



Greater Downtown Tuscaloosa
Historic Resources



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Historic Resources

November 27, 2007 (Revised March 31, 2009)



Summary

Historic preservation is increasingly being recognized as an essential component of economic development. Studies indicate that the rehabilitation of existing buildings stimulates a greater economic return per dollar spent than do highway construction, new construction, and the expansion of industry. Historic preservation has additional economic benefits in terms of tourism, the enhancement of property values, and the promotion of community sustainability. The importance of historic preservation to community revitalization has been demonstrated in thousands of towns all across America and the lessons they provide are relevant to the Greater Downtown Tuscaloosa study area.

Donovan Rypkema, a nationally-recognized expert on the economic benefits of historic preservation, has noted that he “cannot identify a single example of a sustained success story in downtown revitalization where historic preservation wasn’t a key component of that strategy. Not one. Conversely the examples of very expensive failures in downtown revitalization have nearly all had the destruction of historic buildings as a major element.”

Despite a considerable amount of modern infill development, the Greater Downtown Tuscaloosa study area retains a wealth of historic resources. The area’s historic buildings help to define its sense of place, scale, and overall character. Many of these buildings have been rehabilitated in recent years and continue to contribute to the city’s economic vitality. With proper planning and incentives, the condition of many additional historic buildings can also be significantly improved.

A large number of these buildings are listed in the National Register of Historic Places as part of either the Downtown Tuscaloosa Historic District or the Druid City Historic District. There are also several individually-listed properties in the area. Historic resource survey work completed as part of this project indicates that the Downtown Tuscaloosa Historic District can and should be revised and that an additional residential area and several additional scattered historic resources may be eligible for the National Register.

Historic buildings in the Greater Downtown area are generally grouped into three areas: the central downtown commercial district, a large residential area west of Lurleen B. Wallace Boulevard, and a smaller residential district west of Queen City Avenue. The survey completed for this project evaluated 563 properties, including all buildings within the core downtown commercial area. The recorded buildings span a wide period of construction and a diversity of architectural styles.

Historic Resource Survey Methodology

Literature & Records Review

Background historical research was available through the National Register nomination for the Downtown Tuscaloosa Historic District and the 2004 survey completed by FuturePast for P. E. LaMoreaux & Associates (PELA). Additional research was completed for this project, primarily to document the historical development of the community in the mid-20th century. Appropriate archival sources were reviewed as were the collections of the Alabama Historical Commission, the National Register of Historic Places and HABS/HAER. The results of the research was included on the individual field survey forms. In addition, as part of a separate project Schneider Historic Preservation, LLC completed H.A.B.S. level documentation for a portion of the downtown area to be affected by the a downtown urban renewal project.

Field Inventory

Fieldwork for this project was completed by Schneider Historic Preservation, LLC between March and June 2006. An intensive historic sites inventory was conducted within the project area to record resources that were eligible for survey but not included in the 2004 study. In addition, survey forms were prepared for sites located in the Downtown Tuscaloosa Historic District that were excluded from the 2004 study. Sites recorded in the 2004 survey were also revisited and information was updated to reflect changes that had occurred since the completion of that project.

The survey was conducted in accordance with the requirements of the Alabama Historical Commission and the Secretary of the Interior's Standards for identification. All above-ground buildings, structures, and objects that were constructed prior to 1956 were recorded. For each site inventoried, a unique inventory number was assigned, a survey form was completed, a digital photograph or photographs was taken, and the site was indicated on an appropriate base map.

All field survey work was entered into a FileMaker Pro computer database. Information from the 2004 survey report was also digitized and added to the database, although this information is limited to geographic information and notations of changes in condition.

Report

This report summarizes the project's methodology, geographic coverage and survey results. The report describes the historic resources and related landscape features identified and assesses the potential eligibility of any or all of the identified resources for the National Register of Historic Places. A "fair and reasonable" approach was taken to determine the eligibility of resources for the National Register and all resources were evaluated utilizing appropriate National Register Bulletins.

Products

Survey Report - This document.

Database - A computer database was prepared utilizing Filemaker Pro software. The survey was provided as both a database and as Adobe portable document format (pdf) files.

Maps One survey map was prepared:

Greater Downtown Study, Tuscaloosa, Alabama: Historic Resources Map

Photographs - Digital photographs were taken of each site and were provided on computer compact disks.

General Information

Surveyor Schneider Historic Preservation, LLC
411 East 6th Street
Anniston Alabama 36201
www.shphistoric.com

Field Survey, Architectural Evaluation: David B. Schneider

Dates: March 1 – June 30, 2006

Geographic Area: Greater Downtown Study Area, Tuscaloosa, Alabama

Sites Surveyed: 568

110 resources had been identified in a 2004 historic sites survey conducted by FuturePast. These sites were revisited as part of this project, survey information was updated and new digital photographs were taken. An additional 44 resources were identified in the Downtown Tuscaloosa Historic District that are outside the survey area of the FuturePast study. Each building was incorporated into the survey database along with a current photograph. Site numbers on individual survey forms correspond to the survey map.

Previous Documentation

- Commercial District** The Downtown Tuscaloosa Historic District was listed in the National Register in 1986 and was expanded in 1989 and 1997. The nomination form contains a brief historical narrative and description of the district as well as an inventory of contributing and noncontributing resources. New survey forms and digital photographs for each resource were prepared during this project.
- 2004 Survey** A historic resource survey of the Tuscaloosa Downtown Urban Redevelopment area was conducted in 2004 by FuturePast for PELA. 110 resources were recorded in a narrative format. Survey numbers for each project were cross-referenced and both numbering sets were indicated on survey forms,
- National Register** Nomination forms are on file with the Alabama Historical Commission for sites listed in the National Register of Historic Places.
- Alabama Register** Nomination forms are on file with the Alabama Historical Commission for sites listed in the Alabama Register of Landmarks and Heritage.
- HABS** Seventeen resources were recorded by the Historic American Buildings Survey (HABS) within the study area. The documentation is available from the Library of Congress and can be viewed via the internet through their American Memory collection. (see Appendix A). In addition, Schneider Historic Preservation, LLC completed similar documentation for all buildings located on Blocks #5 and #6 of the study area plus two buildings on Block #2. This information was filed with the Alabama Historical Commission in 2007.

Historic Resources Within the Study Area

Historic resources within the Greater Downtown are typically designated through listing in the National Register of Historic Places or by local designation through the City of Tuscaloosa's Historic Preservation Commission. More detailed information about these programs is provided later in the report.

National Register of Historic Places

The National Register of Historic Places is a listing administered by the U. S. Department of the Interior, National Park Service. Its purpose is to recognize and promote places that are important in American history, architecture, and/or culture. National Register listings typically take two forms: 1) listings of individual properties; or 2) listings of districts encompassing a grouping of contiguous properties. In districts, resources are designated as either being contributing or noncontributing. Noncontributing resources are typically buildings that are not representative of the historic characteristics of the district, that have been significantly altered, or that were constructed outside the district's period of significance. The National Register is essentially an honorary designation, typically placing no restrictions on property owners. However, federally licensed or funded undertakings are required to take into consideration the impact of those undertakings on resources that have been listed in, or determined to be eligible for listing in, the National Register.



National Register Listings in the Study Area

1. Old Tuscaloosa County Jail; 2. Wheeler Hse; 3. Searcy House; 4. First African Baptist Church
5. Murphy-Collins House; 6. Battle-Freeman House; 7. Jemison House; 8. Bama Theatre; 9. City National Bank
10. Downtown Tuscaloosa H.D.; 11. Queen City Pool and Pool House; 12. Guild-Verner House
13. Collier-Overby House; 14. Searcy House; 15. Druid City H.D.

Local Historic Designation

The City of Tuscaloosa, through its Historic Preservation Commission, officially designates local historic districts and has established a design review process to help insure the preservation of the character of these districts. Within each historic district, all projects that result in exterior changes to buildings or their settings are required to obtain a “certificate of appropriateness” from the Tuscaloosa Historic Preservation Commission before a building permit may be issued. The Commission is a city board consisting of nine members nominated by the mayor and appointed by the city council.



Local Historic Designations in the Study Area

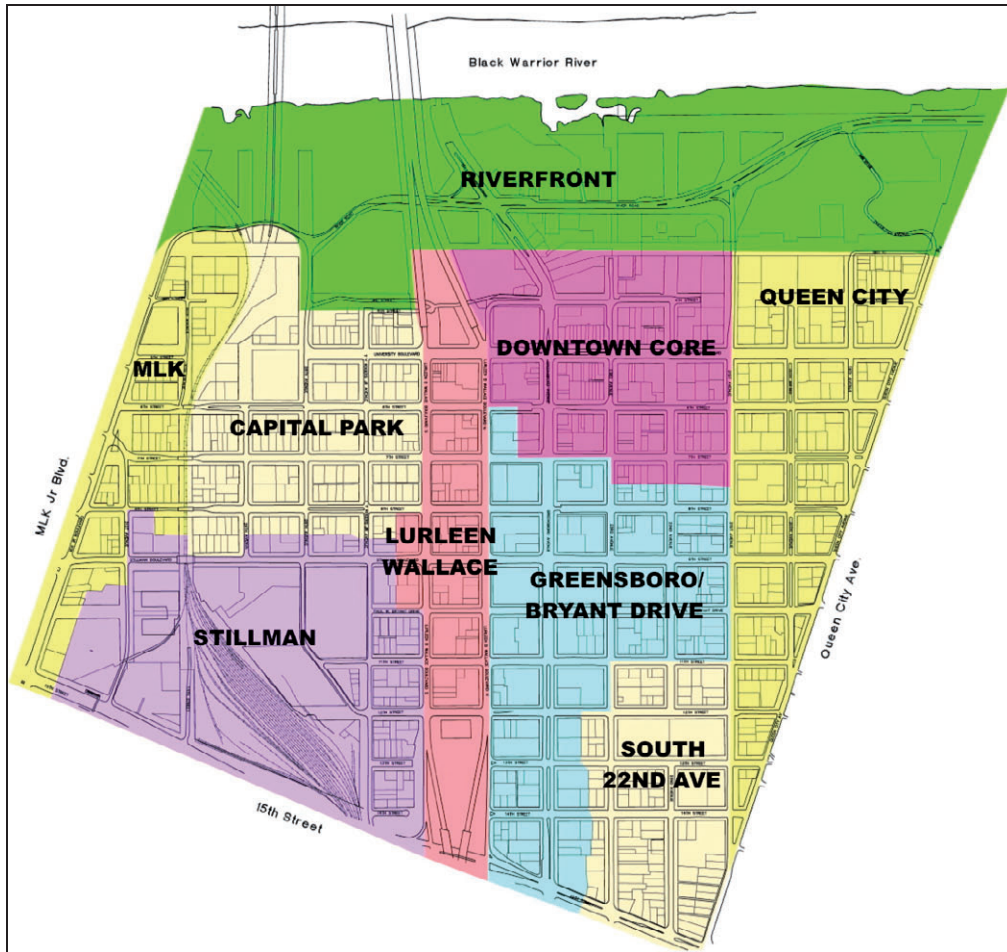
1. Capital Park H.D.;
- 2) Druid City H.D.;
3. Battle-Freeman House;
4. Jemison House

Other Documentation

In addition to the National Register and local designation, there are a number of additional sites that have been recorded in the Greater Downtown Area by listing in the Alabama Register of Landmarks and Heritage and the Historic American Buildings Survey (HABS). The Alabama Register is an honorary designation that is patterned after the National Register, but that recognizes resources that are significant to the state. HABS is a program of the National Park Service that documents significant historic buildings through written narratives, architectural drawings, and photographs.

Schneider Historic Preservation, LLC recently completed for the City of Tuscaloosa HABS documentation for all of the buildings on the blocks bounded by 6th and 7th Streets and 21st and 23rd Avenue and at the northwest corner of 7th Street and 21st Avenue that are proposed for demolition as part of the Federal Courthouse project. In addition to narrative histories of the buildings and large format photography, streetscape elevation drawings were prepared for each block. A summary report also includes information about historic African-American businesses in the downtown area.

