



BIRMINGHAM CITY CENTER

Reconnaissance Level Historic Resource Survey 2019



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General Information

Surveyor: David B. Schneider, Schneider Historic Preservation, LLC
411 East 6th Street, Anniston, Alabama 36207

Dates: November 1, 2018 – July 15, 2019

Geographic Area: Reconnaissance level historic resource survey of the Birmingham City Center study area
3.5 square miles

Prepared for: Regional Planning Commission of Greater Birmingham

Location

Street See the attached maps.

City Birmingham

County: Jefferson County, Alabama

U.S.G.S. Reference Birmingham North & Birmingham South Quadrangles

Acknowledgments

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50th Anniversary of the Demolition of Birmingham's Terminal Station



"It's certainly the most unpopular razing of any structure in the city's history..."
Former Birmingham Mayor George Seibels

Birmingham's Terminal Station – fifty years after its demolition the station remains as the city's most iconic lost historic landmark. What, at the time, was defined as "progress" seems shortsighted now, especially after so many other signature historic buildings in the city have been rehabilitated in recent years. Buildings that had for decades been symbols of the city's decline and loss of prominence, like the Pizitz Building, the Thomas Jefferson Hotel, and the Lyric Theatre, are once again vibrant city assets that have helped to define downtown Birmingham's remarkable renaissance.

Yet, despite Birmingham's many preservation success stories, the legacy of the demolition of Terminal Station continues in Birmingham's city center. As this report illustrates, the rate at which historic buildings are being demolished or insensitively renovated is alarming. Historic areas that for many years seemed relatively stable, are being eroded as property values have risen and demand for housing and other amenities has increased. The result has been that entire blocks of historic districts recognized by listing in the National Register of Historic Places have been razed and replaced by modern development. Almost one-third of the resources in the Automotive Historic District, listed in the National Register in 1991, have been demolished – including two entire city blocks. A recently announced project in the Birmingham Warehouse Loop (West) Historic District will replace about 25% of the district's land area with new high-rise construction and will involve the demolition of two of its contributing resources. Rising rents have reduced the attractiveness of the historic tax incentives for some developers who choose to forgo meeting the required standards, often resulting in the loss of historical integrity. While the City of Birmingham has a design review process in place for its locally designated historic districts and commercial revitalization districts, the process has proven ineffective in that it has allowed the demolition and insensitive remodeling of historic resources and new construction that is both out of scale and architecturally incompatible with surrounding historic districts. The net affect has been a steady and unfortunate tearing away of the city's historic fabric.

Demolition of the Town
House Hotel, 2019



Despite the losses to date, Birmingham's rich and diverse history continues to be reflected by its equally diverse collection of historic resources. These resources are assets that help to define the character of our community and should be carefully and sensitively considered within the development process. It is essential that city center's historic resources be recognized as the significant community assets they represent.



What is Historic?

This study has focused on resources that are either eligible for, or have been listed in, the National Register of Historic Places.

The National Register of Historic Places is the official list of the Nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources.¹

Administered by the National Park Service (NPS), the National Register program has specific standards for documenting the significance of historic resources through a nomination process that includes professional reviews by the State Historic Preservation Office (in Alabama, the Alabama Historical Commission) and NPS staff. Resources can be listed for their association with historical events or broad patterns of a community's historical development, their association with significant persons, their architectural character or representation of important architectural or engineering styles or trends, and/or if they possess archaeological significance.

Resources can be nominated individually or as part of a historic district. In Birmingham's center city, more than 900 resources are listed within fourteen separate National Register listed historic districts. Within these districts, 28 additional resources were listed individually in the National Register before the districts were created. Another 32 individually-listed properties are located outside the boundaries of any of the historic districts.

According to the 2016 nomination for the third expansion of the Downtown Birmingham Historic District:

The National Register eligible areas of downtown Birmingham were never documented through a single comprehensive nomination, but rather through a series of eight historic district nominations that [at the time] were listed between 1982 and 2015. With the exception of the Birmingham Civil Rights Historic Districts, all of

¹ <https://www.nps.gov/subjects/nationalregister/index.htm>

these districts document aspects of the development of Birmingham's downtown as the city's business center and each contains resources and documentation related to the significance of Birmingham's commercial development.

