cross gable roof and asphalt shingles; prominent, tapered, brick exterior chimney with decorative arched brickwork; running bond brick veneer; side facing wood arched door on recessed entry porch; with front facing triple window unit with decorative, diamond pattern glass; front facing gable with two fixed windows flanking chimney and arched doorway; western front facing clipped gable roof on wing with double window unit; all windows with diamond pattern glass. **C**
- 36. 815 Riverview Dr.** 1941 One story brick linear ranch in the Colonial Revival style with side gable asphalt shingle roof; portico over entry door supported by decorative wooden posts; interior brick chimney; running bond brick veneer; wood louvered cupola; three bay façade; off-centered door with sidelight and masonry support; attached car-port; decorative rounded posts atop a masonry foundation; recessed auxiliary door next to double three panel 6-lite wood garage doors. **C**
- 37. 816 Riverview Dr.** 1940 One and a half story cottage with vinyl siding and side gable asphalt shingle roof; interior masonry chimney; two dormers with 6/6 wood windows; flared copper roof over entry; large canted 8/12 wooden bay window flanked by 6/8 wood windows either side; entry door with pediment and pilasters; three 6/6 wood windows on front façade; flat roof over attached car-port supported by square columns that rest upon brick foundation. **NC**
- 38. 820 Riverview Dr.** 2012 One story, brick New Traditional, cross gable roof with asphalt shingles, exterior chimney, off center wood panel door with flanking 6/6 windows, stoop with engaged roof. **NC**
- 39. 821 Riverview Dr.** 1952 One story compact brick ranch with side gable asphalt shingle roof; interior brick chimney; running bond brick veneer; five bay façade; recessed central entry door with three square windows and one sidelight; auxiliary entry supported by decorative metalwork; flat roof perpendicular to house foundation extending over carport and supported by square columns resting on masonry foundation. **C**
- 40. 823 Riverview Dr.** 1949 One story decorative painted half courtyard brick ranch; cross gable roof with asphalt shingles; interior masonry chimney; front façade with 5 vertical lite bow window with decorative copper cap; two recessed courtyards to either side of front façade, both enclosed by painted brick walls; large double picture window unit; large attached car-port supported by brick and decorative metalwork on a brick foundation. **C**

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- 41. 834 Riverview Dr.** 1940 Two story Dutch Colonial Revival with painted wood lap siding and gambrel roof with asphalt shingles; exterior painted brick chimney; central front facing stone gable with arched window over recessed entryway; 6/6 wood window on front façade; shed dormers, one with one 6/6 wood window, the opposite with three 6/6 wood windows; screened-in porch; wing addition. **C**
- 42. 835 Riverview Dr.** 1954 One and a half story brick rambling ranch in the Colonial Revival style; hip roof of asphalt shingle composition; interior central masonry chimney; five bay façade; large wooden entry door flanked by sidelights; entry porch supported by two Doric columns; hip roof car-port supported by metal columns. **C**
- 43. 851 Riverview Dr.** 1948 One story brick and masonry linear ranch in the Colonial Revival style; cross gable roof with asphalt shingles; central interior masonry chimney; large picture window in front façade gable flanked by two 2/2 horizontal-pane wood windows underneath a decorative stone lintel; main entry recessed and supported by square fluted wood column; pilasters at entry door; porch at eastern end of house recessed into roofline and supported by squared wood column. **NC**
- 44. 852 Riverview Dr.** 1933 Two story Dutch Colonial Revival with vinyl siding; side gable roof with asphalt shingles; interior central brick chimney; prominent entryway with double 12-lite painted French doors; arched porch roof supported by squared wood columns resting on brick entry porch; door flanked by two 6-lite fixed windows atop decorative painted wainscoting; two 12-lite tall wood windows on either side of entry; three shed roof dormers with wood windows; screened-in porch on eastern wing; integrated carport with shed roof, supported by painted wood columns. **C**
- 45. 865 Riverview Dr.** 1935 One story brick linear ranch in the Colonial Revival style; side gable asphalt shingle roof; interior brick chimney; central portico with triangular gable pediment above four Doric columns; three bay façade; wooden entry door with fanlight and flanking sidelights; flanked on either side by two triple window units comprised of 9/9 wood windows between 3/3 wood windows and beneath decorative masonry lintels; front façade frieze board. **C**
- 46. 870 Riverview Dr.** 1929 Two story painted brick Colonial Revival with Italianate features; hip roof with asphalt shingles; painted modillions; painted brick exterior chimney, with diamond decorations; central entryway with double door, broken pediment and flanking pilasters; slender transom window over door; symmetrical façade with two 6/6 wood windows on either side of entry and on both stories; second story has smaller 6/6 wood window above doorway; first story windows have decorative painted masonry keystone lintels; all windows have painted masonry sills; decorative brick quoins at corners of main façade; main façade flanked by one story wings either side, each with a double window unit and decorative brick quoins. **C**
- 47. 871 Riverview Dr.** 1960 One story architect designed contemporary ranch with painted redwood siding; side gable, built-up gravel asphalt roof, originally marble chips; four bay façade with offset canted bay window; broad interior masonry chimney; integrated carport supported by squared wooden columns resting on a brick foundation. **C**
- 48. 887 Riverview Dr.** 1920 One and a half story painted brick bungalow with Neoclassical elements; side gable roof and asphalt shingles; interior painted brick chimney; shed roof dormer with four 6/6 wood windows, clad with painted horizontal wood siding; central wood panel door flanked by two 6/6

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wood windows; full width porch with shed roof, supported by square wood columns on painted poured concrete porch; one story wing on either side of main façade. C

49. 915 Riverview Dr. 1945 One story painted brick half courtyard ranch in the Colonial Revival style, with cross gable roof and asphalt shingles; painted brick exterior chimney; entry door flanked by pilasters; double 6/6 wood windows on either side of door; protruding front facing gable wing with double 6/6 wood windows and louvered vent in gable peak; adjacent recessed wing with five 6/6 wood windows; screened porch addition. C

50. 920 Riverview Dr. 1955 One story painted brick and wood half courtyard ranch; cross hip asphalt shingle roof; interior masonry chimney; five bay façade; recessed entrance door flanked by two sidelights; auxiliary door in wooden wing with upper façade picture window. C

51. 701 Pleasant Circle 1940 One-and-a-half story brick Tudor Revival with steep hip roof and front and side gables of asphalt shingles; running bond brick veneer with soldier bond along top of windows, arches, and doorways; interior brick chimney; paired and tripled 6/6 windows; double front modern entrance doors; open air front porch with pointed arches; detached guest house with attached carport. C

52. 733 Pleasant Drive 1960 One story brick and vertical wood siding linear ranch in the contemporary style with side gable roof of asphalt shingles; interior brick chimney; small, single pane windows and large multi-lite picture windows; recessed front entry, attached open carport in front of house; louvered dormer. C

53. 735 Pleasant Drive 1958 One-and-a-half story American Small House in the Colonial Revival style with side gable roof of asphalt shingles; two gable dormers; running bond brick veneer; six bay façade; pedimented entrance supported by Tuscan columns on brick foundation; multi-lite front door. C