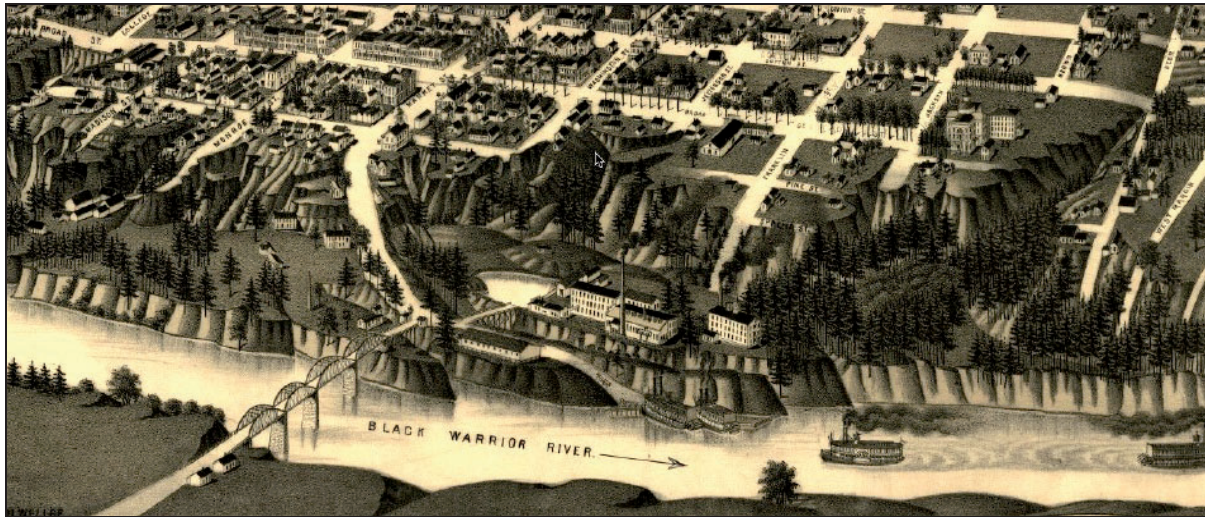
Planning Sub-Areas



Riverfront

Despite the importance of the river to Tuscaloosa's history, only two resources were eligible for survey within this planning sub-area. The Queen City Bathhouse on Queen City Avenue is individually listed in the National Register. The Gulf, Mobile & Ohio Railroad Bridge and its associated trestles were recorded by the Historic American Buildings Survey and are eligible for listing in the National Register.

Although the area has seen successive eras of redevelopment, the nature of known historical development along the riverfront suggests that there is a likelihood that significant archaeological resources remain.



Perspective Map of Tuscaloosa, Ala., 1887



Queen City Bathhouse (Left), Gulf, Mobile & Ohio Railroad Bridge (Right)

Downtown Core

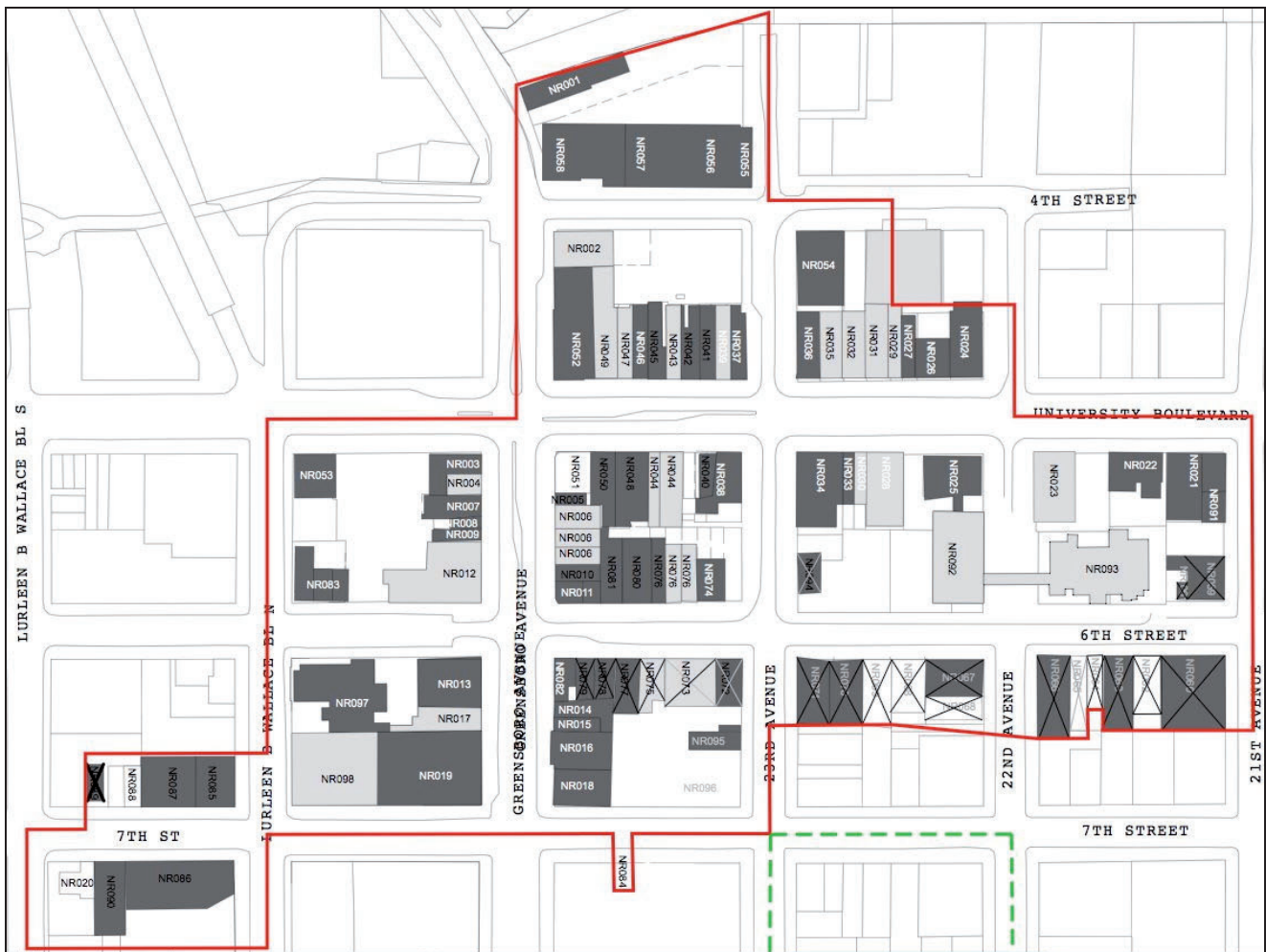
The downtown core is Tuscaloosa's traditional central business district and it has a dense concentration of historic resources, particularly in the blocks along University Boulevard between Lurleen B. Wallace Boulevard South and 21st Avenue and Sixth Street between Lurleen Wallace and 24th Street. This area retains a rich and varied collection of predominantly late-19th to early-20th century buildings representing a wide variety of historic architectural styles. Together with the two blocks roughly bounded by 21st and 23rd Avenue and 6th and 7th Streets, these areas formed the core of the Downtown Tuscaloosa National Register Historic District.

The Downtown Historic District was recognized through listing in the National Register both for its historical significance as the city's primary historic commercial area and its architectural character. Many of the buildings within the district are excellent examples of period commercial architecture and the overall grouping of these buildings gives the Downtown Core its unique and recognizable historic character.





Commercial Properties Between University Boulevard and 7th Street, From Top, Left to Right:
 Kress Building (1939), 2223 University Blvd.; Bama Theatre (1938), 600 Greensboro Ave.; First National Bank (1925);
 2330 University Blvd.; Louisville & Nashville Railroad Station (1912), 301 Greensboro Ave; Allen & Jemison Hardware
 Store (1903), 620 Greensboro Ave.; Commercial Building (ca. 1910), 516 Greensboro Ave.; Alston Building (1909), 2400 6th St.



Existing Downtown Historic District

Key: Dark Gray = Contributing; Light Gray = Noncontributing; X = Gone

The planned demolition of the buildings along the south side of 6th Street between 21st and 23rd Avenue will considerably alter nature of the district. In addition to the loss of these buildings, the demolitions will also remove a series of buildings along the southern halves of the blocks that would have been eligible for an expansion of the district's boundaries and will isolate a block of additional buildings to the south that might also have been eligible for such an expansion. As a result, it is recommended that the National Register nomination for the district be updated and its boundaries adjusted to remove the blocks where demolition will occur and to expand the district to include additional areas that now appear to be eligible. Additional documentation is also recommended to determine if resources #369, 371, 372, 381, and 383 should be included in such an expansion.



Some of the Buildings to be Demolished as Part of the Federal Courthouse Project
Alta Apartments (1900/1939), 2127-2129 6th St.; 6th Street streetscape;
Austin Motor Co. (circa 1910), 2201-2209 6th St.; Diamond Theatre (1946), 634 23rd Ave.



Proposed Downtown Historic District

Key: Dark Gray = Contributing; Light Gray = Noncontributing; Red Line = Existing Boundary; Blue Dash = Proposed Boundary



Possible Alternate Boundary, Proposed Downtown Historic District

Additional documentary research recommended to date buildings and establish significance.

The proposed demolitions for the courthouse project will physically isolate a small concentration of buildings along the southwest side of 23rd Street between 7th and 8th Avenues and along 7th Street that would otherwise have been eligible for inclusion in the expanded Downtown historic district. Several of the buildings along 7th Street were traditionally the home of African-American businesses and, together with the Diamond Theatre and other buildings to be removed, formed the core of a small historic mid-20th century African-American commercial area. The surviving buildings should be documented and may remain eligible for the Alabama Register.



Remnants of a Mid-20th Century African-American Commercial District

Dr. Andrew D. McKenzie/Dr. Marshall P. Gilmer Office (circa 1945), 2234 8th St.; building at right is listed in the 1950 city directory as Cain' Billiard Parlor

Queen City

The Druid City Historic District (National Register, local) covers most of the Queen City Planning Sub-area. This district is typified by a diverse collection of mid-19th to early 20th century residences of a variety of architectural styles and differing scale. Common housing types include bungalows, Tudor Revival style cottages, Greek Revival houses, Victorian cottages, and Queen Anne Victorian style houses. There is also a scattering of apartment houses, predominantly in the Tudor Revival style.

The majority of residential buildings in the Greater Downtown Area generally fall into three stylistic categories: Victorian, early twentieth century bungalow/Craftsman or gable front forms, and a mix of mid-twentieth century styles. There are also isolated examples of Greek Revival and other 19th century styles. Most of the residential resources are of frame construction.

Victorian dwellings were typically built between circa 1880 and 1915 and reflect national architectural trends. Typical variants including larger houses with hipped cores with cross gable projections and smaller cottages including gable-front-and wing, gable front, side gable, massed plan, and ell and tee plans. Stylistically, the houses are loosely based on Queen Anne patterns but generally of a more folk character with common decorative details including decorative wood shingles, windows and vent combinations in gable ends, turned or sawn decorative trim, and turned or chamfered porch posts occasionally with simple gingerbread trim.

Early twentieth-century bungalow/Craftsman or gable front form dwellings are scattered throughout the city. Bungalows and gable fronts tend to be relatively simple in design and detailing with many exhibiting simple Craftsman style details such as exposed rafter ends, angle bracketed eaves, porch pillars or supports on pedestals and apron walls. A number of examples are stylistically more developed and can be classified as good examples of the Craftsman style.





Typical House Types, Druid City Historic District

Top-Bottom, Left-Right: modest gable-front bungalow (circa 1925), 1204 Queen City Ave.; Tudor cottage (circa 1920), 2017 11th St.; Greek Revival (circa 1835), 21st Ave.; Victorian (circa 1895), 820 20th Ave.; Victorian cottage (circa 1895), 1928 7th St.; Tudor style apartment building (circa 1925), 1926-1930 8th St.

