

Vestiges of the Model City

Anniston's Historic Architecture



SCHNEIDER Historic Preservation, LLC

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Historic Anniston

For most of its first century, Anniston was among the most successful towns in the South. The built environment created by this wealth was one of exceptional quality: monumental public buildings, elegant churches, grand residences, elaborate commercial buildings, and impressive industrial facilities all set within carefully planned landscapes.



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ANNISTON!
 Plans Drawn for Beautifying the City!
 Elegant Buildings to be Erected!
 A \$75,000 Real Estate Sale!
 A Brewery and Agricultural Works to be Erected!
 A Corps of Engineers at Work Locating the A. & C. R. R.
 Gardens Enthusiastic Over the A. & C. R. R.
 Coal Finest Kind of the Coosa River.

The Model City



During the development of the model city Samuel Noble invited the famous landscape architect N. F. Barrett (who had worked on Pullman, Illinois) to devise a plan of beautification for Anniston in the 1880's. Barrett's plans, which reportedly cost \$50,000, included the town's parks and cemetery, the Tyler and Noble estates, and other large estates.

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Lost Anniston ...

Anniston fell into a pattern of redevelopment after World War II that was common to American communities at the time, where older buildings were considered obsolete and where demolition became commonplace. What's unusual here, however, is the tenacity with which this demolition paradigm has held on. When city after city rose up against the loss of the character of their communities in the 1970s and embraced historic preservation, Anniston at first jumped on the bandwagon - we've since fallen off.



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There is good news ...

Despite the significant volume of demolition that occurred primarily from the 1960s through the 1980s and the failure of historic preservation to gain popularity, Anniston still retains a wealth of historic resources. These historic buildings represent an important asset that should be a key element of the city's economic revitalization efforts.



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National Register of Historic Places

46 National Register Listings in Anniston

37 Individual Listings

Anniston Cotton Manufacturing Company
Anniston Electric and Gas Company Plant, Old
Anniston Inn Kitchen
Anniston Transfer Company
Bagley-Cater Building
Bank of Anniston
Calkwell Building
Calhoun County Courthouse
Crowan Cottage
Glen Arden Volunteer Hose Company Fire Hall
Glover, Henry Burt, House
Grace Episcopal Church
Hillside Cemetery
Huger, Richard P., House
Kirby House
Kress Building
Lyric Theatre
McKerrey-Wilson-Kirby House
Montgomery Ward--Alabama Power Company Building

Mount Zion Baptist Church
Noble Cottage
Noble, Samuel, Monument
Noble-McCann-Buller House
Nonnenmacher Bakery
Nonnenmacher House
Oak Tree Cottage
Parker Memorial Baptist Church
Parker-Reynolds House
Pefferess Saloon
Saint Paul's Methodist Episcopal Church
Security Bank Building
Smith, Lunsing T., House
St. Michael and All Angels Episcopal Church
Temple Bath-EI
The Pines
U.S. Post Office
Union Depot and Freight House
Wikie Drug Company

9 District Listings

Downtown Anniston Historic District
East Anniston Residential Historic District
Glenwood Terrace Residential Historic District
Tyler Hill Residential Historic District
West Fifteenth Street Historic District
Fl. McClellan Ammunition Storage Historic District
Fl. McClellan Industrial Historic District
Fl. McClellan Post Headquarters Historic District
Fl. McClellan World War II Housing Historic District

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Alabama Register of Landmarks & Heritage

12 Listings in Anniston (4 of which are also listed in the National Register)

Camwood (The Noble-Woodruff House)
Friendship Missionary Baptist Church
Gaines Chapel African Methodist Episcopal Church
Jackson House (Haven Church Parsonage)
LesBare Apartments
Lyric Theatre
Parker Memorial Baptist Church
Quintard Avenue Mission
Rhodes Place (Amity's Place)
Saint Michael & All Angels Episcopal Church
Smith-Hallory-Cater Home (Lansing T. Smith)
Union Grove Cemetery

Locally Designated Historic Districts

2 District Listings

The Park Historic District
Fort McClellan Post Headquarters Historic District

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National Register vs. Local Designation

National Register of Historic Places

vs.