54. 410 Riverview Circle 1948 One story painted wood siding American Small House in the Colonial Revival style; cross gable roof with asphalt shingles; interior brick chimney; three bay façade with two sets of 8/8 wood windows; center six panel wood door with pilasters and decorative crown; small recessed wing with 6-lite wood entry door flanked by wood windows. C

55. 412 Riverview Circle 1959 One story linear ranch with running bond brick veneer; hip roof with asphalt shingles; six bay façade; recessed central entrance with concrete stoop and storm door; integrated carport supported by squared wood columns on brick foundation. C

56. 416 Riverview Circle 1956 One story linear ranch in the Rustic style with vertical wood siding and slight hip roof with asphalt shingles; exterior brick chimney; four bay façade with horizontal slider windows and larger fixed window; attached open carport. C

57. 420 Riverview Circle 1954 One story compact ranch in the Colonial Revival style with asbestos siding; side gable roof with asphalt shingles; interior brick chimney; symmetrical façade with center wood panel door and two flanking windows on either side; integral carport supported by rounded metal columns on concrete foundation; small frieze board with dentils; concrete foundation. C

58. 424 Riverview Circle 1950 One story brick rambling ranch in the Colonial Revival style, with cross gable roof and asphalt shingles; interior brick chimney; running bond brick veneer with soldier bond above windows; off center wood panel door with elliptical fan light, pilasters and broken pediment;

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wood picture window unit on front facing gable façade, with louvered vent near peak; double 6/6 wood windows flanking center gable façade; double 24-lite wood picture unit on gable wing. **C**

59. 428 Riverview Circle 1944 Two story wood frame Colonial Revival with stone veneer and vinyl siding; side gable roof with asphalt shingles; exterior gable end brick chimney; central recessed entryway with wood door, flanked by two 8/8 wood windows; upper façade with five 6/6 windows; two story garage addition with front gable roof and interior brick chimney, second floor has ribbon of four windows; one story hallway connecting house to addition. **NC**

60. 427 Riverview Circle 1965 One story painted brick half courtyard ranch in the contemporary style, with cross gable roof and asphalt shingles; exposed rafters; fixed four divided-lite windows in front gable; modern recessed stone entrance; substantial eave overhangs, supported by decorative wood brackets around windows. **C**

61. 431 Riverview Circle 1950 One story textured brick linear ranch in the Colonial Revival style, with side gable roof and asphalt shingles; five bay façade with triple 6/6 wood window unit; recessed entryway with paneled front door; auxiliary entrance on front facade; attached two car garage. **C**

62. 432 Riverview Circle 1941 Two story brick house in the Colonial Revival style with side gable roof and asphalt shingles; interior brick chimney; second floor has three 6/6 wood windows; running bond brick veneer; off center wood panel door with flanking double 6/6 wood windows; partial width entrance porch with shed roof, supported by square wood columns on a brick foundation; one story gable wing with central 8/8 wood window; opposite side garage with cross gable roof and double 6/6 wood windows. **C**

63. 435 Riverview Circle 1960 One story painted brick linear ranch with side gable roof and asphalt shingles; interior brick chimney; five bay façade including multi-lite picture window; steps to entrance stoop with decorative iron railing; integrated garage and carport underneath main floor. **C**

64. 436 Riverview Circle 1966 One story brick courtyard ranch with French Provincial details; steep hip roof with asphalt shingles; interior brick chimney; seven bay façade; center double door front entrance with iron gates; integrated lower level two car garage. **C**

65. 440 Riverview Circle 1955 One story brick compact ranch with side gable asphalt shingle roof; integrated entry porch; front façade with picture and sliding windows; running bond brick veneer with soldier bond near bottom. **C**

66. 441 Riverview Circle 1963 One story brick linear ranch with side gable roof and asphalt shingles; interior brick chimney; six bay façade; running bond brick veneer; recessed entry with flat metal roof supported by decorative metalwork; front facing gable wing of vinyl siding. **C**

67. 444 Riverview Circle 1945 One story; Transitional Tudor Revival cottage with cut stone veneer siding; cross gable roof with asphalt shingles; gable end chimney of cut stone; front facing gable clad in stucco with louvered vent near peak; off center wood panel door with flanking double window unit on central block; bay window unit with hip roof on main façade; small five-sided wood addition protruding from main façade, each side with a window and cloth awning, and covered by a hip roof. **C**

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- 68. 445 Riverview Circle** 1954 One story courtyard ranch with vinyl siding and cross gable roof with asphalt shingles; interior stone chimney; five bay façade; recessed entry with concrete porch; attached enclosed garage with two sets of French doors; concrete block foundation. **C**
- 69. 448 Riverview Circle** 1946 Two story, wood frame Colonial Revival with vinyl siding, side gable roof with asphalt shingles, exterior chimney, second floor has three 8/8 double hung sash windows, first floor has central wood panel door with flanking 8/8 double hung sash windows. **NC**
- 70. 449 Riverview Circle** 1951 One story rambling ranch in the Colonial Revival style, with cross gable roof and asphalt shingles; interior brick chimney; six bay façade with running bond painted brick veneer and large central picture window unit; small front entrance porch with integrated roof supported by Tuscan columns on brick and poured concrete foundation. **C**
- 71. 451 Riverview Circle** 1994 One story courtyard ranch with cross gable roof and asphalt shingles; running bond brick veneer with soldier bond along roofline; five bay façade; recessed front center entry; prominent front two car garage. **NC**
- 72. 452 Riverview Circle** 1945 One and a half story American Small House in the Colonial Revival style, with side gable roof and asphalt shingles; gable front dormers; exterior brick chimney; six bay façade; running bond brick veneer with soldier bond along roofline and lower fourth of façade; off-center entrance covered with ribbed metal awning; recessed side addition. **C**
- 73. 453 Riverview Circle** 1953 One story linear ranch in the Colonial Revival style with side gable roof and asphalt shingles, rear exterior brick chimney; six bay façade with running bond brick veneer; center front paneled entrance door flanked by eight lites and façade pediments; prominent multi-lite front picture window. **C**
- 74. 456 Riverview Circle** 1941 Two story brick Colonial Revival with cross gable roof and asphalt shingles; running bond brick veneer with soldier bond above windows and across bottom quarter of house; off center wood panel door with eight fixed lites with flanking 8/8 wood windows; front facing gable with 8/8 wood windows on first story, 1/1 window near gable peak. **C**

There two contributing structures visible from the road in the neighborhood.

Tennis Courts, 870 Riverview Drive (Photo 81) and 510 Riverview Drive (Photo 85)

There is one non-contributing structure visible from the road in the neighborhood.

Freestanding garage, ca. 2014 at 429 Riverview Circle (Photo 82)

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

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

Areas of Significance

(Enter categories from instructions.)