Greensboro/Bryant Drive

The Greensboro/Bryant Drive Planning Sub-area retains only scattered historic resources. The Tuscaloosa First United Methodist Church and the First Presbyterian Church visually dominate the northwest corner of the area. Other prominent landmarks in this part of the city include: the Battle-Friedman House (1835, National Register); the Searcy House (1904, National Register) at 815 Greensboro Avenue, and the Jemison House (circa 1862, National Register) on Greensboro Avenue.



Landmarks in the Greensboro/Bryant Drive Planning Sub-Area, From Top, Left to Right: First United Methodist Church; First Presbyterian Church; Battle Friedman House; Jemison House;

South 22nd Avenue

The South 22nd Avenue Planning Sub-area retains a number of historic resources that interspersed with modern development. While the concentration appears to be insufficient to recommend either local or National Register designation, the buildings represent a historical grouping that warrants recognition, preservation, and revitalization. There are also three notable buildings in this area: the Tuscaloosa High School which appears to be eligible for the Alabama Register; the Hunter's Chapel A.M.E. Zion Church which may be eligible for the National Register; and the Dearing-Swaim House at 2111 14th Street which is located in the Druid City Historic District.



South 22nd Avenue Planning Sub-Area, From Top, Left to Right:
Top: 1322 22nd Ave. (ca. 1915); 1320 22nd Ave. (ca. 1915); 1442 22nd Ave. (ca. 1925);
Middle: Hunters Chapel A.M.E. Zion Church and the Dearing-Swaim House;
and Bottom: Tuscaloosa High School (circa 1925)

Lurleen Wallace

The area between Lurleen B. Wallace Drives North and South (the Lurleen Wallace Planning Sub-Area) has generally lost much of its historic character, as many blocks have been developed with modern restaurants and other highway-related business. The block roughly bounded by University Boulevard and 7th Street is potentially eligible as part of a proposed revision to the boundaries of the Downtown Tuscaloosa Historic District.



Commercial Properties Between University Boulevard and 7th Street, From Top, Left to Right:
2501 University Blvd.; 2523-2529 University Blvd.; 2504 7th St.; and 2501 7th St.

Capital Park

The Capital Park Area includes the locally designated Capital Park Historic District and a surrounding residential area to the south. The historic district encompasses the old Alabama Capital site, the Old Tavern, the McGuire-Strickland House, and two other houses. There are three sites that are individually listed in the National Register in this area: the Old Tuscaloosa County Jail (circa 1839), 2803 6th Street; the Wheeler House (circa 1890) 2703 7th Street; and the Searcy House (circa 1830), 2606 8th Street.



Capital Park, Left to Right:

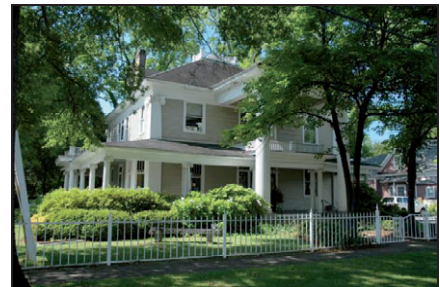
Old State Capital (circa 1827), Old Tavern (circa 1827), and Wheeler House, and the McGuire-Strickland House (circa 1820)



National Register Listings in Capital Park, Left to Right:

Old Tuscaloosa County Jail, Wheeler House, and Searcy House

The remainder of this planning sub-area is typified by a mix of larger and smaller scale Victorian dwellings interspersed with bungalows. Although architecturally similar to the adjacent MLK sub-area, the resources in Capital Park tend to be, on average, somewhat more architecturally sophisticated. The railroad cut is also a major visual demarcation between the two areas. A potential National Register Historic District in Capital Park area was identified by the survey. While the potential district extends westward into MLK, further evaluation of the area to the west of MLK is needed to determine whether or not two districts are indicated. In any case, it is recommended that the potentially National-Register eligible portion of the Capital Park sub-area be locally designated by the City of Tuscaloosa Historic Preservation Commission. This designation will help to ensure that the historic architectural character of the neighborhood is preserved and should help to stabilize and enhance property values.



Selected Historic Resources in the Capital Park Sub-Area, Left to Right:

2626 University Blvd. (circa 1890); 2620 University Blvd. (circa 1905); and Maxwell-Hellums House (circa 1905), 2703 6th St.



Selected Historic Resources in the Capital Park Sub-Area, Left to Right:
 House on 7th St. (circa 1890); 2715 8th St. (circa 1890); 2723 8th St. (circa 1920); 2920 7th St.; House on 7th St. (circa 1885)

Potential Historic District



MLK

Predominantly developed with bungalows and scattered small-scale Victorian cottages, the MLK Planning Sub-area is architecturally similar to Capital Park, although with a larger percentage of bungalows and with resources that tend to be architecturally more modest in both design and scale. The street grid of the adjacent Capital Park area continues through MLK. However the railroad cut is a major visual demarcation between the two areas. This, coupled with the noticeable change in architectural character between the two, suggests that they be treated as two distinct districts. While the street pattern shifts to the west of Martin Luther King Boulevard, additional historic resource survey work in that area is recommended to determine the appropriate boundaries of any potential historic district that might include resources from the MLK Planning Sub-area.



Houses in the MLK Sub-area, From Top, Left to Right:
3106 8th St.; 708 31st St.; 3113 7th St.; 3027 7th St.; 3022 6th St.; 3014 6th St.; 509 Martin Luther King Jr. Blvd.

Stillman

Three significant individual historic resources are located within the Stillman Planning Sub-Area: the National Register-listed Murphy African-American Museum at 2501 Paul W. Bryant Drive; the National Register-listed First African Baptist Church; and the Greenwood Cemetery which is individually eligible for the National Register. A small scattering of modest older dwellings and commercial buildings is located to the south of Eleventh Street. None of the buildings possesses a level of significance sufficient for individual listing in the National Register, nor does the grouping retain sufficient integrity to be considered as a district. However, many of the houses are of modest historic character and worthy of repair and preservation.



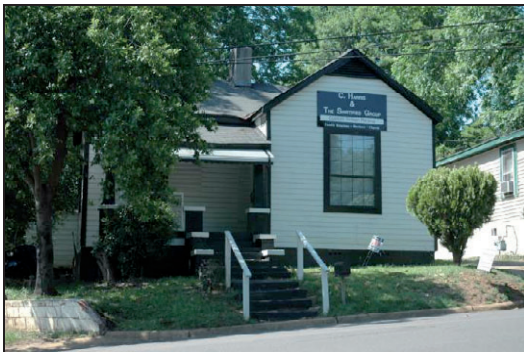
Murphy African-American Museum, 2501 Paul W. Bryant Drive



First African Baptist Church, 2621 9th Street



Greenwood Cemetery, 9th St., southwest corner 27th Ave.



Buildings South of 11th Street, From Top, Left to Right: 2601 11th St.; 2623 11th St.; 2628 Twelfth St.; 2625 Twelfth St.; Commercial Buildings on 27th St.

Historic Preservation Resources

City of Tuscaloosa Historic Preservation Commission (City Commission, Regulatory)

Tuscaloosa's historic resources make an important contribution to the city's character, economy and quality of life. In recognition of this, the City of Tuscaloosa officially designates local historic districts and has established a design review process to help insure the preservation of the character of these districts. Within each historic district, all projects that result in exterior changes to buildings or their settings are required to obtain a "certificate of appropriateness" from the Tuscaloosa Historic Preservation Commission before a building permit may be issued. The Commission is a city board consisting of nine members nominated by the mayor and appointed by the city council. As property owners and members of the community themselves, commission members recognize their responsibility to promote the commission's purposes through a cooperative and reasonable approach to working with applicants and the owners of the city's historic resources. Through their efforts, the city's historic preservation ordinance has proven to be a highly successful tool for maintaining and enhancing both the character and value of the designated historic neighborhoods since its adoption in 2004.

Tuscaloosa County Preservation Society (Nonprofit, Advocacy Group)

The Tuscaloosa County Preservation Society is a private advocacy organization that was founded in 1966 to preserve and promote Tuscaloosa County's historic resources. The Society's mission is to "develop an awareness and appreciation of the historical and cultural heritage of our community." Specific objectives of the Society include: 1) identifying and preserving historic structures and sites; 2) maintaining an endangered structures list and seeking preservation solutions for these structures; 3) promoting heritage education and awareness; 4) maintaining information files regarding the heritage of the community; 4) promoting heritage tourism; and 5) working with local governments and agencies to promote historic preservation. The Society operates and maintains four historic landmarks: The Old Tavern, the Battle-Friedman House, the McGuire-Strickland House and the Murphy African-American Museum. The TCPS Research Library, which features collections focusing on local history and local architecture, is housed in The Old Tavern.

Heritage Commission of Tuscaloosa County (Nonprofit, Advocacy Group)

The mission of the Heritage Commission of Tuscaloosa County is to advocate and promote preservation of the area's history and heritage. They are developing an electronic archive to provide information and imagery over the internet to bring closer understanding and appreciation of local history and historic resources. Secondly, the Heritage Commission seeks to provide information and assistance on historical matters, and to promote preservation-oriented solutions.

Original City Association (Neighborhood Association, Advocacy Group)

According to their website, the Original City Association acts as a representative organization for the families and individuals who live in the Downtown Neighborhoods of Tuscaloosa. They organize events (monthly meetings, special meetings, picnics, and call programs) and employ mediums (website, e-mail campaigns, newsletters, advertising, and attendance at political and administrative City, County, State and other relevant meetings) to provide communication and information sharing opportunities for members, neighborhoods, and interested parties about issues, concerns, and opportunities facing the Downtown Neighborhoods. They also act as a focal point for governmental officials and others who wish to reach citizens of the Downtown Neighborhoods in an efficient and effective manner.

Alabama Historical Commission (State Agency, Some Regulatory Authority)

The Alabama Historical Commission is the state agency charged with safeguarding Alabama's historic buildings and sites. Created by an act of the state legislature in 1966, it consists of 20 members appointed by the Governor, or serving ex officio, who represent a broad cross section of Alabamians. The Commission acts as the statewide partner for a variety of federal historic preservation programs, including: the National Register

of Historic Places; Certified Local Governments; the rehabilitation tax credit program; and Section 106 and other environmental reviews. In addition, the commission holds conservation easements and also operates a number of historic sites across the state.

Alabama Trust for Historic Preservation (Nonprofit, Advocacy Group, Statewide)

The Alabama Trust for Historic Preservation is a statewide advocacy group for historic preservation. The Alabama Trust is Alabama's only statewide historic preservation organization available for membership. The Alabama Trust is a Statewide Partner of the National Trust, and the two organizations have a strong ongoing relationship. The Alabama Trust also works closely with the AHC, a state agency, to present the annual preservation conference and other workshops. While the National Trust represents preservation interests at the national level, the Alabama Trust's focus is on the needs of Alabama. As a grassroots citizens' group, the Alabama Trust provides a statewide voice for preservation efforts. The Alabama Trust assists local groups around the state in seeking viable alternatives to demolition and making presentations to public officials concerning the value of preservation.

National Trust for Historic Preservation (Nonprofit, Advocacy Group, National)

The National Trust for Historic Preservation is a national advocacy group for historic preservation. Supported by individual and corporate members, the National Trust works with statewide and local partners to "advocate for public policies that benefit historic preservation by: passing legislation and implementing policies that preserve the historic and cultural fabric of our nation's communities; protecting historic and cultural resources from inappropriate legislation, regulatory rulings, or court decisions that hinder preservation; preserving community input in the policy-making process; and researching and documenting best practices and model preservation policies." Headquartered in Washington, the National Trust has six regional offices including the Southern Regional Office in Charleston.

Historic Preservation Tools

National Register of Historic Places

The National Register of Historic Places is a listing administered by the U. S. Department of the Interior, National Park Service. Its purpose is to recognize and promote the places that are important in American history, architecture, and/or culture. The National Register program has strict requirements regarding eligibility and the documentation required for eligibility. Listing of a property or a district on the National Register does not require property owners to obtain approval for changes to their properties unless they are using federal or state funding, licensing or assistance.

Benefits of National Register Designation

- Recognition can enhance property values

While National Register designation does not carry with it the documented economic benefits associated with local historic districts that have design review controls, the recognition of properties through National Register listing often provides a degree of exclusivity that can enhance value. In this regard, the finite nature of National Register designation is similar to the value people place on antiques and collectables.