The first historic district in the city center to be listed was the Morris Avenue Historic District in 1973. The nomination was later revised in 1985 to become the Morris Avenue/First Avenue Historic District. Most of the district nominations completed prior to 2006, were prepared by the Birmingham Historical Society or Operation New Birmingham. More recent nominations have typically been prepared by private consultants for property owners seeking to utilize federal and state rehabilitation tax credits.

National Register nominations include locational information, a narrative description, and a statement of significance that details why the resource or district meets the National Register eligibility criteria. The latter also typically includes information about the historical development of the resource or district. In addition to the need to meet specific National Register criteria, individual resources and typically most of the resources within a district, must also possess "integrity." For National Register purposes, resources must retain integrity in terms of location, design, setting, materials, workmanship, feeling, and association. Simply stated, integrity means that a resource continues to retain qualities that allow it to reflect its sense of time and place.

Each National Register nomination also defines a "period of significance," the span of years by which an individual resource or a district developed that characteristics for which it qualifies for the National Register. The National Park Service has established a 50-year period to provide sufficient historical perspective for evaluating resources for National Register eligibility. Typically, resources that are less than 50 years old are not eligible for listing in the register unless they are either considered exceptionally significant or if there is a logical reason to end a district's period of significance at less than 50 years. An example of the latter is the Downtown Birmingham Historic District, where a 2016 revision to the nomination brought the period of significance to 1970. The U. S. Post Office constructed that year was the last major development to occur within the district for approximately fifteen years and the National Park Service determined that it was the appropriate year to end the period of significance.



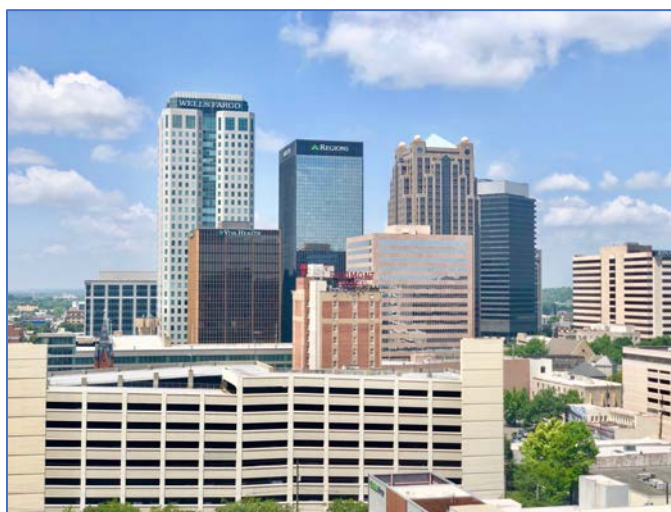
An extended period of significance often reflects the historical development of a district or alterations to individual resources that have become significant in their own right. As time progresses, the National Register's 50-year evaluation period progresses with it. Historical and architectural trends have continued to evolve and many resources are now considered to be eligible that were not at the time the original nomination was prepared. Accordingly, many of the city's district nominations

have been updated periodically. The 1982 Downtown Birmingham Historic District nomination was amended in 1985, 1998, and 2016; the 1989 Downtown Retail and Theatre Historic District nomination was amended in 1998; and the 1983 Five Points South Historic District nomination was amended in 1986, 1991, and is being amended again in 2019.

Within historic district nominations, individual resources are typically either classified as “contributing,” meaning that they contribute to the overall character and historical, or architectural development of the district, or “noncontributing” meaning that they do not. Typically, noncontributing resources within a district include those resources that were constructed after the end of the period of significance or that have been altered to a degree that they no longer retain integrity.

In addition to individual and historic district National Register listings, the program also provides for Multiple Property Documentation Forms (MPDF) that provide a context for evaluating resources relating to a specific theme. “The Civil Rights Movement in Birmingham, Alabama, 1933-1979,” is a multiple property nomination that was listed in 2004.

The National Park Service also designates National Historic Landmarks (NHLs) as “historic places that hold national significance. The Secretary of the Interior designates these places as exceptional because of their abilities to illustrate U.S. heritage.” NHLs must be nationally significant and require a higher level of required documentation than are sites listed in the National Register of Historic Places. By contrast, there are approximately 2,500 NHLs nationwide, while the National Register has more than 95,000 listings. City Center Birmingham has two NHL listings that recognize both its internationally recognized Civil Rights heritage and its nationally significant industrial heritage: Sixteenth Street Baptist Church (designated 2/20/2006) and Sloss Blast Furnaces (designated 5/29/1981). A third Birmingham NHL, Bethel Baptist Church/Parsonage/Guardhouse, is located in the Collegeville neighborhood outside of the city center.