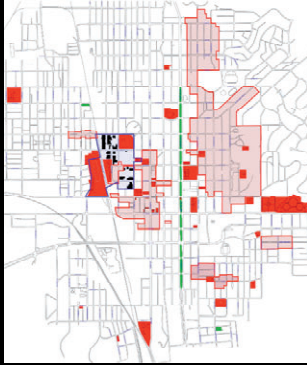
Local Designation

- Who Designates
- Effects on Property Owners
- Adoption Requirements

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Historic Designations Map



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A City of Monumental Public Buildings

Calhoun County Courthouse • 1900

"The Court House is not only the largest neoclassical building of its time period in Anniston, but remains the symbol of the economic and political supremacy of the newest town in the county."



25 West 11th Street

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A City of Monumental Public Buildings

U.S. Post Office (Federal Building) • 1904-1906

Designed by James Knox Taylor, Supervising Architect of the Treasury (1897-1912).



1129 Noble Street

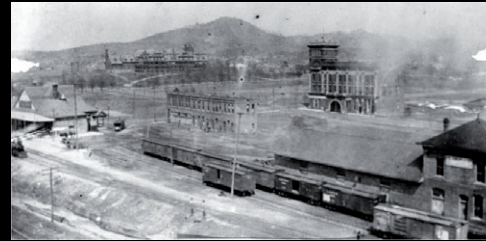
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A City of Monumental Public Buildings

The Gateway to Anniston • circa 1890

In their efforts to "sell" Anniston to potential investors and residents, the city's founders built a collection of fine Victorian style buildings designed to give the visitor a favorable first impression of their prosperous model community. Visible are the Union Depot, the Anniston Inn, the Anniston City Land Company Building, a smaller hotel, and the freight depot.



Russell Brothers Photo Collection, Public Library of Anniston and Calhoun County

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A City of Monumental Public Buildings

Union Depot • 1889

Union Depot is one of Anniston's most significant historical and architectural landmarks and is an excellent example of the Richardson Romanesque style of architecture.



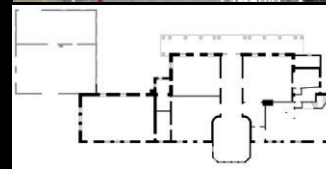
1300 Walnut Street

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A City of Monumental Public Buildings

Union Depot • 1889



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A City of Monumental Public Buildings

Anniston Inn Kitchen • 1885



130 West 15th Street

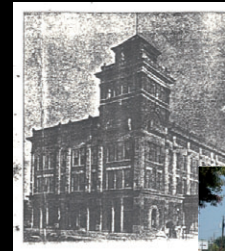
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A City of Monumental Public Buildings

Anniston City Land Co. Building • 1890

Built by the Anniston City Land Company in the Richardsonian Romanesque style.



126-130 West 13th Street



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A City of Monumental Public Buildings

Glen Addie Fire Station • 1885



4th Street @ Pine Avenue

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A City of Elegant Churches

St. Michael & All Angels Episcopal Church • 1889

"Acclaimed as one of the most beautiful churches in the state..." St. Michael's was commissioned by John Ward Noble and designed by noted architect William Halsey Wood.



1000 West 18th Street • National Register

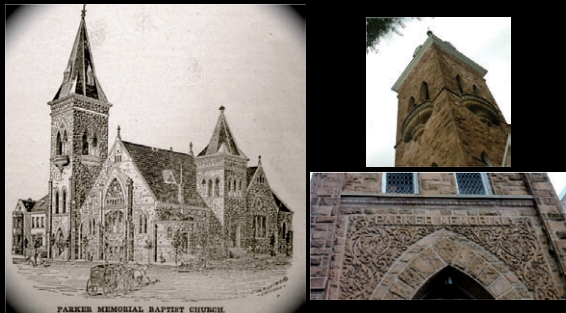
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A City of Elegant Churches

Parker Memorial Baptist Church • 1889

"The church's elaborate, massive Gothic design, the superior workmanship of Simon Jewell, the association with Parker, and the visible location on Quintard Avenue all contribute to the fact that this is one of the most significant structures in Anniston."



1205 Quintard Avenue • National Register

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A City of Elegant Churches

Grace Episcopal Church • 1882-1885



1000 Leighton Avenue, Gothic Revival • National Register

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A City of Elegant Churches

Mt. Zion Church • 1890-1894

"...the last surviving church building, from the late 19th century, that is associated with the black community in Anniston." Designed and built with Romanesque and Victorian influences by members of the congregation.