- Special Property Tax Assessment

Section 40-8-1 of the Code of Alabama includes within the Class III designation of property taxed at ten percent of assessed ratio historic buildings and sites regardless of the use to which such property is put. Historic properties are defined as "all buildings or structures (i) determined eligible by the state historic preservation officer for listing on the National Register of Historic Places; or (ii) located in a registered historic

district and certified by the United States Secretary of the Interior as being of historic significance to the district.”

- Federal Tax Incentives.

There are two primary tax incentives offered by the federal government.

20% tax credit – A federal tax credit for the rehabilitation of historic income-producing buildings in the amount of 20% of the cost of rehabilitation is available for qualifying expenditures involving National Register-listed properties. At present, this program does not apply to owner-occupied dwellings. All work must comply with the Secretary of the Interior’s Standards for Rehabilitation.

Conservation easements – Conservation easements are a very effective historic preservation tool. In donating an easement, a property owner transfers certain development rights in their property to a qualified charitable or governmental entity. Typically this involves the recipient organization having review authority over changes the exterior of a historic building, but easements can also limit other types of development on the site. The Internal Revenue Service has recognized that the donation of these rights impacts the value of the property and recognizes this value as a charitable deduction against federal income tax. In most cases the easement donor can deduct the value of the easement for up to thirty-percent of their adjusted gross income in a single year. Any excess value of the deduction may be carried forward up to five years. The value of the easement is based on the difference between the appraised fair market value of the property prior to conveying the easement and its value after the easement restrictions have been put in place. Under most circumstances the value of an easement depends upon the property's development potential, but in most cases the Internal Revenue Service (IRS) guidelines suggest that the value be in the range of ten to fifteen percent of the value of the property. A professional appraiser with specific experience working with historic preservation easements should be consulted. Federal estate taxes for property heirs may be reduced because the fair market value of the property was reduced during the donor's lifetime by the easement restrictions.

Local Historic Districts

One of the most effective and commonly used historic preservation tools is the local designation of historic districts. Alabama law allows communities to designate local historic districts and landmarks and to make the alteration and/or demolition of those resources subject to the review and approval by a municipal commission. The City of Tuscaloosa has established such a commission and the commission has jurisdiction over several historic districts.

The use of design review in historic districts is hardly a new concept, having been first successfully adopted in Charleston in 1931. Since that time, thousands of communities all across America have implemented similar programs and they have proven to highly beneficial, not only in preserving the character and livability of those communities but also by stabilizing and often increasing property values. While there is sometimes a trade-off that individual property owners must make between their ability to make changes to their properties and the benefits of historic designation, the cumulative experience of historic designation in America has been overwhelmingly positive.

In many communities, local historic district designation has been very successful in enhancing the historic character of neighborhoods and in promoting the stability of property values. It is important to state again that local districts and landmarks are designated differently from those listed in the National Register. While many communities adopt boundaries for their local historic districts that are the same as their National Register districts, it is not essential that they be the same. Design review, through a mandatory process involving a historical and architectural review board occurs only within locally designated historic districts. Where such a process has been adopted, property owners typically must comply with the Secretary of the Interior's Standards for Rehabilitation for all exterior work that is visible from a public street. In such districts, a review board examines proposals and comments on the appropriateness of proposed work.

Local historic districts can take several forms. The most effective type of district from a historic preservation standpoint is a district with design review control, as mentioned above. Many communities are also experimenting with other types of designation and design review. The use of “conservation districts” which promote a looser set of design criteria is an example. Another approach is to utilize a review board where compliance by the applicant is voluntary. This approach typically requires an applicant to appear before the review board to discuss his or her proposal, even though the applicant is not required to follow the board’s recommendations. While this is perhaps the least effective method for preserving a district, the process often works very well, as applicants and the review boards often work cooperatively to find a solution that works for both the applicant and the community.

Benefits of Local Historic District Designation

- Local historic districts protect against incompatible development through a design review process that requires a certificate of appropriateness be issued by an appropriate review board before alterations can be made to properties within designated historic districts or to those that have been individually designated.
- Provides alternatives to the inappropriate alteration or demolition of historic resources.
- Stabilizes or enhances property values – Several technical studies of the economic impact of local historic designation and design review have now been completed and they have consistently shown that properties in locally designated historic districts appreciate faster than in neighborhoods without this protection. Similar findings were documented in a study by the Alabama Historical Commission entitled “Property Value Appreciation for Historic Districts in Alabama.”

Planning & Zoning Tools

Effective community preservation strategies must be integrated with other aspects of the community planning process. In many communities, planning and zoning ordinances based on suburban models often do not adequately take into consideration the traditional development pattern of historic communities. As a result, the application of these regulations to historic districts results in conflicts between the purposes of the various ordinances. Often it is not possible to recreate the historic pattern of development within the historic area under municipal planning and zoning ordinances. This can cause particular problems when new construction is proposed to fill vacant lots or to replace historic resources that are lost. In order to meet setback requirements and other criteria of the zoning ordinance, the new development is forced to be inconsistent with the surrounding historic properties. Coordinating historic preservation tools with planning and zoning ordinances can allow the traditional development pattern in historic districts to continue.

A number of tools can be integrated into planning and zoning ordinances to promote historic preservation.

Exceptions. One simple tool is to include language that allows the appropriate board to grant reasonable exceptions to planning and zoning ordinance provisions that might adversely impact historic properties. Some communities find it useful for their historic preservation commissions to review and make recommendations to the appropriate planning or zoning boards regarding exceptions that might be necessary to preserve a particular historic resource.

Incentives. All planning, zoning and historic preservation ordinances are designed to enhance the general welfare of the public through their implementation. It is therefore appropriate in many circumstances to allow greater flexibility for historic resources in recognition of their special circumstances. In some cases, incentives might be used to offset the economic disadvantage a historic property suffers when the preservation of historic resources on that property restricts development potential that might otherwise be allowable on a similar property without a historic resource. Incentives might also be used to help encourage the preservation of historic resources by helping to offset the cost of rehabilitation. Incentives that have been successfully used by other communities have included density bonuses, lot coverage bonuses, additional allowable uses (bed and breakfast units, accessory dwellings or offices, etc.), and exemptions for pre-existing historic conditions.

Easements

A historic preservation easement is a means by which the owner of a historic building can insure its preservation while at the same time retaining possession and use of the building. Through an easement, a property owner transfers to another party certain rights and privileges pertaining to that property. The historic preservation easement is in the form of a deed, granted in perpetuity to a qualified recipient organization which specifies the restoration and maintenance requirements for the building, imposes restrictions upon modifications to one or more facades of the building, and provides for monitoring and enforcement of the easement.

Typically, historic preservation easements involve physical maintenance and possible alterations to a historic building's facade, and/or other features. Easements generally do not involve restrictions on the use of the property. Easements can be donated by a property owner to a qualified entity, can be purchased from an owner by a qualified entity, or can involve partial donations and purchase arrangements. Typically, those donating easements either do so because of their interest in preserving a particular property or for the tax benefits such a donation can generate. The donation of an easement to qualified nonprofit or governmental entity can qualify the donor a tax deduction from federal income taxes based on the easement's value as a charitable contribution. Easements can also be purchased by qualified entities or, more commonly, can be placed by such an entity that has acquired a historic property and places the easement as a condition of the property's resale. this latter situation is commonly used by revolving funds.

The gift of an historic preservation easement may have income, gift, estate, and real-property tax consequences that may be beneficial to the donor of the easement. The determination of the tax consequences of a gift of a historic preservation easement is made by the donor, assisted by their attorney and tax advisor, and the appropriate taxing authorities. A qualified independent appraisal must be made of the value of the easement and must conform to the requirements for a qualified appraisal as set forth in the Internal Revenue Code.

While any suitable historic building can be the subject of a preservation easement, Internal Revenue Code regulations restrict charitable deductions for easement contributions to properties individually listed on the National Register of Historic Places or certified as contributing to a National Register Historic District. An easement can be for any length of time the parties agree to. However, the Internal Revenue Code allows charitable deductions to be taken only for easements donated in perpetuity.

The tax consequences of a gift of an easement are, for the most part, directly related to the value of the gift. The value of an historic easement is equal to the loss in value of a property which results from subjecting the property to the restrictions imposed in the easement. This value should be determined by an independent qualified real estate appraiser who is familiar with historic preservation easements.

Revolving Funds

A typical historic preservation revolving fund is established for the purpose of purchasing or accepting donations of historic real estate. The properties are then sold to purchasers who agree to maintain and preserve the properties, often through the use of conservation easements placed on the property at the time of sale. The proceeds of the sale are returned to the fund to be used for subsequent purchases.

Unlike regulatory historic preservation tools, the revolving fund works through the marketplace. When coupled with regulatory tools, they provide an alternative for property owners whose projects might be at odds with aspects of the design review process. More importantly, a revolving fund can be a proactive tool in that it can be used to acquire properties that might pose difficult preservation challenges. Appropriate rehabilitation and reuse strategies can then be developed and implemented either through action of the revolving fund or by reselling to a purchaser who agrees to improve the property in accordance with a specified development plan.

Revolving funds can be established by nonprofit or governmental entities. Successful revolving funds have been used to restore buildings and revitalize neighborhoods in Charleston, Beaufort, Savannah, and many other cities across the nation.

Capital for revolving funds is often raised by private donations of cash or property or through a variety of municipal funding avenues such as bond issues or special taxes. Since the purpose of a revolving fund is to revolve, the assets of a successful fund should grow over time or at the very least not diminish. Careful management of such a fund should generally make it possible to purchase and resell properties subject to conservation easements without losing money on them. Donations and fundraising can be used to supplement the fund for the purchase of properties that might have a high preservation priority but that might otherwise lose money on resale.

Main Street Program / Façade Grant Program

These programs are addressed within other components of the Greater Downtown Study and are both excellent preservation tools that could benefit Tuscaloosa.

Justification for Use of Historic Preservation as an Economic Revitalization Tool

Federal Tax Incentives

A twenty percent federal tax credit is available for the rehabilitation of historic income-producing buildings. The program has been successfully used for more than two decades to rehabilitate thousands of buildings all across America. In 2006 alone, the program generated 1,253 projects nationally representing \$4.08 billion in private investment. From an economic development perspective, this figure is more significant in that it leveraged private investment by more than five to one and had significant collateral benefits in terms of job creation and income and property tax generation.

The Federal Historic Preservation Tax Credit Program provides federal income-tax incentives for the rehabilitation of historic income-producing properties. The Tax Reform Act of 1986 created a 20% tax credit for the substantial rehabilitation of commercial, agricultural, industrial, or rental residential buildings certified as historic. A tax credit differs from a tax deduction in that a credit may be subtracted directly from federal income taxes owed, whereas a deduction lowers the amount of income subject to taxation. The Tax Reform Act also provides for a 10% credit for the rehabilitation of non-historic buildings that were constructed prior to 1936 that are rehabilitated for non-residential uses. The 10% credit cannot be used on buildings that are listed in the National Register or that contribute to a listed district.

To qualify for the federal investment tax credit, a property owner must meet a number of requirements. First, the building must be a “certified historic structure.” To be certified, the building must be listed individually in the National Register of Historic Places or be a contributing part of a historic district that is either listed on the National Register or certified as eligible for the National Register. Downtown Tuscaloosa has a wealth of historic buildings that can qualify for the federal rehabilitation tax credit program by virtue of their listing in, or eligibility for listing in, the National Register of Historic Places.

The building must also be used for an income-producing purpose such as rental-residential, commercial, agricultural, or industrial uses. Owner-occupied dwellings do not qualify for the credits. The rehabilitation must also be qualified as a “certified historic rehabilitation.” To meet this requirement, the work must be consistent with the Secretary of the Interior’s “Standards for Rehabilitation” and “Guidelines for Rehabilitating Historic Buildings.” The standards are written to allow for the adaptive reuse of a building, including changes required to meet modern code and use requirements, as long as the work does not alter important features of the building that define its historic character.