National Register Protection

Listing in the National Register only affords limited protection. Federal undertakings, essentially most types of federal funding and licensing, are required to consider the impact of those projects on resources that are listed in or eligible for listing in the National Register. Section 106 of the National Historic Preservation Act of 1966 establishes a process whereby the Advisory Council on Historic Preservation is afforded an opportunity to comment and recommend alternatives that will encourage the preservation of historic resources that would be impacted by federally-assisted projects. The National Register affords no protections for non-federally funded or licensed activities. Owners are

not required to obtain approval for changes or even demolition of National Register listed or eligible properties. The exception here is where local governments adopt local historic preservation ordinances. The State of Alabama authorizes local governments to enact such ordinances. As part of the local designation process, an evaluation of the resource or district to be designated is required. Since the National Register program has an established process for evaluating historical and architectural significance, many municipalities base local designation on National Register listings.

In Birmingham, the Design Review Committee has “the authority and responsibility for determining conformance with the City’s Design Review Ordinance and with the design review standards/guidelines of established commercial revitalization districts and local historic districts, through reviewing improvements, modifications, repairs, rehabilitations, demolitions, painting or maintenance affecting the exterior and interiors visible from public ways and areas of new and existing buildings, yards, windows, signs, and vacant lots.”

National Register Incentives

The Alabama Historic Rehabilitation Tax Credit program was created in 2013 and re-authorized in 2017. The program offers a tax credit against state income taxes of 25% of the qualified rehabilitation expenditures (QREs). QREs typically include most development and construction expenses related to the rehabilitation of a qualifying historic building, excluding acquisition costs and site work. In Alabama, the credit is refundable, in that any portion of the credit that cannot be used by the taxpayer in the tax year for which the project is placed in service will be directly reimbursed by the state. Properties must be listed in or eligible for listing in the National Register and all work must be in compliance with the Secretary of the Interior’s Standards for Rehabilitation (Standards; please see Appendix 3). Projects become qualified for the credit through a three-part application process that is reviewed by the staff of the Alabama Historical Commission. Part A certifies that the building is either eligible for or listed in the National Register (or contributing to an eligible or listed district), Part B certifies that the proposed work will comply with the Standards, and Part C is filed upon completion of the project. Projects that are favorably reviewed by the Alabama Historical Commission are recommended to a State Tax Credit Allocation Committee that ranks the projects for allocation.



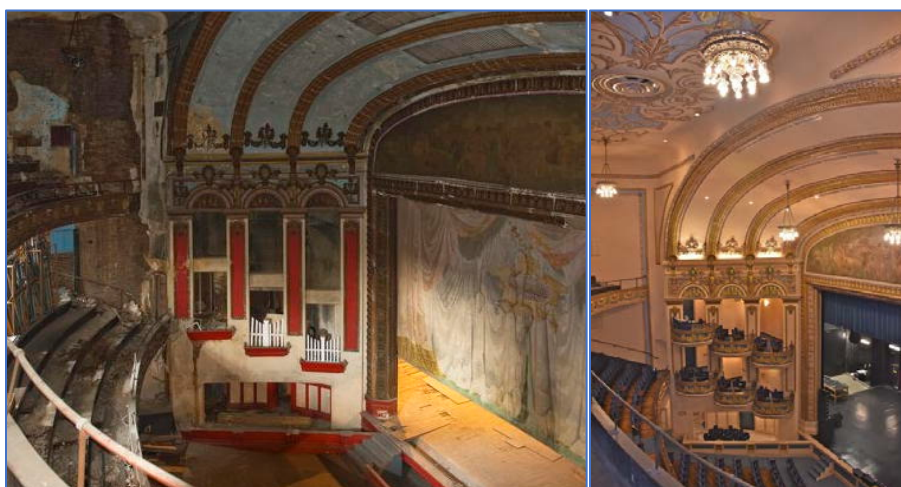
The Shepherd-Sloss Building in 5 Points S before (left) and after (right) rehabilitation.