212 Second (Boundary) Street • National Register

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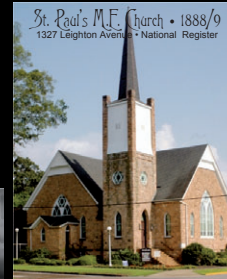
A City of Elegant Churches

St. Paul's M.E. Church • 1888/9

1327 Leighton Avenue • National Register



Gaines Chapel M.E. Church • 1895
404 A Street • Alabama Register



Temple Beth-El • 1891
301 E. 13th St. • National Register

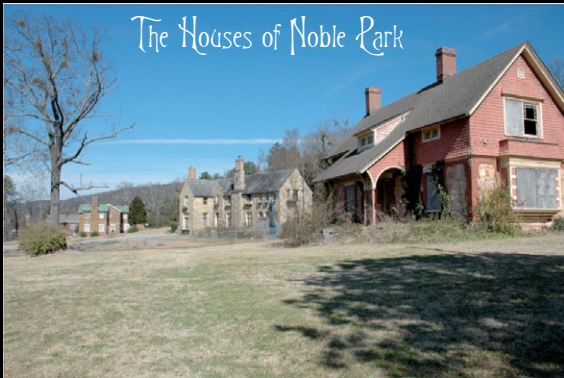


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A City of Grand Residences

The Houses of Noble Park



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A City of Grand Residences

Crowan Cottage • 1887

Crowan Cottage ranks among Anniston's most historically and architecturally significant landmarks. Constructed in 1887 by Samuel Noble, one of the city's founders and principal benefactors, for his parents, James and Jenifer Noble, the house remains as one of the rare surviving grand residences from Anniston's early period of development, a time when it earned a reputation as the "Model City of the New South."



1401 Woodstock Avenue



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A City of Grand Residences

Crowan Cottage • 1887



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A City of Grand Residences

Hamilton House • 1925

The Hamilton House was built in 1924 and 1925 for industrialist Charles A. Hamilton. An excellent example of the Tudor architectural style, the house is one of the few grand mansions to survive from Anniston's period of growth as the "soil pipe capital of the world" in the early twentieth century.



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A City of Grand Residences

Hamilton House • 1925



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A City of Grand Residences

Hamilton House • 1925



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A City of Grand Residences

Noble-Acker House • ca. 1882, remodeled ca. 1917

Originally built circa 1882 for William Noble, the Acker House was substantially remodeled to its present form for William P. Acker circa 1917. William Noble was the brother of Samuel Noble, one of the founding fathers of Anniston, and was involved with many aspects of the family's business including overseeing the construction of the Noble Opera House in 1883.



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A City of Grand Residences

Noble-Acker House • ca. 1882



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A City of Grand Residences

Johnston House • 1925

The Johnston House was built for William Francis Johnston (1881-1939) in 1925. Johnston's became a successful businessman through his association with Charles A. Hamilton. Hamilton and Johnston founded the Anniston Pipe Company with Gov. Thomas E. Kilby. The company grew to become one of the largest soil pipe manufacturing companies in the world with plants in Gadsden, Talladega, and Kansas City and warehouses in Chicago and New York.



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A City of Grand Residences

Governor Kilby House • 1914

The home of the only Annistonian ever to become Governor of the State of Alabama, the Governor Kilby House was constructed in 1914 to the Georgian Revival design of noted Birmingham architects Warren, Knight, and Davis.



1101 Woodstock Avenue • National Register

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A City of Grand Residences

Noble-McCaa House • 1887



1025 Fairmont Avenue

"The Noble-McCaa-Butler house is one of the finest remaining examples of the eclectic Queen Anne shingle style and one of the few left from those constructed in Anniston's boom year of 1887." Built for George A. Noble, brother of Samuel Noble.

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A City of Grand Residences

Parker-Reynolds House • 1887



330 East 6th Street

"The Parker-Reynolds house is the finest of the mansions surviving from the late-19th century boom which thrust Anniston into prominence as one of Alabama's largest cities." Designed by Wheeler & Parkins of Atlanta and built for Duncan C. Parker, prominent local business leader.

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A City of Grand Residences

Noble Cottage • 1887

One of two prominent examples of the architectural style of Henry Hobson Richardson in the state of Alabama (the other is Crowan Cottage). Likely designed by the Atlanta architectural firm of Wheeler & Parkins and built as a guest cottage for Samuel Noble.