The project also has to meet a “substantial rehabilitation” test. To be considered a substantial rehabilitation, the project must cost at least \$5,000 and be greater than or equal to the adjusted basis of the property (generally the current depreciated value of the building minus the land value). The work typically must be completed

within a two-year period but phased projects can be extended to up to five years if the plans and specifications are approved in advance of construction.

Anyone considering using the federal tax incentives is strongly encouraged to consult with a qualified tax advisor to make sure that their tax situation will qualify as there are a number of limitations. Those interested should also consult with the staff of the Alabama Historical Commission or a qualified historic preservation consultant familiar with tax credit projects to assess whether planned work will qualify.

The federal tax credits remain one of the most effective and successful incentives for the rehabilitation of historic income-producing properties.

Tourism

Tourism is another important area where historic preservation and economic development meet. A study of the economic impact of historic preservation in Florida found that heritage tourism generated more revenue for the state than did golf/tennis, cultural events and festivals, National and State Parks, sporting events, and gambling. Perhaps more importantly, various studies have shown that heritage-related tourists tend to stay longer and spend more money than other types of tourists. Downtown Tuscaloosa has a unique potential tourism market both due to its location along the Black Warrior River and its proximity to the University of Alabama.

Stabilization/Enhancement of Property Values

The stabilization and enhancement of property values is another economic development aspect of historic preservation. Property values in local historic districts with design review commissions tend to rise significantly faster than their surrounding general real estate markets. A study that compared properties in Montgomery, Decatur, Birmingham, Hunstville, Mobile, Talladega, and Selma found that “historic designation has a positive and substantial impact on the value of properties located in a historic neighborhood.”

Recommendations

Modifications to the Downtown Tuscaloosa Historic District

The Downtown Tuscaloosa Historic District has lost a number of its contributing resources in recent years. Several buildings have been, or are proposed to be, demolished as part of the redevelopment that will take place for the new Federal building and include: two buildings on the east side of Block #4, all of the buildings on Blocks #5 and #6, and two buildings at the southeast corner of Block #2. As a result, it is recommended that the Downtown Tuscaloosa Historic District nomination be revised once these demolitions have been completed. This revision should adjust the district's boundaries to delete portions of Blocks #2 and #4 and all of Blocks #5 and #6. The boundaries should also be expanded to the west as shown on the accompanying map. In addition, the contributing and noncontributing status of all resources within the district should be reevaluated to reflect current conditions and an expanded period of significance. It is recommended that the period of significance for the district be extended to at least 1959. In addition, the revised nomination should document and include any resources within the area that may have significance to local Civil Rights history and if such resources remain the period of significance should be structured to accommodate their inclusion.

Design review should also be implemented within the Downtown Tuscaloosa Historic District. Local designation by the City of Tuscaloosa Historic Preservation Commission would be the most effective means of protecting and enhancing property values within the district. The process is already in place and has proven effective in the city's residential districts. Specific design review guidelines should be established for the downtown area that respond both to its commercial architectural character and the nature of downtown redevelopment. Please see the discussion of local historic designation and design review elsewhere in this report.

Possible Residential Historic Districts

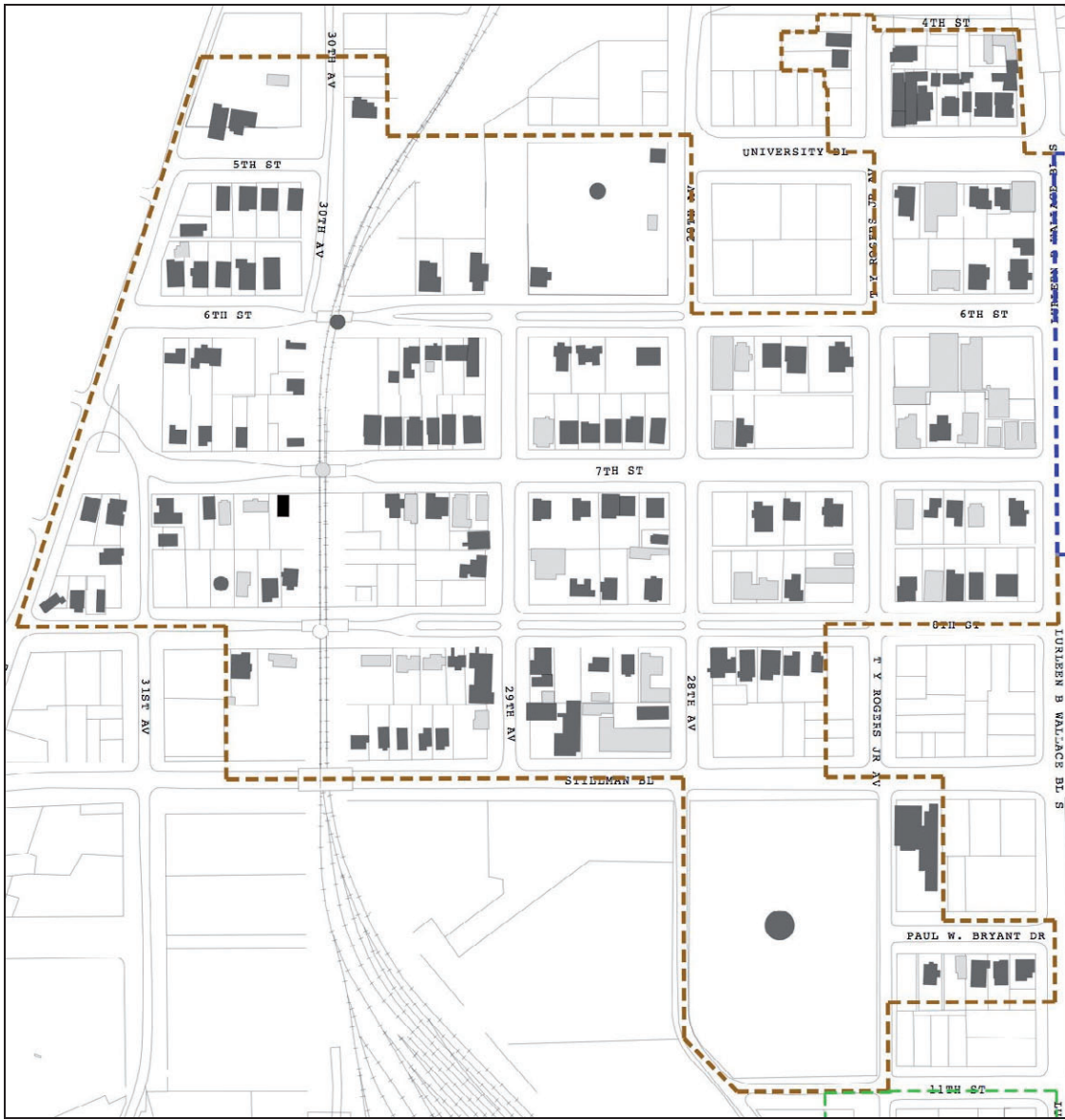
The residential area to the west of the Downtown Tuscaloosa Historic District retains a sufficient concentration of late-nineteenth to mid-twentieth century buildings to warrant historic designation and some form of design review protection. The area appears to be eligible for the National Register. Despite the conversion of many of its resources to commercial use and the construction of scattered modern buildings, the character of the area is still residential in scale and appearance with small-scale houses typically retaining integrity of setting. The area is visually divided into two subsections by the railroad cut and the character of resources in each of these sub-areas is somewhat different. These sub-areas generally correspond to planning sub-areas identified as Capital Park and MLK. The western boundary of the MLK sub-area is shown as Martin Luther King Boulevard (the western boundary of this project area). While the street pattern in the areas to the west of Martin Luther King Boulevard is dissimilar to that of the MLK sub-area, additional historic resource survey work is recommended to determine if the boundaries of any potential historic district should extend to the west of that street.

Potential District Maps. Dashed line indicates proposed district boundary. Solid line indicates existing district boundary.

Revised Downtown Tuscaloosa Historic District



Possible Residential Historic District West of Lurleen Wallace Ave.



Potential Individually National Register Eligible Resources

Additional historical research and evaluation is recommended for the following resources that may be potentially National Register eligible (pictured below top to bottom, left to right):

- 1) ***Hunters Chapel A.M.E. Zion Church*** (site #280), 1105 22nd Avenue.
- 2) ***Tuscaloosa First United Methodist Church*** (site #373). 800 Greensboro Ave.
- 3) ***First Presbyterian Church*** (site #374). 900 Greensboro Ave.
- 4) ***Greenwood Cemetery*** (site #100). 9th St., SW cor. 27th Ave.
- 5) ***St. John the Baptist Catholic Church*** (site #185). 815 Lurleen Wallace Blvd.



Conservation Areas/Scattered Resources



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APPENDIX A

National Register of Historic Places

- Bama Theatre-City Hall Building, 600 Greensboro Ave.
- Battle-Friedman House, 1010 Greensboro Ave.
- City National Bank, 2301 University Blvd.
- Collier-Overby House, SE corner of 9th St. and 21st Ave.
- Downtown Tuscaloosa Historic District, Bounded by 4th St., 22nd Ave., 7th St., and Greensboro Ave.
- Druid City Historic District, Bounded by Queen City Pk., 16th St., 15t St., and 21st Ave.
- First African Baptist Church, 2621 9th St.
- Guild-Verner House, 1904 University Ave.
- Jemison, Robert, Servants' House, 2303 13th St.
- Jemison-Vandegraaff House, 1305 Greensboro Ave.
- Murphy--Collins House, 2601 Paul Bryant Dr.
- Old Tuscaloosa County Jail, 2803 6th St.
- Queen City Pool and Pool House, Jct. of Queen City Ave. and Riverside Dr.
- Searcy House, 815 Greensboro Ave.
- Searcy House, 2606 8th St.
- Wheeler House, 2703 7th St.

Alabama Register of Landmarks and Heritage

- Alabama Great Southern Railroad Station, 2105 Greensboro Avenue
- Bama Theater (City Hall), 600 Greensboro Avenue (NRHP)
- Brown House, 903 Greensboro Avenue
- Christ Episcopal Church, 605 25th Avenue
- Drish House, 2300 17th Street
- Eighth Street Historic District (21 buildings)
- Fitts, Alston, House, 1506 University Boulevard
- Greenwood Cemetery, 9th Street and 27th Avenue SW
- Jemison-Borghese House, 2303 13th Street (NRHP)
- Kennedy-Foster House, 1842 25th Avenue
- Maxwell-Richardson-Hellums House, 2703 6th Street
- Murphy, Will, House (Murphy/Collins Hse), 2601 Paul Bryant Dr, (NRHP)
- Saint John The Baptist Catholic Church, 800 25th Avenue
- Searcy House (Old Library), 815 Greensboro Ave. (NRHP)
- Tuscaloosa City Hall (Old Post Office), 2201 University Blvd
- V.F.W. Club, 2803 6th Street

HABS/HAER

- Alston Building, 2400 Sixth Street
- Louisville & Nashville Railroad Depot, 301 Greensboro Avenue
- Town of Tuscaloosa, 2300 Block University Boulevard
- Old Alabama State Capital, Broad Street
- Jemison-van de Graaf-Burchfield House, 1305 Greensboro Avenue
- Christ Episcopal Church, 605 Twenty-fifth Avenue
- Thomas Prince House, University Boulevard
- Scott-Moody House, 1925 Eighth Street
- Dearing House, 2111 Fourteenth Street
- Eddins House, 919 Greensboro Avenue
- Gluck House, 2021 Seventh Street
- Martin-Randolph-Marlowe House, 816 Twenty-second Avenue
- Duffies Tavern, 2800 Twenty-eighth Avenue
- E. N. C. Snow House, . 2414 Eighth Street
- Collier-Whitt-Boone House, 905 Twenty-first Avenue
- Gulf, Mobile & Ohio Railroad Bridge, Spans Black Warrior River between Northport & Tuscaloosa
- Alfred Battle Home, Greensboro Avenue

APPENDIX B

Properties Surveyed (Outside of Downtown Area)