SOCIAL HISTORY

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COMMUNITY PLANNING AND DEVELOPMENT
ARCHITECTURE

Period of Significance
1920-1966

Significant Dates

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Frank Lloyd Wright

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

The McFarland Heights district is significant under National Register Criterion A in the areas of social history and under Criterion C in the area of community planning for its period of 1920-1965. The first house was built in 1920, during a boom in housing construction in Florence. The neighborhood was surveyed to its current specifications in 1924, and lots went on sale to the public in 1928. Prominent businessmen in Florence constructed many of the earliest houses during the early Great Depression era of 1929-1935. Their ability to purchase land and build homes in this era is indicative of several unique circumstances in Florence's social history. A federally supported workforce allowed Florence's businessmen to prosper during a time of national economic turmoil. They built houses in a neighborhood that would become the prototype for later subdivisions in Florence, and renowned throughout the city for its exclusive, high class feeling. The McFarland Heights district impacted the community development of Florence because it was the first example of an exclusive neighborhood outside of the developed downtown area, setting the stage for 20th century housing construction in Florence to follow. Developers sold lots with restrictions imposed to private citizens, who hired architects and builders to construct houses to their specific needs, leading to the tremendous architectural diversity and craftsmanship in the area. The setting remains organic: rolling hills, sloped lots, mature vegetation all add to the feeling of the neighborhood. Later subdivisions would attempt to mimic the exclusivity of McFarland Heights by utilizing curvilinear roads, large building lots, and street setbacks with mature vegetation throughout. McFarland Heights differs from these later subdivisions because it developed naturally, with homeowners (not developers) building houses. McFarland Heights is significant at the local level under Criterion C because it represents the breadth of architectural diversity found in 20th century Florence, and provides some of the best examples of 20th century architecture in the city. Nearly every style of 20th century home found in Florence is present in the neighborhood, including several examples of outstanding design and craftsmanship. There are several examples of architecture that embody Pre and Post World War II American styles, and one dwelling that possesses high artistic value and is the work of a master.

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

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Because of its location on the Tennessee River, Florence attracted the attention of representatives of both agricultural and industrial interests after its founding in 1818. Cotton played a large role in the early development of Florence. McFarland Bottoms, directly below the McFarland Heights district, was the home to many of Florence's early cotton warehouses (TD, 12-29-98). Many mills were established in Florence before the Civil War, including the Globe Factory and the Martin-Weakley Mill (McDonald AWTP, 66). By 1860 there were 23 plantations in Lauderdale County, averaging 110 slaves per plantation (TD 2-25-99). Cotton production was the largest output of these plantations. Much of this infrastructure was subsequently destroyed during the Civil War, and it wasn't until the 1880s that the economy began to recover when several foundries, cotton mills, and manufacturing facilities were formed. Many of these industries continued operation into the 1930's (TD 2-25-99). The area got a much larger economic boost in the early part of the 20th century. In 1917, the Muscle Shoals area was selected as the site for a future hydroelectric dam and two nitrate plants. Many real estate developers came to the area from elsewhere to purchase land (Downs, 15). Construction of the nitrate plants began in 1917, and the population of Florence swelled from 6,689 in 1910 to 10,529 in 1920 (Garrett).

With the increase in population came an increased demand for housing. By April 1918, finding a home in Florence had become difficult, with many local families already taking in boarders who were working on the construction of the dam (Downs, 22). Many houses were built in the area around this time. Between December, 1917 and July 1918, an estimated one million dollars was spent on construction in the area (TD 7-19-18). The boom was short lived however, and production fell sharply after the conclusion of World War I. The dam was 35 percent completed when the site was fenced off in late 1918 and construction did not begin again until 1921 (TD 2-25-99). In 1921, a proposal came from Henry Ford to purchase or lease the dam to help fuel the development of a seventy-five mile industrial corridor along the Tennessee River. Ford claimed this development would modernize the valley and essentially erase poverty in the region, and his proposal again spurred real estate development in the area.

The development of McFarland Heights began in 1924. William McFarland was a Florence businessman whose family home was Mapleton at 420 South Pine St, and he owned much of the land in McFarland Heights, as well as the bottoms. McFarland was friends with Robert Drane, a Florence realtor and businessman, and both men acted as commissaries for the War Department during the construction of the nitrate plants (McDonald ECMH, 45). Together, along with businessman Isaac Kreisman, they hired a Chicago firm to plan a subdivision in the heavily wooded area of McFarland Heights. Dissatisfied with that firm's proposal, Drane and McFarland then asked surveyor H.S. Veach to redesign the subdivision and stake out the area (TD 7-4-76). Despite Ford's withdrawal of his proposal in 1924, which had been criticized heavily by Nebraska Senator George Norris who believed the federal government should be

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responsible for the modernization of the Tennessee River Valley, development of the subdivision continued. In 1927, sewers and water mains, along with curbs and gutters, were built in the subdivision.

In 1929, the Great Depression came to Florence and had a negative effect on the economy, as businesses closed and people lost their jobs. However, in 1933, based on a proposal by Senator George Norris, the Tennessee Valley Authority was created as an act of Congress and became part of Franklin Delano Roosevelt's New Deal program. In the Florence area, this act brought economic salvation. Additional dams were to be constructed both east and west of the Wilson Dam that would provide electricity to the region; reforestation of the area would be addressed and would operate out of newly constructed nurseries; Muscle Shoals properties would be operated for national defense; and the production of fertilizer would continue.

In combination with new Federal jobs, Federal relief projects also helped to improve the infrastructure of Florence and the surrounding area. The Civil Works Administration approved \$91,000 for road improvements (FT 1933a), and the Works Progress Administration helped build bridges throughout the county, and helped (along with homeowner contributions) to pave Riverview Drive in 1940 (FT 8-26-40). The National Housing Act of 1934 created the Federal Housing Administration, which was intended to increase home construction and help insure loans. The FHA insured lending institutions on behalf of the home buyer if the buyer was determined to be in good financial standing.

With the upcoming construction of the nearby Wheeler Dam, there was once again a need for housing, this time for skilled laborers according to R.W. Drane, then president of the Florence Chamber of Commerce after his discussions with potential contractors (FT 11-5-32). Residential construction slowly started to recover in Florence with the help of these federal programs and as the demand for housing once again increased. In 1933, prominent Florence businessman A.L. Maples began construction of a house in the McFarland Heights subdivision that was estimated to have cost \$7,500 (roughly \$135,000 today) (FT 4-28-33). Maple's home is still standing today. Along with Drane and Rosenbaum, these businessmen were among the first to have homes built on Riverview Drive.

Work came to Florence through the federal TVA initiatives and federally supported relief programs, and housing was bolstered by federally-backed mortgage insurance. While much of the country was still experiencing the devastating effects of the Great Depression, Florence saw the development of a prominent subdivision and the building of many homes. National Census Bureau statistics indicate that there were 34 housing starts per 1,000 households in 1925; by 1933 that figure had dropped to 3 housing starts per 1,000 households. This figure stays low (an average of 9.1 housing starts) until after World War II when the nation begins to invest in housing stock again. By 1953, the figure is up to 31 starts per 1,000 households (US Census Bureau). To put it in other terms, roughly 900,000 new houses were built

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nationally every year between 1923 and 1926. In 1933, there were only 93,000 new housing units added (Pozdena, 12). In Florence, the Great Depression initially put a strain on the city's existing housing stock as many people came to the city seeking work with the TVA. As the Federal Savings and Loans associations made more money available to citizens for home purchases, the Federal Housing Authority passed legislation lowering the amount of down payment required for home sales. A 1936 survey indicated that Florence home construction was on the rise and by the end of that year, 31 homes were under construction. A short housing boom followed between 1940 and 1942, and the Federal government built 60 "defense dwellings" for military defense workers; an additional 300 homes were built in the city with Federal aid by the end of 1942 (Ford). Florence's housing shortage was not completely solved with these additions; however, the presence of the TVA near Florence helped the city to increase its housing during the Great Depression.