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A City of Grand Residences

Dr. Richard P. Huger House • 1888



1901 Wilmer Avenue, Richardsonian Romanesque

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A City of Grand Residences

McLeroy House • 1888





1604 Leighton Avenue, Queen Anne

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A City of Grand Residences

Henry Bart Glover House • 1906

"The Henry Bart Glover House is significant architecturally as one of the best examples in Anniston of the transition from the asymmetrical Victorian house styles to the more symmetrical forms that were becoming popular in the city during the early 20th century."



1119 Leighton Avenue

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A City of Grand Residences

Oak Tree Cottage • 1922
721 Oak Street • National Register



Lansing Smith House • 1891
531 Keith Avenue • National Register



1119 Leighton Avenue

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A City of Grand Residences

East Anniston Historic District
338 Resources (293 Contributing)




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A City of Grand Residences

Glenwood Terrace Historic District

15 Resources (14 Contributing)





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A City of Grand Residences

Tyler Hill Historic District • 1889

21 Resources (19 Contributing)

The Tyler Hill Historic District is significant as the largest concentration of elaborate Victorian houses remaining in Anniston






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A City of Grand Residences

Tyler Hill Historic District

Before

Harner House (circa 1900) at left and top;
Howell House (circa 1895) at right and bottom.



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A City of Grand Residences

Tyler Hill Historic District

After



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A City of Grand Residences

Tyler Hill Historic District

Ragan House (circa 1891), 622 Leighton, Avenue

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A City of Grand Residences

Tyler Hill Historic District

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A City of Grand Residences

The Pines • 1896

"The Pines is one of the oldest documented Colonial Revival residences in Alabama."
Built for Capt. Edmund L. Tyler, railroad magnate and son of Anniston founder Gen. Daniel Tyler.
Listed in the National Register in 1991; burned July 1992.

5th Street @ Lapsley Avenue

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A City of Elaborate Commercial Buildings

Downtown Anniston H.D.

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A City of Elaborate Commercial Buildings

West 15th Street H.D.



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A City of Elaborate Commercial Buildings

Caldwell Building • 1889



1001 Noble Street

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A City of Elaborate Commercial Buildings

Peerless Saloon 1899 330 E. 6th Street



White Drags • 1883
1010 Noble Street



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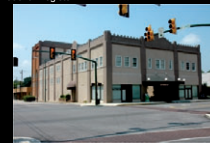
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A City of Elaborate Commercial Buildings

Bank of Anniston • 1888 1005 Noble Street • National Register



Bagley-Cater Bid. • 1908
15 East 10th Street • National Register



Lyric Theatre • 1918
1302 Noble Street • National Register

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A City of Elaborate Commercial Buildings

Security Bank Building



1890 • 1030 Noble Street • National Register

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A City of Elaborate Commercial Buildings



1106 Noble Street • National Register

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A City of Impressive Industrial Facilities

Anniston Cotton Manufacturing Co. • 1880-1881



The "Old Mill" is one of the state's most important examples of the industrialization impulse of the New South period: for its size, as the first in the area, and stylistically, as a handsome example of the Italian Renaissance Revival architecture reminiscent of New England industrial buildings of the period.

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A City of Impressive Industrial Facilities

Anniston Cotton Manufacturing Co. • 1880-1881



215 West 11th Street • National Register

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Anniston Electric & Gas Co. • 1888-1915

"The two remaining buildings of the old plant are significant examples of late Victorian and commercial styles of architecture."

2 West 3rd Street

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Within Carefully Planned Landscapes

Hillside Cemetery

"Hillside Cemetery fits into the mainstream of both community planning and landscape architectural beautification efforts of the founders in providing for every possible necessity and amenity in the new town."

National Register

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Within Carefully Planned Landscapes

Hillside Cemetery

The site "represents the last tangible link to the town's founders: General Daniel Tyler and Samuel Noble, whose remains lie buried in adjoining plots in the cemetery."

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And More!