Address.....	Name.....	Site #
03rd St., 1809	House, Not Named	360
03rd St., 1811	House, Not Named	361
03rd St., 1813	House, Not Named	362
03rd St., 1815	House, Not Named	363
03rd St., 1817	House, Not Named	364
04th St., 1804.....	House, Not Named	357
04th St., 1810.....	House, Not Named	356
04th St., 1817.....	Rose Apartment House	365
04th St., 1820.....	House, Not Named	355
04th St., 1824.....	House, Not Named	354
04th St., 1826.....	House, Not Named	353
04th St., 2200 (rear).....	Alambama Power Co. Bus Garage	382
04th St., 2200.....	Alambama Power Co. Supply Hse.	383
04th St., 3006.....	House, Not Named	164
05th St., 3001.....	House, Not Named	160
05th St., 3007.....	House, Not Named	161
05th St., 3010.....	House, Not Named	158
05th St., 3011.....	House, Not Named	162
05th St., 3013.....	House, Not Named	163
05th St., 3014.....	House, Not Named	159
06th St., 1925.....	House, Not Named	344
06th St., 2501.....	Searcy Apartments	182
06th St., 2525.....	Fire Station No. 1.....	177
06th St., 2600.....	House, Not Named	17
06th St., 2610.....	House, Not Named	16
06th St., 2703.....	Maxwell-Hellums House	18
06th St., 2711.....	House, Not Named	19
06th St., 2717.....	House, Not Named	20
06th St., 2721.....	House, Not Named	21
06th St., 2800 Block.....	Alabama Capitol	23
06th St., 2803.....	Old Tuscaloosa County Jail.....	51
06th St., 2811.....	House, Not Named	52
06th St., 2818.....	House, Not Named	26
06th St., 2828.....	McGuire-Strickland House.....	24
06th St., 2902.....	House, Not Named	25
06th St., 2913.....	House, Not Named	30
06th St., 2915.....	Clinton, Mary, House.....	29
06th St., 2917.....	House, Not Named	28
06th St., 3002.....	House, Not Named	154
06th St., 3006.....	House, Not Named	153
06th St., 3011.....	House, Not Named	156
06th St., 3012.....	House, Not Named	152
06th St., 3014.....	House, Not Named	151
06th St., 3022.....	House, Not Named	150
06th St., 3025.....	House, Not Named	155
07th St., 1019.....	House, Not Named	337
07th St., 1905.....	House, Not Named	335
07th St., 1914.....	Brown-Rice House	342
07th St., 1917.....	House, Not Named	336
07th St., 1927.....	House, Not Named	338
07th St., 1928.....	House, Not Named	340
07th St., 1928.....	House, Not Named	341
07th St., 2500-2502	Commercial Building, Not Named	179
07th St., 2501-2519	Commercial Building, Not Named	180
07th St., 2504-2506	Lime-Cola Bottling Co.....	178
07th St., 2521.....	Commercial Building, Not Named	181
07th St., 2601.....	House, Not Named	61
07th St., 2602.....	House, Not Named	60
07th St., 2604.....	House, Not Named	59
07th St., 2614.....	House, Not Named	58

07th St., 2617.....	House, Not Named.....	62
07th St., 2618.....	House, Not Named.....	57
07th St., 2621.....	House, Not Named.....	63
07th St., 2703.....	Wheeler Hse.....	54
07th St., 2711.....	House, Not Named.....	55
07th St., 2715.....	House, Not Named.....	56
07th St., 2720.....	House, Not Named.....	53
07th St., 2801.....	House, Not Named.....	46
07th St., 2802.....	House, Not Named.....	45
07th St., 2803.....	House, Not Named.....	47
07th St., 2805.....	House, Not Named.....	48
07th St., 2806.....	House, Not Named.....	44
07th St., 2810.....	House, Not Named.....	43
07th St., 2816.....	House, Not Named.....	42
07th St., 2820.....	House, Not Named.....	41
07th St., 2821.....	House, Not Named.....	49
07th St., 2829.....	House, Not Named.....	50
07th St., 2901.....	House, Not Named.....	37
07th St., 2902.....	House, Not Named.....	36
07th St., 2903.....	House, Not Named.....	38
07th St., 2906.....	House, Not Named.....	35
07th St., 2909.....	House, Not Named.....	39
07th St., 2910.....	House, Not Named.....	34
07th St., 2917.....	House, Not Named.....	40
07th St., 2918.....	House, Not Named.....	33
07th St., 2920.....	House, Not Named.....	32
07th St., 2922.....	House, Not Named.....	31
07th St., 3001.....	House, Not Named.....	149
07th St., 3008.....	House, Not Named.....	148
07th St., 3010.....	House, Not Named.....	147
07th St., 3019.....	House, Not Named.....	380
07th St., 3024.....	House, Not Named.....	146
07th St., 3027.....	House, Not Named.....	145
07th St., 3107.....	House, Not Named.....	142
07th St., 3113.....	House, Not Named.....	143
08th St., 1902.....	House, Not Named.....	334
08th St., 1905.....	House, Not Named.....	327
08th St., 1908.....	House, Not Named.....	333
08th St., 1913.....	House, Not Named.....	328
08th St., 1914-1916.....	House, Not Named.....	332
08th St., 1920.....	House, Not Named.....	331
08th St., 1925.....	Jenkins, James, House.....	329
08th St., 1926-1930.....	House, Not Named.....	330
08th St., 2003.....	House, Not Named.....	318
08th St., 2005.....	House, Not Named.....	319
08th St., 2011.....	House, Not Named.....	320
08th St., 2319.....	Commercial Building, Not Named.....	377
08th St., 2606.....	Searcy House.....	86
08th St., 2608.....	House, Not Named.....	85
08th St., 2616.....	House, Not Named.....	84
08th St., 2628.....	House, Not Named.....	83
08th St., 2709.....	House, Not Named.....	78
08th St., 2715.....	House, Not Named.....	79
08th St., 2716.....	House, Not Named.....	77
08th St., 2721.....	House, Not Named.....	80
08th St., 2723.....	House, Not Named.....	81
08th St., 2725.....	House, Not Named.....	82
08th St., 2726.....	House, Not Named.....	76
08th St., 2804.....	House, Not Named.....	70
08th St., 2809.....	House, Not Named.....	71
08th St., 2810.....	House, Not Named.....	69
08th St., 2812.....	House, Not Named.....	68
08th St., 2813.....	House, Not Named.....	72
08th St., 2828.....	House, Not Named.....	75
08th St., 2829.....	House, Not Named.....	73
08th St., 2901.....	Druid Funeral Home.....	379
08th St., 2905.....	House, Not Named.....	64

08th St., 2915.....	House, Not Named.....	65
08th St., 3002.....	House, Not Named.....	132
08th St., 3006.....	House, Not Named.....	131
08th St., 3009.....	House, Not Named.....	133
08th St., 3014.....	House, Not Named.....	130
08th St., 3105.....	House, Not Named.....	135
08th St., 3106.....	House, Not Named.....	140
08th St., 3109.....	House, Not Named.....	136
08th St., 3110.....	House, Not Named.....	139
09th St., 1918.....	House, Not Named.....	323
09th St., 2009.....	House, Not Named.....	311
09th St., 2030.....	House, Not Named.....	313
09th St., 2312.....	Co. Agricultural Activites Bld.....	376
09th St., 3108.....	House, Not Named.....	137
11th St., 2007.....	House, Not Named.....	294
11th St., 2008.....	House, Not Named.....	305
11th St., 2010.....	House, Not Named.....	304
11th St., 2011.....	House, Not Named.....	295
11th St., 2012.....	House, Not Named.....	303
11th St., 2013.....	House, Not Named.....	296
11th St., 2015.....	House, Not Named.....	297
11th St., 2017.....	House, Not Named.....	298
11th St., 2207.....	House, Not Named.....	237
11th St., 2209.....	House, Not Named.....	238
11th St., 2211.....	House, Not Named.....	239
11th St., 2216.....	House, Not Named.....	231
11th St., 2306.....	House, Not Named.....	228
11th St., 2413.....	House, Not Named.....	197
11th St., 2415.....	House, Not Named.....	198
11th St., 2421.....	House, Not Named.....	199
11th St., 2605.....	House, Not Named.....	106
11th St., 2607.....	House, Not Named.....	107
11th St., 2615.....	House, Not Named.....	108
11th St., 2623.....	House, Not Named.....	109
12th St., 2210.....	House, Not Named.....	235
12th St., 2301.....	House, Not Named.....	226
12th St., 2311.....	House, Not Named.....	227
12th St., 2415.....	House, Not Named.....	193
12th St., 2417.....	House, Not Named.....	194
12th St., 2420.....	House, Not Named.....	192
12th St., 2422.....	House, Not Named.....	191
12th St., 2607.....	House, Not Named.....	114
12th St., 2620.....	House, Not Named.....	112
12th St., 2623.....	House, Not Named.....	115
12th St., 2624.....	House, Not Named.....	113
12th St., 2625.....	House, Not Named.....	116
12th St., 2628.....	House, Not Named.....	111
13th St., 2005-2007.....	House, Not Named.....	285
13th St., 2009-2011.....	House, Not Named.....	286
13th St., 2012.....	House, Not Named.....	287
13th St., 2201.....	House, Not Named.....	245
13th St., 2205.....	House, Not Named.....	246
13th St., 2209.....	House, Not Named.....	247
13th St., 2302.....	House, Not Named.....	223
13th St., 2303.....	Jemison House Servant's Quarters.....	219
13th St., 2306.....	House, Not Named.....	222
13th St., 2310.....	House, Not Named.....	221
13th St., 2612.....	House, Not Named.....	122
13th St., 2613.....	House, Not Named.....	123
13th St., 2614.....	House, Not Named.....	121
13th St., 2624.....	House, Not Named.....	120
14th St., 2111.....	Dearing-Swaim House.....	277
14th St., 2206.....	House, Not Named.....	241
14th St., 2208.....	House, Not Named.....	240
14th St., 2219.....	House, Not Named.....	266
14th St., 2219 Rear.....	House, Not Named.....	265
14th St., 2300.....	House, Not Named.....	217

14th St., 2301.....	House, Not Named.....	213
14th St., 2305.....	House, Not Named.....	214
14th St., 2308.....	House, Not Named.....	216
14th St., 2310.....	House, Not Named.....	215
14th St., 2417.....	House, Not Named.....	204
14th St., 2420.....	House, Not Named.....	203
14th St., 2421.....	House, Not Named.....	205
14th St., 2422.....	House, Not Named.....	202
14th St., 2423.....	House, Not Named.....	206
14th St., 2424.....	House, Not Named.....	201
15th St., 1216.....	House, Not Named.....	254
15th St., 1216.....	House, Not Named.....	255
15th St., 2300.....	House, Not Named.....	209
15th St., 2310.....	House, Not Named.....	208
19th Ave., 401.....	House, Not Named.....	351
19th Ave., 402.....	House, Not Named.....	349
19th Ave., 403-405.....	House, Not Named.....	350
19th Ave., 404.....	House, Not Named.....	348
19th Ave., 406.....	House, Not Named.....	347
19th Ave., 505.....	Building, Not Named.....	366
19th Ave., 618.....	BJemison-Wilbourne House.....	343
19th St., 509.....	House, Not Named.....	367
20th Ave., 709.....	House, Not Named.....	339
20th Ave., 804.....	House, Not Named.....	317
20th Ave., 810.....	House, Not Named.....	316
20th Ave., 818.....	House, Not Named.....	315
20th Ave., 820.....	House, Not Named.....	314
20th Ave., 903.....	House, Not Named.....	321
20th Ave., 904.....	House, Not Named.....	310
20th Ave., 905.....	House, Not Named.....	322
20th Ave., 918.....	House, Not Named.....	309
20th Ave., 922.....	House, Not Named.....	308
21st Ave., 1001.....	House, Not Named.....	300
21st Ave., 1007.....	House, Not Named.....	301
21st Ave., 1008.....	Stillman Institute.....	283
21st Ave., 1019.....	House, Not Named.....	302
21st Ave., 1109.....	Glascok-Bealle-Foster House.....	299
21st Ave., 1118.....	House, Not Named.....	279
21st Ave., 1209.....	House, Not Named.....	292
21st Ave., 1210.....	Tuscaloosa High School.....	278
21st Ave., 1418.....	House, Not Named.....	275
21st Ave., 1420.....	House, Not Named.....	274
21st Ave., 1424.....	House, Not Named.....	273
21st Ave., 1426.....	House, Not Named.....	272
21st Ave., 1430.....	House, Not Named.....	271
21st Ave., 1434.....	House, Not Named.....	270
21st Ave., 905.....	Collier-Overby House.....	312
21st St., 301 - 305.....	Temerson, Charles & Sons, Building.....	369
22nd Ave., 1021.....	Commercial Building, Not Named.....	284
22nd Ave., 1104.....	House, Not Named.....	232
22nd Ave., 1105.....	Hunters Chapel A.M.E. Zion Church.....	280
22nd Ave., 1113.....	House, Not Named.....	281
22nd Ave., 1120.....	House, Not Named.....	236
22nd Ave., 1121.....	House, Not Named.....	282
22nd Ave., 1316.....	House, Not Named.....	244
22nd Ave., 1320.....	House, Not Named.....	243
22nd Ave., 1322.....	House, Not Named.....	242
22nd Ave., 1402.....	House, Not Named.....	264
22nd Ave., 1406.....	House, Not Named.....	263
22nd Ave., 1425.....	House, Not Named.....	267
22nd Ave., 1427.....	House, Not Named.....	268
22nd Ave., 1430.....	House, Not Named.....	262
22nd Ave., 1431.....	House, Not Named.....	269
22nd Ave., 1438.....	House, Not Named.....	261
22nd Ave., 1440.....	House, Not Named.....	260
22nd Ave., 1442.....	House, Not Named.....	259
22nd Ave., 1444.....	House, Not Named.....	258