Criterion A: Social History

The McFarland Heights district is significant at a local level because it was the first exclusive neighborhood in Florence, intended for middle and upper class white citizens. It is also significant because its period of growth coincides with the Great Depression, and a period of national hardship. Florence largely evaded the lasting effects of the Great Depression because of a federally supported workforce, which enabled citizens to purchase building lots and build houses in restricted subdivisions.

Riverview Drive in the McFarland Heights subdivision quickly became the spot for prominent citizens to live in Florence. The 1935 Florence City Directory lists four people as residents of Riverview Drive: A.L. Maples, Robert Drane, owner of R.W. Drane Realty Co., Alex Kaye, a salesman for realtor J.D. Weeden, and Louis Rosenbaum (Florence City Directory, 1935). Rosenbaum was a leading citizen of Florence who came to the area after World War I. Rosenbaum opened and operated a number of movie theaters in the Shoals region. Rosenbaum also became involved in many civic fields: he was president of the Rotary Club of Florence, active in the Civil Rights movement of the 1960s, and donated money for the Florence-Lauderdale County public library, as well as land for a small park across the street from Eliza Coffee Memorial Hospital (FT 10-30- 1960).

In 1939, advertisements began to appear in the local paper for building lots in McFarland Heights. "Build That Home of Your Dreams in Beautiful McFarland Heights." One went on to read: "Restricted-Clean and High, Close in, Yet Private and Quiet. -R.W. Drane Realty Co." (FT 1939). They also proclaimed, "we are cooperating with the FHA." "Under Title Two FHA—You may finance a new home up to \$10,000 with 20 to 25 years to pay the balance in easy monthly installments—as much as 90 percent of the cost plus the appraised value of the lot" (FT 3-25-39). These advertisements laid the groundwork for what would become the first exclusive neighborhood in Florence, allowing people of means to remove

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themselves from the congestion of the settled downtown area and quite literally build a home of their dreams overlooking the river. The establishment of an exclusive subdivision impacted Florence in many ways, including forecasting future Florence settlement patterns.

The advertisements worked; Morton Levin, owner of Kreisman's Store, contracted for a home to be built on Riverview Drive at a cost of \$9,000 (FT 8-6-1940). Dr. and Mrs. W.L. Halsted, he a retired instructor at the University of North Alabama, contracted for a house to be built in 1940, for \$6,000. In 1941 the city directory lists six more residences on Riverview Drive, including the home of Uhland Redd, owner of the Florence Lumber Co., and William Droke, owner of Droke Jewelry (1941 Florence City Directory). Basil Horsfield, director of Reynolds Metal, had a house built on South Locust Street, which would later be added to Riverview Drive (1941 Florence City Directory). Clearly, the Riverview neighborhood was starting to bloom during a time when the nation was struggling financially. And building continued into the early 1940's and our country's involvement in World War II. The stabilizing effect that the TVA and Roosevelt's New Deal programs had on Florence's economy is an important aspect of its social history that is clearly illustrated in the establishment of the McFarland Heights subdivision.

A retrospective article in a Florence newspaper sums up the opening of the McFarland Heights subdivision: "40 Years Ago: Fri., Oct. 19, 1928: The opening of a new residential section, known as McFarland Heights, is of more than passing interest to the people of the district. Not only does the opening up of this property link the present time with the early history of the community when the first residents of this section made their homes there, the scene is overlooking the majestic scenery of the Tennessee River Valley. But more important it marks definite progress of the city in the establishment of an exclusive residential area separate and apart from the congestion of the city and the traffic of its streets" (FT 10-19-68). Since the beginning, a home in the McFarland Heights neighborhood was seen as a sign of distinction for citizens of Florence, integral to understanding its social history.

To keep the subdivision "exclusive" and "restricted," restrictive covenants appeared on some of the property deeds in the McFarland Heights subdivision. One such restriction was that any person wishing to construct a house must put in a minimum investment of \$5,000 (McDonald, ECMH 46). Other restrictions specified the size and number of the structures on a given property, as well as the setback limitations. There were also covenants restricting the race of people who could own houses in the subdivision. While Florence never had segregated zones, the use of restrictive covenants at times prevented African Americans and other non-Caucasians from owning houses in certain neighborhoods. For example, the deed for Mildred and Stanley Rosenbaum's property states:

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Neither the lands hereby conveyed, nor any building or improvement thereon shall ever be sold or rented to or occupied by any person except a person of the Caucasian race, except that any servant employed on the premises may occupy the servant's house thereon. (Rosenbaum Deed, February 3, 1939, Book 284, p. 572-573)

Other deeds contain similar language. One of the greatest ironies of the restriction on the Rosenbaum family's property is that both Mildred and Stanley were very active in the civil rights movement in Florence, opening their home to activists traveling to and through the area throughout the 1950s and 60s. Stanley and his father Louis helped to form the Alabama Council on Human Rights, a bi-racial group that fought against discrimination. The Rosenbaum family also helped to integrate the library system in Florence (Coleman).

After the Supreme Court declared segregation in education unconstitutional in the Brown v. The Board of Education decision in 1954, anxiety over school integration spread across the south. Because of the lack of a timeline, however, communities, including Florence, dragged out the process. When the H.G. Richards School, known also as Riverview Elementary School, opened in 1961, it served grades one through six for the white population in the area. After desegregation was fully implemented in Florence schools by 1969, the building was used to house the central office for the Florence City School District, meaning that McFarland Heights was never home to an integrated school. The deed restrictions were put in place by the developers of the subdivision with the intention of creating a neighborhood that would attract wealthy clients, maintain the appearance of the neighborhood, and keep property values high, while the development of a school for neighborhood children meant that property owners could avoid school integration for a longer period. The developers were clearly hoping to establish the McFarland Heights neighborhood as upscale, exclusive, beautiful, and white.

Criterion C: Community Development

The McFarland Heights district is significant at a local level because it set a precedent for future residential community development. The Ridgcrest Subdivision was created just to the west of the McFarland-Drane subdivision in 1948. Designed by the Birmingham architecture firm of Miller, Martin, and Lewis, this subdivision marked a dramatic break from the organic development of McFarland heights in that the thirty homes, most of which can be classified as American Small House, were built by the developer and came in two basic plans. The developer made these homes available pre-sale to veterans, and only five were left for purchase by the general public. Affordable and prebuilt in a few basic styles, the Ridgcrest Subdivision was built along a cul-de-sac, shielded from through-traffic, quiet, and overlooking the river.