McClellan

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Historic Resources of McClellan
Anderson, Alabama

Post Headquarters Historic District

66 Resources (63 Contributing)

KEY

- Contributing Building
- Non-contributing Building
- National Register Historic District
- Historic Building Identification Number

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Historic Resources of McClellan
Anderson, Alabama

Post Headquarters Historic District

66 Resources (63 Contributing)

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Historic Resources of McClellan
Anderson, Alabama

Industrial Historic District

11 Resources (8 Contributing)

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Historic Resources of McClellan
Anderson, Alabama

World War II Housing Historic District

29 Resources (28 Contributing)


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Historic Resources of McClellan
Anniston, Alabama

Ammunition Storage Historic District

11 Resources (8 Contributing)





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And More!

Historic Resources Still to be Documented

- **Industrial Resources**
Anniston Knitting Mill • Anniston Yarn Mill • Blue Mountain Mill • Anniston Industrial Corridor
- **Tyler Park Historic District**
- **Downtown Anniston Historic District - Update and Boundary Revision**
- **West Anniston Historic District**
- **Civil Rights-Related Resources**
Greyhound Bus Station • Freedom Riders Bus Burning Trail
- **African-American Resources**
McCoy Memorial M.E. Church
- **Other Resources at McClellan**
Montgomery Amphitheatre • German-Italian P.O.W. Cemetery • National Cemetery
- **Sunset Pass Area**
- **Edgemont Cemetery**
- **Doughboy Monument**
- **LaGarde Apartments**
- **Southern Railroad Depot**
- **West 15th Street Fire Station**



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Civil Rights-Related Resources

Greyhound Bus Station



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Industrial Resources



Anniston Cordage Co. • c. 1925



Woodstock Cotton Mill • ca. 1900



Anniston Cotton Oil Co. Gin & Oil Mill • 1927



Farmers Union Warehouses • 1908 & 1910



Coca-Cola Bottling Plant • 1931

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Historic Preservation Challenges

*"Great architecture has only two natural enemies:
water and stupid men."*

Richard Nickel, photographer and preservationist (1928-1972)



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Historic Preservation Challenges



- Lack of design review
- Deterioration of key resources
- Lack of formal authority for design review at McClellan
- Lack of documentation of African-American related resources
- Demolition without regard to surviving community character
- Minimal support for Anniston Historic Preservation Commission
- Need to stimulate revitalization of Noble Street and surrounding core commercial area

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What we're doing with our treasured old buildings.



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Solutions - Reset the Standard

*There's an old saying .. that if you set the bar high enough, folks
will try to get over it ...*



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Solutions - Reset the Standard

...but if you set it low enough, they'll try to get under it ...



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What standard have we set in Anniston?



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We used to build this ...



... Now we build this:



You call that Progress?

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Communities that set higher standards succeed!

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."



It's working at McClellan.

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Donovan Rypkema

Nationally-recognized expert on the economic benefits of historic preservation

"I 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."

"Economics, Sustainability, and Historic Preservation," Speech by Donovan D. Rypkema at The National Trust Annual Conference Portland, Oregon October 1, 2005. © 2005 Donovan D. Rypkema

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Historic Preservation Solutions

- Recognize and utilize the city's historic resources as a key element of economic revitalization
- Improve the effectiveness of the City of Anniston Historic Preservation Commission
- Require review of all demolition of documented historic resources by the City of Anniston Historic Preservation Commission
- Locally designate and apply the existing design review process to the Downtown Anniston and Tyler Hill Historic Districts
- Develop a design review manual
- Document and designate additional historic resources
- Establishment of a private, nonprofit advocacy group to promote historic preservation
- Resolve issue of delegation of design review responsibilities by the Alabama Historical Commission
- Promote neighborhood identity
- Formal role for Historic Preservation Commission in all aspects of the city's planning process
- Establish a historical marker program
- Explore the establishment of a revolving fund

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Historic Preservation is a tool which has been successfully used by hundreds of communities, many of which had a lot less to work with than Anniston does.



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Take a look at cities and towns that have been unsuccessful in their revitalization efforts and you'll find that most of them failed to embrace historic preservation.



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Anniston's stock of historic building and neighborhoods
is an **ENORMOUS** asset for economic revitalization



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Will we capitalize on them?



What would Mr. Noble have done?

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*"These old buildings do not belong to us only,
they belong to our forefathers and they will
belong to our descendants unless we play them
false. They are not in any sense our own
property to do as we like with them. We are
only trustees for those that come after us."*

William Morris, Oxford, England 1876

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