22nd Ave., 1448.....	House, Not Named.....	257
22nd Ave., 1452.....	House, Not Named.....	256
22nd Ave., 401.....	Commercial Building, Not Named.....	371
23rd Ave., 1204.....	Apartments, Not Named.....	225
23rd Ave., 1210.....	House, Not Named.....	224
23rd Ave., 1306.....	Cherokee Apartments.....	218
23rd Ave., 1401.....	House, Not Named.....	248
23rd Ave., 1405.....	House, Not Named.....	249
23rd Ave., 1407.....	House, Not Named.....	250
23rd Ave., 1408.....	House, Not Named.....	212
23rd Ave., 1410.....	House, Not Named.....	211
23rd Ave., 1412.....	House, Not Named.....	210
23rd Ave., 1427.....	House, Not Named.....	251
23rd Ave., 1429.....	House, Not Named.....	252
27th Ave., 406.....	House, Not Named.....	3
27th Ave., 411.....	House, Not Named.....	4
27th Ave., 415.....	Ancillary Building, Not Named.....	5
27th Ave., 416.....	House, Not Named.....	2
27th Ave., 818.....	House, Not Named.....	96
27th St., 1104.....	House, Not Named.....	129
27th St., 1106.....	House, Not Named.....	128
27th St., 1118.....	House, Not Named.....	127
27th St., 1120.....	House, Not Named.....	126
27th St., 1207.....	House, Not Named.....	117
27th St., 1209.....	House, Not Named.....	118
27th St., 1211.....	House, Not Named.....	119
28th Ave. 714.....	House, Not Named.....	74
28th Ave., 810.....	House, Not Named.....	95
30th Ave., 419.....	House, Not Named.....	165
30th Ave., 602.....	House, Not Named.....	167
30th Ave., 608.....	House, Not Named.....	169
31st Ave., 708.....	House, Not Named.....	141
31st Ave., 709.....	House, Not Named.....	144
Crescent City Ave., 2220.....	House, Not Named.....	253
Greensboro Ave., 1010.....	Battle-Friedman House.....	189
Greensboro Ave., 1218.....	House, Not Named.....	196
Greensboro Ave., 1305.....	Jemison House.....	220
Greensboro Ave., 1308.....	House, Not Named.....	200
Greensboro Ave., 1416.....	House, Not Named.....	207
Greensboro Ave., 731.....	First Baptist Church.....	378
Greensboro Ave., 800.....	First United Methodist Church.....	373
Greensboro Ave., 815.....	Searcy House.....	375
Greensboro Ave., 900.....	First Presbyterian Church.....	374
Gulf, Mobile & Ohio RR at Black Warrior River.....	Gulf, Mobile & Ohio Railroad Bridge.....	166
Jack Warner Pkwy., 1901.....	Queen City Pool & Pool House.....	368
Lurleen B Wallace Blvd. N, 1008.....	House, Not Named.....	188
Lurleen B Wallace Blvd. N, 1107.....	Commercial Building, Not Named.....	195
Lurleen B Wallace Blvd. N, 815.....	St. John the Baptist Catholic Church.....	185
Lurleen B. Wallace Blvd. S, 1110.....	House, Not Named.....	110
Lurleen B. Wallace Blvd. S, 513.....	Commercial Building, Not Named.....	176
Martin Luther King Jr., 509.....	House, Not Named.....	157
Martin Luther King Jr. Blvd.....	Commercial Building, Not Named.....	138
Paul Bryant Dr., 2211.....	Commercial Building, Not Named.....	233
Paul Bryant Dr., 2219.....	House, Not Named.....	234
Paul W. Bryant Dr., 2010.....	House, Not Named.....	307
Paul W. Bryant Dr., 2011.....	House, Not Named.....	306
Paul W. Bryant Dr., 2301.....	House, Not Named.....	229
Paul W. Bryant Dr., 2315.....	House, Not Named.....	230
Paul W. Bryant Dr., 2405.....	YMCA.....	190
Paul W. Bryant Dr., 2501.....	Murphy House.....	101
Paul W. Bryant Dr., 2505.....	House, Not Named.....	102
Paul W. Bryant Dr., 2512.....	House, Not Named.....	187
Paul W. Bryant Dr., 2516.....	House, Not Named.....	186
Paul W. Bryant Dr., 2615.....	House, Not Named.....	103
Paul W. Bryant Dr., 2617.....	House, Not Named.....	104
Paul W. Bryant Dr., 2621.....	House, Not Named.....	105
Queen City Ave., 1110.....	House, Not Named.....	293

Queen City Ave., 1200	House, Not Named	291
Queen City Ave., 1204	House, Not Named	290
Queen City Ave., 1208	House, Not Named	289
Queen City Ave., 1220	House, Not Named	288
Queen City Ave., 1414	House, Not Named	276
Queen City Ave., 302	House, Not Named	359
Queen City Ave., 306	House, Not Named	358
Queen City Ave., 804	House, Not Named	326
Queen City Ave., 818	House, Not Named	325
Queen City Ave., 820	House, Not Named	324
Stillman, Blvd., 2308	House, Not Named	88
Stillman, Blvd., 2312	House, Not Named	89
Stillman, Blvd., 2320	House, Not Named	90
Stillman, Blvd., 2500	Commercial Building, Not Named	184
Stillman, Blvd., 2520	Bus Station	183
Stillman Blvd., 2615	Odd Fellows Hall	98
Stillman, Blvd., 2621	First African Baptist Church	99
Stillman Blvd., 2626	House, Not Named	97
Stillman Blvd., 2814	State Highway Department Division Office.....	94
Stillman, Blvd., 2906	House, Not Named	87
Stillman, Blvd., 2924	House, Not Named	91
Stillman, Blvd., 3102	House, Not Named	134
Stillman, Blvd., SW cor. 27th Ave.	Greenwood Cemetery	100
T Y Rogers Jr. Ave., 1208	Commercial Building, Not Named	125
T Y Rogers Jr. Ave., 1301 - 1309	Commercial Building, Not Named	124
T Y Rogers Jr. Ave., 1714	House, Not Named	66
T Y Rogers Jr. Ave., 710	House, Not Named	67
T Y Rogers Jr. Ave., 800 Blk. E side.....	Commercial Building, Not Named	93
T Y Rogers Jr. Ave., 814	House, Not Named	92
University Blvd., 1904	Guild-Verner House	346
University Blvd., 1914	Broad Stree Apartments	352
University Blvd., 1920	House, Not Named	345
University Blvd., 2008	House, Not Named	370
University Blvd., 2106	Commercial Building, Not Named	372
University Blvd., 2501	Commercial Building, Not Named	170
University Blvd., 2509	Commercial Building, Not Named	171
University Blvd., 2511	Commercial Building, Not Named	172
University Blvd., 2514 - 2518	Commercial Building, Not Named	381
University Blvd., 2515	Robertson Transfer Co.	173
University Blvd., 2521	Commercial Building, Not Named	174
University Blvd., 2523-2529	Commercial Building, Not Named	175
University Blvd., 2608	House, Not Named	12
University Blvd., 2609	House, Not Named	13
University Blvd., 2613	House, Not Named	14
University Blvd., 2614	House, Not Named	11
University Blvd., 2616	House, Not Named	10
University Blvd., 2618	House, Not Named	9
University Blvd., 2620	House, Not Named	8
University Blvd., 2624	Commercial Building, Not Named	7
University Blvd., 2625	House, Not Named	15
University Blvd., 2626	House, Not Named	6
University Blvd., 2720	House, Not Named	1
University Blvd., 2800	Old Tavern	22

APPENDIX C

Properties Surveyed (Downtown Area)

Address.....	Name.....	Site #
04th St., 2205.....	Commercial Building, Not Named.....	Downtown - 27
04th St., 2209.....	Commercial Building, Not Named.....	Downtown - 28
04th St., 2219.....	Commercial Building, Not Named.....	Downtown - 30
04th St., 2300-2312.....	Commercial Building, Not Named.....	Downtown - 10.1
04th St., 2314.....	Commercial Building, Not Named.....	Downtown - 10.2
04th St., 2318-2328.....	Commercial Building, Not Named.....	Downtown - 10.3
04th St., 2330.....	Commercial Building, Not Named.....	Downtown - 11
06th St., 2000 - 2007.....	Tuscaloosa News Bld.....	Downtown - 115
06th St., 2015.....	Commercial Building, Not Named.....	Downtown - 116
06th St., 2027.....	Commercial Building, Not Named.....	Downtown - 112
06th St., 2028.....	Commercial Building, Not Named.....	Downtown - 40
06th St., 2102-2106.....	Commercial Building, Not Named.....	Downtown - 41
06th St., 2105.....	Commercial Building, Not Named.....	Downtown - 44
06th St., 2108.....	Commercial Building, Not Named.....	Downtown - 42
06th St., 2113-2115.....	Commercial Building, Not Named.....	Downtown - 45
06th St., 2117-2119.....	Commercial Building, Not Named.....	Downtown - 46
06th St., 2121.....	Commercial Building, Not Named.....	Downtown - 119
06th St., 2127-2129.....	Alta Apartments.....	Downtown - 47
06th St., 2201-2209.....	Austin Motor Co.....	Downtown - 48
06th St., 2217.....	Commercial Building, Not Named.....	Downtown - 49
06th St., 2219.....	Commercial Building, Not Named.....	Downtown - 150
06th St., 2223-2225.....	Commercial Building, Not Named.....	Downtown - 50
06th St., 2227 - 2231.....	Commercial Building, Not Named.....	Downtown - 51
06th St., 2306 - 2308.....	Commercial Building, Not Named.....	Downtown - 54
06th St., 2310-2312.....	Commercial Building, Not Named.....	Downtown - 55
06th St., 2312.....	Commercial Building, Not Named.....	Downtown - 56
06th St., 2314.....	Commercial Building, Not Named.....	Downtown - 57
06th St., 2320.....	Commercial Building, Not Named.....	Downtown - 58
06th St., 2400.....	Alston Building.....	Downtown - 53
06th St., 2420- 2428.....	Commercial Building, Not Named.....	Downtown - 78
06th St., 2420- 2428.....	Commercial Building, Not Named.....	Downtown - 77
07th St., 2101.....	Southern Bell Telephone Co.....	Downtown - 120
07th St., 2104.....	Bell Telephone Switching Building.....	Downtown - 110
07th St., 2104 Rear.....	Bell Telephone Garage.....	Downtown - 111
07th St., 2110 - 2112.....	Commercial Building, Not Named.....	Downtown - 118
07th St., 2118 - 2120.....	Commercial Building, Not Named.....	Downtown - 117
07th St., 2123.....	Commercial Building, Not Named.....	Downtown - 100
07th St., 2201.....	Criterion Laundry.....	Downtown - 121
07th St., 2207.....	Telephone Exchange.....	Downtown - 122
07th St., 2208 - 2210.....	Commercial Building, Not Named.....	Downtown - 129
07th St., 2209 - 2211.....	Lancaster Furniture.....	Downtown - 123
07th St., 2212.....	Commercial Building, Not Named.....	Downtown - 128
07th St., 2213 - 2215.....	Lancaster Furniture.....	Downtown - 124
07th St., 2214.....	Commercial Building, Not Named.....	Downtown - 127
07th St., 2218.....	West Alabama Furniture Co.....	Downtown - 126
07th St., 2219.....	Lancaster Furniture.....	Downtown - 125
07th St., 2508.....	Commercial Building, Not Named.....	Downtown - 154
07th St., 701.....	Commercial Building, Not Named.....	Downtown - 113
08th St., 2000.....	House, Not Named.....	Downtown - 159
08th St., 2008.....	Commercial Building, Not Named.....	Downtown - 160
08th St., 2013.....	House, Not Named.....	Downtown - 143
08th St., 2021.....	House, Not Named.....	Downtown - 144
08th St., 2110.....	Commercial Building, Not Named.....	Downtown - 134
08th St., 2114-2116.....	Commercial Building, Not Named.....	Downtown - 133
08th St., 2118.....	Commercial Building, Not Named.....	Downtown - 132
08th St., 2121.....	Commercial Building, Not Named.....	Downtown - 135
08th St., 2127.....	Commercial Building, Not Named.....	Downtown - 136
08th St., 2210.....	Commercial Building, Not Named.....	Downtown - 131
08th St., 2217.....	Commercial Building, Not Named.....	Downtown - 138
08th St., 2223.....	Commercial Building, Not Named.....	Downtown - 139