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While the Ridgecrest Subdivision represented comfort and affordability, subdivisions to follow tended to lean towards luxury. Between the late 1950s and the early 1970s, Florence developers laid out planned subdivisions like Hickory Hills, Forest Hills, Windsor Heights, and Sherwood Forest. With streets named Robin Hood Drive, Little John St., and Nottingham Road, the Sherwood Forest subdivision features many large rambling ranch homes on spacious lots. Windsor Heights featured 100 homes built by the Hensley Lumber Company, all compact or small linear brick ranch houses with 3 or 4 bedrooms. These subdivisions shared many of the prominent features of McFarland Heights, like sloped yards, landscaped lots, tree-lined streets, and ranch houses with added stylistic details. These subsequent neighborhoods are located north of downtown Florence and the old industrial sites along the river, and provide easy access to Florence's recently-developed retail outlets. The movement of houses, churches, and retail stores away from the downtown area began in the 1960's, after the development of the McFarland Heights neighborhood.

McFarland Heights developed during a unique period in Florence's social history, when wealthy businessmen could walk to work in the downtown area, and return home to their quiet, secluded, and exclusive suburban home. The neighborhood also developed organically, with individuals determining the type of house they would occupy. Later subdivisions in Florence would afford homeowners the option of choosing between a few styles of pre-constructed houses.

Criterion C: Architecture

The McFarland Heights subdivision also encompasses a wealth of architectural styles not seen in the later developments in Florence. Popular forms of architecture found in Florence during the 1920s and 1930s include bungalow and Tudor Revival. Indeed, many of the homes built during this period were bungalows, in both middle and lower class sections of the city. In Florence, the differentiation between the class was often reflected in the popular construction material of the neighborhood. Residential areas around the campus of the University of North Alabama, just north of downtown, saw a proliferation of bungalows built with brick veneers. West Florence, the traditional African American neighborhood, contains many bungalows clad in wood or weatherboard siding, now mostly covered with vinyl siding. The bungalow in McFarland heights is thus of particular interest for two reasons: 1) its relative scarcity in a time of great popularity of the style, and 2) its construction, placing it squarely in the middle-class category of Florence bungalows.

Tudor Revivals made up some of the earlier houses in the neighborhood, being extremely popular during the 1920s and into the 1930s. Many of Florence's other existing examples of Tudor Revival houses are located in the College Place Historic District, a residential neighborhood north of the University of North Alabama campus, or the Wood Avenue Historic District, just east of campus. Very

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popular at the national level, the Tudor Revival house in Florence was built in middle class residential neighborhoods. In McFarland Heights, Tudor Revivals appear on the north side of Riverview Drive between the intersections with Alabama St and Water St. This area represents the highest land in the neighborhood. Before the development of the south side of Riverview Drive, this cluster of Tudor Revivals sitting high above the river made a striking impression on the landscape.

American Small Houses, popular in 1930s and 1940s, were built in abundance throughout Florence. The houses of this form that appear in McFarland Heights, however, represent a clear distinction from others of the same form in Florence. These tend to be larger, have added wings, are made of brick or stone veneers, and feature architectural detailing not seen on other models in Florence. Surveys of housing in Florence reveal that during the period leading up to World War II, the American Small House was extremely popular form. Most of the remaining examples of American Small Houses in Florence are located in the working class neighborhoods of East Florence and West Florence. In these neighborhoods, the American Small House often replaced earlier vernacular forms of workers' cottages and tenant housing. Few of these dwellings are of brick or stone, and few exhibit the array of detail and design adaptations found in McFarland Heights. The neighborhood thus adopted its own version of small, affordable housing and made it exclusive and stylish, in stark contrast to the plain buildings of the working class neighborhoods.

The house building industry in Florence after World War II followed national trends and shifted towards entire neighborhoods of ranch houses. The ranch houses in McFarland Heights were small at first and gradually increased in size. Still exclusive, stylish, and featuring an array of architectural detailing, these compact and linear ranch forms began to be supplanted by half courtyard, courtyard, rambling and architect-design houses as time progressed. These latter examples allowed architects a freedom that the former examples did not allow them to express. Experimenting with floor plans led to some of the unique designs found in McFarland Heights. At least two architect-designed ranch houses appear in the subdivision, and the appearance of contemporary ranch styles helped to position the neighborhood as exclusive.

Ranch houses in Florence were built mostly in planned developments outside of the city's downtown core, and far removed from the working class east and west ends. Varied in form and style, these houses were often located in neighborhoods that exhibited only a few examples of each. For instance, the Hickory Hills subdivision features nearly all linear ranch houses in a Colonial Revival style. These houses are similar in color, materials, setback from the streets, roof type, and driveway placement, all trademarks of houses built by one developer in a pre-planned subdivision. McFarland Heights' ranch houses are

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remarkably different from those that appear in other neighborhoods in Florence because of their greater variety of forms and styles, but also because they appear in conjunction with older housing forms.

Dutch Colonial Revival, Split-Level Ranch, Colonial Revival, and Neoclassical are other styles and forms that exist in McFarland Heights that add to the character of the neighborhood and help to distinguish it from later Florence subdivisions. All forms of suburban middle class housing, their appearance adds to the diversity of forms and styles found within the neighborhood. Featuring more architectural diversity than any other Florence subdivision, McFarland Heights set the stage for later developments in the city. What remains unique about McFarland Heights is that its provenance was organic: the styles of houses were sought and selected by the people who would call the neighborhood "home." All of the homes they built, however, were unique in that they were more expensive and featured more architectural detail, making them exclusive.

9. Major Bibliographical References

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McFarland Heights

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Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark

McFarland Heights
Name of Property

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___ recorded by Historic American Buildings Survey # _____
___ recorded by Historic American Engineering Record # _____
___ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

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

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 64.3 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

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

- | | |
|-----------------------------|---------------------------|
| 1. Latitude: 34°47'45.98" N | Longitude: 87°40'47.46" W |
| 2. Latitude: 34°47'32.37" N | Longitude: 87°40'39.65" W |
| 3. Latitude: 34°47'21.39" N | Longitude: 87°41'14.60" W |
| 4. Latitude: 34°47'24.57" N | Longitude: 87°41'15.28" W |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

McFarland Heights
Name of Property

Lauderdale, Alabama
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- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

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

The McFarland Heights historic district is bounded to the north by W. Alabama Avenue and to the west by Palisades Drive. To the south, the district is bounded by a bluff line that drops to McFarland Bottoms, now McFarland Park. To the east, the district is separated from the Riverhill neighborhood by a tree line.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries were decided upon based on two factors. First, the decision was made not to include Palisades Drive and W. Alabama Avenue in the district because of significant differences in key design elements. Lot and house sizes on W. Alabama Avenue are, for the most part, much smaller than the lots/houses in the proposed district. While the houses were constructed at roughly the same time as those in the proposed district, there are far fewer high-style examples. The house and lot sizes on Palisades Drive are more similar to those in the proposed district, but the housing stock comes from the later period of the proposed district. There are far more ranch houses than appear in the proposed district and few, if any, examples from the earliest period of construction of the proposed district. Second, the eastern and southern boundaries are natural breaks in the landscape.

11. Form Prepared By

name/title: Dr. Carolyn Barske, Brian Murphy, Shanda Davidson, Carrie Keener, Dylan Tucker, and Hannah Garmon
organization: University of North Alabama Public History Center

McFarland Heights
Name of Property

Lauderdale, Alabama
County and State

street & number: One Harrison Plaza
city or town: Florence state: AL zip code: 35632
e-mail cbarske@una.edu
telephone: 256-765-4529
date: _____

Additional Documentation

Submit the following items with the completed form:

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

Photographs

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

Photo Log

McFarland Heights
Name of Property

Lauderdale, Alabama
County and State

Name of Property: McFarland Heights

City or Vicinity: Florence

County: Lauderdale

State: Alabama

Photographer: Carolyn Barske

Date Photographed: 4/2015

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

Photo #1 (AL_Lauderdale_McFarland_0001) 501 Riverview Drive, west elevation, camera facing east

Photo #2 (AL_Lauderdale_McFarland_0002) 502 Riverview Drive, east elevation, camera facing west

Photo #3 (AL_Lauderdale_McFarland_0003) 503 Riverview Drive, west elevation, camera facing east

Photo #4 (AL_Lauderdale_McFarland_0004) 506 Riverview Drive, east elevation, camera facing west

Photo #5 (AL_Lauderdale_McFarland_0005) 510 Riverview Drive, east elevation, camera facing west

Photo #6 (AL_Lauderdale_McFarland_0006) 511 Riverview Drive, west elevation, camera facing east

Photo #7 (AL_Lauderdale_McFarland_0007) School, northwest elevation, camera facing southeast

Photo #8 (AL_Lauderdale_Riverview_0008) Rosenbaum, northwest elevation, camera facing southeast

Photo #9 (AL_Lauderdale_McFarland_0009) 518 Riverview Drive, southeast elevation, camera facing northwest

Photo #10 (AL_Lauderdale_McFarland_0010) 520 Riverview Drive, southeast elevation, camera facing northwest

Photo #11 (AL_Lauderdale_McFarland_0011) 526 Riverview Drive, southeast elevation, camera facing northwest

Photo #12 (AL_Lauderdale_McFarland_0012) 538 Riverview Drive, southeast elevation, camera facing northwest

Photo #13 (AL_Lauderdale_McFarland_0013) 542 Riverview Drive, southeast elevation, camera facing northwest

Photo #14 (AL_Lauderdale_McFarland_0014) 544 Riverview Drive, southeast elevation, camera facing northwest

McFarland Heights

Lauderdale, Alabama

Name of Property

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Photo #15 (AL_Lauderdale_McFarland_0015) 546 Riverview Drive, southeast elevation, camera facing northwest

Photo #16 (AL_Lauderdale_McFarland_0016) 560 Riverview Drive, southeast elevation, camera facing northwest

Photo #17 (AL_Lauderdale_McFarland_0017) 602 Riverview Drive, southeast elevation, camera facing northwest

Photo #18 (AL_Lauderdale_McFarland_0018) 614 Riverview Drive, southeast elevation, camera facing northwest

Photo #19 (AL_Lauderdale_McFarland_00019) 615 Riverview Drive, northwest elevation, camera facing southeast

Photo #20 (AL_Lauderdale_McFarland_0020) 620 Riverview Drive, southeast elevation, camera facing northwest

Photo #21 (AL_Lauderdale_McFarland_0021) 625 Riverview Drive, northwest elevation, camera facing southeast

Photo #22 (AL_Lauderdale_McFarland_0022) 626 Riverview Drive, southeast elevation, camera facing northwest

Photo #23 (AL_Lauderdale_McFarland_0023) 699 Riverview Drive, northwest elevation, camera facing southeast

Photo #24 (AL_Lauderdale_McFarland_0024) 702 Riverview Drive, southeast elevation, camera facing northwest

Photo #25 (AL_Lauderdale_McFarland_0025) 703 Riverview Drive, northwest elevation, camera facing southeast

Photo #26 (AL_Lauderdale_McFarland_0026) 675 Riverview Drive, southwest elevation, camera facing northeast

Photo #27 (AL_Lauderdale_McFarland_0027) 706 Riverview Drive, southeast elevation, camera facing northwest

Photo #28 (AL_Lauderdale_McFarland_0028) 715 Riverview Drive, northwest elevation, camera facing southeast

Photo #29 (AL_Lauderdale_McFarland_0029) 722 Riverview Drive, southeast elevation, camera facing northwest

Photo #30 (AL_Lauderdale_McFarland_0030) 731 Riverview Drive, northwest elevation, camera facing southeast

McFarland Heights

Lauderdale, Alabama

Name of Property

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Photo #31 (AL_Lauderdale_McFarland_0031) 737 Riverview Drive, northwest elevation, camera facing southeast

Photo #32 (AL_Lauderdale_McFarland_0032) 738 Riverview Drive, southeast elevation, camera facing northwest

Photo #33 (AL_Lauderdale_McFarland_0033) 744 Riverview Drive, southeast elevation, camera facing northwest

Photo #34 (AL_Lauderdale_McFarland_0034) 750 Riverview Drive, southeast elevation, camera facing northwest

Photo #35 (AL_Lauderdale_McFarland_0035) 782 Riverview Drive, southeast elevation, camera facing northwest

Photo #36 (AL_Lauderdale_McFarland_0036) 815 Riverview Drive, northwest elevation, camera facing southeast

Photo #37 (AL_Lauderdale_McFarland_0037) 816 Riverview Drive, southeast elevation, camera facing northwest

Photo #38 (AL_Lauderdale_McFarland_0038) 820 Riverview Drive, southeast elevation, camera facing northwest

Photo #39 (AL_Lauderdale_McFarland_0039) 821 Riverview Drive, northwest elevation, camera facing southeast

Photo #40 (AL_Lauderdale_McFarland_0040) 823 Riverview Drive, northwest elevation, camera facing southeast

Photo #41 (AL_Lauderdale_McFarland_0041) 834 Riverview Drive, southeast elevation, camera facing northwest

Photo #42 (AL_Lauderdale_McFarland_0042) 835 Riverview Drive, northwest elevation, camera facing southeast

Photo #43 (AL_Lauderdale_McFarland_0043) 851 Riverview Drive, northwest elevation, camera facing southeast

Photo #44 (AL_Lauderdale_McFarland_0044) 852 Riverview Drive, southeast elevation, camera facing northwest

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Photo #46 (AL_Lauderdale_McFarland_0046) 870 Riverview Drive, southeast elevation, camera facing northwest

McFarland Heights

Lauderdale, Alabama

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County and State

Photo #47 (AL_Lauderdale_McFarland_0047) 871 Riverview Drive, northwest elevation, camera facing southeast

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Photo #49 (AL_Lauderdale_McFarland_0049) 915 Riverview Drive, east elevation, camera facing west

Photo #50 (AL_Lauderdale_McFarland_0050) 920 Riverview Drive, west elevation, camera facing east