08th St., 2234.....	McKenzie, Dr. Andrew D., Office.....	Downtown -	130
09th St., 2107.....	Commercial Building, Not Named.....	Downtown -	106
09th St., 2118.....	Commercial Building, Not Named.....	Downtown -	141
09th St., 2119.....	Commercial Building, Not Named.....	Downtown -	148
09th St., 2123.....	Commercial Building, Not Named.....	Downtown -	104
09th St., 2209.....	Stafford Plaza Condos/Bank of Tuscaloosa.....	Downtown -	149
09th St., 2315.....	Commercial Building, Not Named.....	Downtown -	82
20th Ave., 712.....	Commercial Building, Not Named.....	Downtown -	161
21st Ave., 500.....	Commercial Building, Not Named.....	Downtown -	38
21st Ave., 720 - 722.....	Commercial Building, Not Named.....	Downtown -	109
21st Ave., 800.....	Commercial Building, Not Named.....	Downtown -	108
21st Ave., 805.....	House, Not Named.....	Downtown -	145
21st Ave., 808.....	Commercial Building, Not Named.....	Downtown -	107
21st Ave., 811.....	Tolbert-Strudwick-Ellis House.....	Downtown -	146
21st Ave., 816.....	Commercial Building, Not Named.....	Downtown -	142
21st Ave., 920.....	House, Not Named.....	Downtown -	105
21st St., 819.....	Commercial Building, Not Named.....	Downtown -	147
22nd Ave., 520.....	City Hall Annex.....	Downtown -	52
22nd Ave., 527.....	Commercial Building, Not Named.....	Downtown -	43
22nd Ave., 604 - 608.....	Dr. Pepper Bottling Co.....	Downtown -	151
22nd Ave., 611.....	Burchfield Building.....	Downtown -	152
22nd Ave., 615 - 621.....	Foster Funeral Home.....	Downtown -	98
22nd Ave., 615 - 621.....	Foster Funeral Home.....	Downtown -	99
22nd Ave., 716.....	Commercial Building, Not Named.....	Downtown -	97
22nd Ave., 730 - 732.....	Commercial Building, Not Named.....	Downtown -	96
22nd Ave., 800.....	Commercial Building, Not Named.....	Downtown -	137
22nd Ave., 809.....	Commercial Building, Not Named.....	Downtown -	101
22nd Ave., 813.....	Commercial Building, Not Named.....	Downtown -	102
22nd Ave., 821.....	Commercial Building, Not Named.....	Downtown -	103
23rd Ave., 612.....	Commercial Building, Not Named.....	Downtown -	85
23rd Ave., 612.....	Commercial Building, Not Named.....	Downtown -	84
23rd Ave., 629.....	Diamond Theatre.....	Downtown -	89
23rd Ave., 711.....	Commercial Building, Not Named.....	Downtown -	091
23rd Ave., 714.....	First Baptist Church Annex.....	Downtown -	90
23rd Ave., 715.....	Commercial Building, Not Named.....	Downtown -	092
23rd Ave., 717.....	Oak City Service Station.....	Downtown -	093
23rd Ave., 811.....	Commercial Building, Not Named.....	Downtown -	94
23rd Ave., 900 block.....	Commercial Building, Not Named.....	Downtown -	95
23rd St., 607.....	Leland Hardware Co. Warehouse.....	Downtown -	86
23rd St., 615.....	Commercial Building, Not Named.....	Downtown -	87
23rd St., 621.....	Diamond Sundry Co.....	Downtown -	88
Greensboro Ave., 301.....	Louisville and Nashville Railroad Station.....	Downtown -	12
Greensboro Ave., 409.....	Commercial Building, Not Named.....	Downtown -	153
Greensboro Ave., 500.....	Commercial Building, Not Named.....	Downtown -	71
Greensboro Ave., 504.....	Commercial Building, Not Named.....	Downtown -	72
Greensboro Ave., 509.....	Commercial Building, Not Named.....	Downtown -	150
Greensboro Ave., 511.....	Commercial Building, Not Named.....	Downtown -	70.1
Greensboro Ave., 512.....	Commercial Building, Not Named.....	Downtown -	73
Greensboro Ave., 514.....	Commercial Building, Not Named.....	Downtown -	74
Greensboro Ave., 515.....	Commercial Building, Not Named.....	Downtown -	70.2
Greensboro Ave., 516.....	Commercial Building, Not Named.....	Downtown -	75
Greensboro Ave., 519.....	Commercial Building, Not Named.....	Downtown -	69
Greensboro Ave., 521.....	Commercial Building, Not Named.....	Downtown -	68
Greensboro Ave., 525.....	Commercial Building, Not Named.....	Downtown -	60
Greensboro Ave., 525 rear.....	Commercial Building, Not Named.....	Downtown -	59
Greensboro Ave., 550.....	Commercial Building, Not Named.....	Downtown -	76
Greensboro Ave., 600.....	Bama Theatre.....	Downtown -	67
Greensboro Ave., 605-607.....	Commercial Building, Not Named.....	Downtown -	61
Greensboro Ave., 609.....	Commercial Building, Not Named.....	Downtown -	62
Greensboro Ave., 611-617.....	Commercial Building, Not Named.....	Downtown -	63
Greensboro Ave., 612.....	Commercial Building, Not Named.....	Downtown -	66
Greensboro Ave., 619-621.....	Commercial Building, Not Named.....	Downtown -	64
Greensboro Ave., 620.....	Allen & Jemison Hardware Co.....	Downtown -	65
Greensboro Ave., 621.....	Commercial Building, Not Named.....	Downtown -	81
Greensboro Ave., 919 - 925.....	Town House Motor Hotel.....	Downtown -	83
Lurleen B. Wallace Blvd. N., 605.....	Christ Episcopal Church.....	Downtown -	80
Lurleen B. Wallace Blvd. S., 2525 ..	Commercial Building, Not Named.....	Downtown -	158

Stillman, Blvd., 2222	Commercial Building, Not Named	Downtown -	140
University Blvd., 2025	Greyhound Bus Terminal.....	Downtown -	39
University Blvd., 2001	Commercial Building, Not Named	Downtown -	114
University Blvd., 2101-2109	Commercial Building, Not Named	Downtown -	38
University Blvd., 2111-2117	Exchange Building.....	Downtown -	37
University Blvd., 2135	Commercial Building, Not Named	Downtown -	36
University Blvd., 2200-2206	Commercial Building, Not Named	Downtown -	26
University Blvd., 2201	U.S. Post Office / City Hall.....	Downtown -	35
University Blvd., 2208-2212	Commercial Building, Not Named	Downtown -	25
University Blvd., 2214	Commercial Building, Not Named	Downtown -	24
University Blvd., 2215	Grant, W. T., Store	Downtown -	34
University Blvd., 2216	Commercial Building, Not Named	Downtown -	23
University Blvd., 2217	Commercial Building, Not Named	Downtown -	33
University Blvd., 2218	Commercial Building, Not Named	Downtown -	22
University Blvd., 2218 Rear	Commercial Building, Not Named	Downtown -	29
University Blvd., 2220	Commercial Building, Not Named	Downtown -	21
University Blvd., 2221	Commercial Building, Not Named	Downtown -	32
University Blvd., 2223	Kress Building.....	Downtown -	31
University Blvd., 2226	Commercial Building, Not Named	Downtown -	20
University Blvd., 2301	Commercial Building, Not Named	Downtown -	18
University Blvd., 2302	Commercial Building, Not Named	Downtown -	9
University Blvd., 2304	Commercial Building, Not Named	Downtown -	8
University Blvd., 2305	Commercial Building, Not Named	Downtown -	156
University Blvd., 2306	Commercial Building, Not Named	Downtown -	7
University Blvd., 2308	Commercial Building, Not Named	Downtown -	6
University Blvd., 2312	Commercial Building, Not Named	Downtown -	5
University Blvd., 2313	Commercial Building, Not Named	Downtown -	17
University Blvd., 2314	Commercial Building, Not Named	Downtown -	4
University Blvd., 2315	Commercial Building, Not Named	Downtown -	16
University Blvd., 2316	Commercial Building, Not Named	Downtown -	3
University Blvd., 2318	Commercial Building, Not Named	Downtown -	2
University Blvd., 2319	Commercial Building, Not Named	Downtown -	15
University Blvd., 2320	Commercial Building, Not Named	Downtown -	19
University Blvd., 2321	Commercial Building, Not Named	Downtown -	14
University Blvd., 2325	Commercial Building, Not Named	Downtown -	13
University Blvd., 2330	First National Bank	Downtown -	1
University Blvd., 2427	Commercial Building, Not Named	Downtown -	79
University Blvd., 320-232	First National Bank	Downtown -	157

APPENDIX D

Properties Included in Downtown NR District and/or PELA Survey That Have Been Demolished

Address	Name	Site #
06th St., 2000	Commercial Building, Not Named	Gone -
06th St., 2123	Commercial Building, Not Named	Gone -
06th St., 2123	Commercial Building, Not Named	Gone
06th St., 2301	Commercial Building, Not Named	Gone -
06th St., 2305-2307	Commercial Building, Not Named	Gone -
06th St., 2309-2311	Commercial Building, Not Named	Gone -
06th St., 2315	Commercial Building, Not Named	Gone -
06th St., 2317	Commercial Building, Not Named	Gone -
06th St., 2319-2323	Commercial Building, Not Named	Gone -
07th St., 2223 - 2225	Commercial Building, Not Named	Gone
07th St., 2231	Commercial Building, Not Named	Gone
07th St., 2317-23198	Commercial Building, Not Named	Gone -
07th St., 2516	Commercial Building, Not Named	Gone -
21st Ave., 617	Commercial Building, Not Named	Gone
22nd Ave., 718 - 726	Commercial Building, Not Named	Gone
23nd Ave., 525-531	Commercial Building, Not Named	Gone -
23nd Ave., 612	Commercial Building, Not Named	Gone -
23rd Ave., 705	Van Hoose Building	Gone
University Blvd., 2009	Commercial Building, Not Named	Gone -



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