Photo #51 (AL_Lauderdale_McFarland_0051) 701 Pleasant Circle, northwest elevation, camera facing southeast

Photo #52 (AL_Lauderdale_Riverview_0052) 733 Pleasant Circle, northwest elevation, camera facing southeast

Photo #53 (AL_Lauderdale_McFarland_0053) 735 Pleasant Circle, northwest elevation, camera facing southeast

Photo#54 (AL_Lauderdale_Riverview_0054) 410 McFarland Circle, east elevation, camera facing west

Photo#55 (AL_Lauderdale_McFarland_0055) 412 Riverview Circle, east elevation, camera facing west

Photo#56 (AL_Lauderdale_McFarland_0056) 416 Riverview Circle, east elevation, camera facing west

Photo#57 (AL_Lauderdale_McFarland_0057) 420 Riverview Circle, East elevation, camera facing west

Photo#58 (AL_Lauderdale_McFarland_0058) 424 Riverview Circle, east elevation, camera facing west

Photo#59 (AL_Lauderdale_McFarland_0059) 428 Riverview Circle, east elevation, camera facing west

Photo#60 (AL_Lauderdale_McFarland_0060) 429 Riverview Circle, south elevation, camera facing north

Photo#61 (AL_Lauderdale_McFarland_0061) 431 Riverview Circle, south elevation, camera facing north

Photo#62 (AL_Lauderdale_McFarland_0062) 432 Riverview Circle, north elevation, camera facing south

Photo#63 (AL_Lauderdale_McFarland_0063) 435 Riverview Circle, south elevation, camera facing north

Photo#64 (AL_Lauderdale_McFarland_0064) 436 Riverview Circle, north elevation, camera facing south

Photo#65 (AL_Lauderdale_McFarland_0065) 440 Riverview Circle, north elevation, camera facing south

Photo#66 (AL_Lauderdale_McFarland_0066) 441 Riverview Circle, south elevation, camera facing north

Photo#67 (AL_Lauderdale_McFarland_0067) 444 Riverview Circle, north elevation, camera facing south

Photo#68 (AL_Lauderdale_McFarland_0068) 445 Riverview Circle, south elevation, camera facing north

McFarland Heights

Lauderdale, Alabama

Name of Property

County and State

Photo#69 (AL_Lauderdale_McFarland_0069) 448 Riverview Circle, north elevation, camera facing south

Photo#70 (AL_Lauderdale_McFarland_0070) 449 Riverview Circle, south elevation, camera facing north

Photo#71 (AL_Lauderdale_McFarland_0071) 451 Riverview Circle, south elevation, camera facing north

Photo#72 (AL_Lauderdale_McFarland_0072) 452 Riverview Circle, north elevation, camera facing south

Photo#73 (AL_Lauderdale_McFarland_0073) 453 Riverview Circle, south elevation, camera facing north

Photo#74 (AL_Lauderdale_McFarland_0074) 456 Riverview Circle, north elevation, camera facing south

Photo #75 (AL_Lauderdale_McFarland_0075) Riverview Drive, camera facing northeast

Photo #76 (AL_Lauderdale_McFarland_0076) Riverview Drive, camera facing southwest

Photo #77 (AL_Lauderdale_McFarland_0077) Riverview Drive, camera facing northeast

Photo #78 (AL_Lauderdale_McFarland_0078) Riverview Drive, camera facing southwest

Photo #79 (AL_Lauderdale_McFarland_0079) corner of Riverview Drive and Lindenberg Avenue, camera facing northeast

Photo #80 (AL_Lauderdale_McFarland_0080) bend of Riverview Drive, camera facing southeast

Photo #81 (AL_Lauderdale_McFarland_0081) tennis courts at 870 Riverview Drive, camera facing northeast

Photo #82 (AL_Lauderdale_McFarland_0082) garage at 429 Riverview Circle, camera facing northeast

Photo #83 (AL_Lauderdale_McFarland_0083) corner of Grove Street and Riverview Circle, camera facing northeast

Photo #84 (AL_Lauderdale_McFarland_0084) Riverview Circle, camera facing southwest

Photo #85 (AL_Lauderdale_McFarland_0085) tennis courts at 510 Riverview Drive, camera facing east

Property Owners:

Reggie Gipson
501 Riverview Drive
Florence AL 35630

Donisha Pardue
815 Riverview Drive
Florence AL 35630

Jane Patterson
502 Riverview Drive
Florence AL 35630

Sandra Phillips
816 Riverview Drive
Florence AL 35630

William Pitts
506 Riverview Drive
Florence AL 35630

David Askew
820 Riverview Drive
Florence AL 35630

McFarland Heights

Lauderdale, Alabama
County and State

Name of Property

510 Riverview Drive – owned by
Janet Wood
433 North Walnut Street
Florence, AL 35630

Randy and Janet Herring
821 Riverview Drive
Florence AL 35630

James Meckes
511 Riverview Drive
Florence AL 35630

Robert and Lori Richey
823 Riverview Drive
Florence AL 35630

Guinevere McGee
518 Riverview Drive
Florence AL 35630

Shawn and Ann Short
834 Riverview Drive
Florence AL 35630

Charlotte Tomlinson
520 Riverview Drive
Florence AL 35630

Randy Pettus 835
Riverview Drive
Florence AL 35630

526 Riverview Drive – owned by
Elaine Lewis
704 Keats Road
Richmond, VA 23229

Ronald and Jo Larson
851 Riverview Drive
Florence AL 35630

Michael and Carmen Burkhalter
538 Riverview Drive
Florence AL 35630

Brandon and Sarah Gillis
852 Riverview Drive
Florence AL 35630

Caroline Craig
542 Riverview Drive
Florence AL 35630

William and Julie Trapp
865 Riverview Drive
Florence AL 35630

Florence City Board of Education
541 Riverview Drive
Florence AL 35630

Terence Hart
870 Riverview Drive
Florence AL 35630

Terrance and Tiffany Brown
702 Riverview Drive
Florence AL 35630

Jason and Judy Stevens
871 Riverview Drive
Florence AL 35630

Thomas Haggerty and Elizabeth Carter
703 Riverview Drive
Florence AL 35630

Iris Williams
887 Riverview Drive
Florence AL 35630

Tara Bullington
706 Riverview Drive
Florence AL 35630

Dean and Diane Richmond
915 Riverview Drive
Florence AL 35630

James and Carolyn Fago
715 Riverview Drive
Florence AL 35630

Benjamin and Julie Vanveckhoven
701 Pleasant Drive
Florence AL 35630

Timothy Wakefield
722 Riverview Drive
Florence AL 35630

Kevin and Catherine O'Steen
733 Pleasant Drive
Florence AL 35630

McFarland Heights

Lauderdale, Alabama
County and State

Name of Property

Gerald Pride
731 Riverview Drive
Florence AL 35630

Stephen and Alline Morton
735 Pleasant Drive
Florence AL 35630

Benjamin Stedman
732 Riverview Drive
Florence AL 35630

Robert and Cynthia Griffin
435 Riverview Circle
Florence, AL 35630

Carl Harlow
737 Riverview Drive
Florence AL 35630

Wendell and Joan Hudiberg
436 Riverview Circle
Florence, AL 35630

Kristi Niedergeses
738 Riverview Drive
Florence AL 35630

Dwight Blazier
440 Riverview Circle
Florence, AL 35630

Donald and Mary Pickens
744 Riverview Drive
Florence AL 35630

441 Riverview Circle – owned by
Eddie and Christine Shelton
2324 39th Street E.
Tuscaloosa, AL 35405

Jacob and Rachel Russell
750 Riverview Drive
Florence AL 35630

Lauren Kinkle
444 Riverview Circle
Florence, AL 35630

Mary Sherrod
782 Riverview Drive
Florence AL 35630

Mary Gist
445 Riverview Circle
Florence, AL 35630

Stanley and Jane Shipper
410 Riverview Circle
Florence, AL 35630

448 Riverview Circle - owned by
Benjamin and Mindi Graves
445 Palisade Drive
Florence, AL 35630

Sybil Abrams
412 Riverview Circle
Florence, AL 35630

Johnny and Rebecca O'Dell
449 Riverview Circle
Florence, AL 35630

Nelson and Martha Louise Word
416 Riverview Circle
Florence AL 35630

Dawn Kimberlin
451 Riverview Circle
Florence, AL 35630

Thomas and Wanda Dixon
420 Riverview Circle
Florence, AL 35630

Susan Darling
452 Riverview Circle
Florence, AL 35630

Katherine Lewey
424 Riverview Circle
Florence, AL 35630

Floyd and Carol Odenwelder
453 Riverview Circle
Florence, AL 35630

Steven and Elizabeth Ferretti
427 Riverview Circle
Florence, AL 35630

David and Jody St. John
456 Riverview Circle
Florence, AL 35630

McFarland Heights

Name of Property

David and Linda Colvard
428 Riverview Circle
Florence, AL 35630

John and Debra Scarborough
432 Riverview Circle
Florence, AL 35630

Lauderdale, Alabama

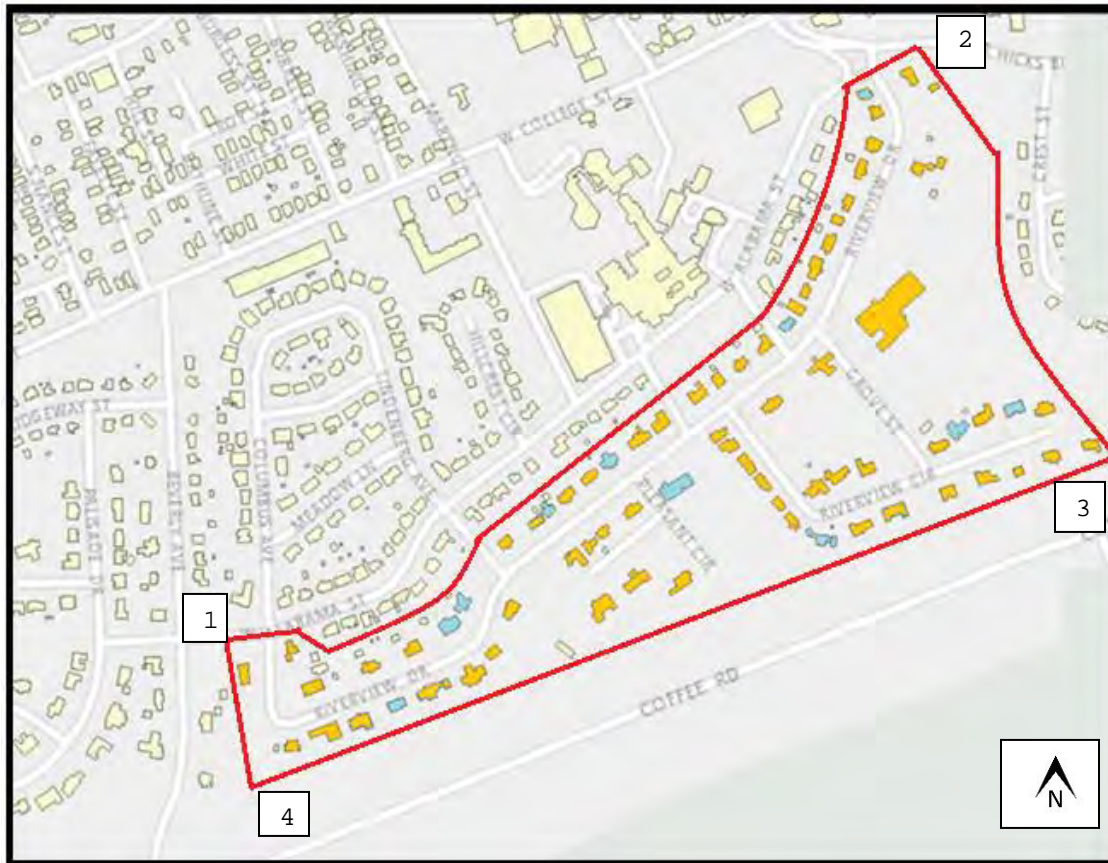
County and State

Eddie and June Myrick
431 Riverview Circle
Florence, AL 35630



McFarland Heights
Name of Property

Lauderdale, Alabama
County and State

McFarland Heights District Map



McFarland Heights Historic District

-  Non Contributing Structures
-  Contributing Structures

1. Lat. 34°47'45.98" N
Long. 87°40'47.46" W

2. Lat. 34°47'32.37" N
Long. 87°40'39.65" W

3. Lat. 34°47'21.39" N
Long. 87°41'14.60" W

4. Lat. 34°47'24.57" N
Long. 87°41'15.28" W















ST. MICHAEL'S CENTER









































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738





























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424

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PROPERTY BY
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448

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453





THE CITY OF
FLORENCE
ALABAMA











RIVERVIEW DR







RIVERVIEW CIR

FOR SALE

DEAD END





UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 5/26/2017 Date of Pending List: 6/28/2017 Date of 16th Day: 7/13/2017 Date of 45th Day: 7/10/2017 Date of Weekly List: 7/13/2017

Reference number:

Nominator:

Reason For Review:

Accept Return Reject 7/10/2017 Date

Abstract/Summary Comments:

Recommendation/ Criteria

Reviewer Edson Beall Discipline Historian

Telephone _____ Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



ALABAMA HISTORICAL COMMISSION

468 South Perry Street
Montgomery, Alabama 36130-0900
334-242-3184 / Fax: 334-240-3477



Lisa D. Jones
Executive Director
State Historic Preservation Officer

May 17, 2017

Ms. Stephanie Toothman
Keeper of the National Register
U. S. Department of the Interior, NPS
National Register of Historic Places
1849 C Street NW, Mail Stop 7228
Washington, D. C. 20240

Dear Ms. Toothman:

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

McFarland Heights
Florence, Lauderdale County, Alabama

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

Sincerely,

Lee Anne Wofford
Deputy State Historic Preservation Officer

LAW/nw

Enclosures