The program was authorized by the state legislature for five years, from 2017 through 2022 with an annual allocation of \$20 million in credits. Forty percent of each year’s allocation is set aside for projects in the state’s rural counties. Any rural allocation that is unused after June of each year becomes available for both rural and urban projects. At the time of this writing, the urban allocation through 2022 has largely been committed. Additional allocation for urban projects may become available either by projects being withdrawn from the program or through unused rural allocations.

There is also a 20% federal tax credit available. It is similar to the state program and its three-part application process (Part 1, 2 and Request for Certification of Completed Work) are similar except that they are first reviewed by the Alabama Historical Commission staff who then forwards the application with a recommendation to the National Park Service. The National Park Service makes the final determination of eligibility and compliance with the Standards. The federal program requires that the building be either individually listed in the National Register or that it be certified as being a contributing resource within a National Register listed historic district. Unlike the state program, the credit is taken in equal increments for five years after the building has been placed in service.

Additional information about these incentives can be found in Appendices #2 and #3). Anyone interested in utilizing the credits should consult his or her qualified tax advisor.

The state and federal historic rehabilitation tax credit programs have been used in the successful rehabilitation of dozens of the city's historic buildings in Birmingham.



The Lyric Theatre before (left) and after (right) rehabilitation.



Left to Right: Thomas Jefferson Hotel, Federal Reserve Bank of Atlanta, and Redmont Hotel.

Alabama also provides for the classification of Historic Property as Class III for property tax purposes. Class III properties include historic buildings and sites, regardless of the use to which such property is put, and are assessed at a 10% assessment ratio. Non-historic commercial properties are typically taxed at 20% of assessment ratio. Historic properties are defined as those “determined eligible by

the state historic preservation officer for listing on the National Register of Historic Places; or located in a registered historic district and certified by the United States Secretary of the Interior as being of historic significance to the district.” Additional information about the Alabama ad valorem tax benefit for historic properties can be found in Appendix #5). The Alabama Historical Commission has developed an “Ad Valorem Assessment for Historic Buildings Eligibility Application” that properties owners can use to have their properties certified as being historic.

Project Scope

Literature & Records Review

Background historical research was completed by Schneider Historic Preservation, LLC. Appropriate archival sources were consulted and the collections of the National Register of Historic Places and HABS/HAER were reviewed.

Field Inventory

Fieldwork for this project was completed by Schneider Historic Preservation, LLC between December 2018 and June 2019. The project involved the completion of a reconnaissance level historic resource survey of all buildings within the study area to evaluate the current condition of each of the fourteen existing National Register-listed historic districts and to make recommendations for updating the documentation of each district to include: expansions of periods of significance, potential boundary adjustments, and changes to the contributing status of individual resources within each district. In addition, the project sought to identify potential additional National Register-eligible districts or individual resources within the study area.

The reconnaissance level historic resource survey included: 1) a review of the National Register nominations for individual resources and districts within the study area to determine and make recommendations for additional documentation for each including: documentation required to bring the nomination up to current National Register program standards; documentation recommended to update the period of significance for each district and/or adjust its boundaries; 2) basic background historical research to assist with making recommendations regarding updating the period of significance for each district and/or adjust its boundaries; 3) preparation of an appropriate base map or maps that identify the existing National Register-listed historic districts and individual resources within the study area showing the present contributing status of each individual resource within each district along with its corresponding inventory number; 4) preparation of a color coded map indicating where changes are recommended to the contributing status of resources within each district, where boundary adjustments are indicated, and the location of potential additional National Register eligible districts or individual resources within the study area; 5) representative photographs to illustrate recommendations regarding updating the period of significance for each district and/or adjusting its boundaries; representative photographs of any recommended proposed additional National Register eligible historic districts; and photographs of all potentially individually National Register-eligible resources; and 6) a survey report summarizing the methodology of the project and its findings and recommendations.

Report

This report summarizes the project's methodology, geographic coverage and survey results. The report describes the historic resources and assesses the potential eligibility of any 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.

National Historic Landmarks

The city center of Birmingham has two NHL listings that recognize both its internationally recognized Civil Rights heritage and its nationally significant industrial heritage:

1. Sixteenth Street Baptist Church (designated 2/20/2006)
2. Sloss Blast Furnaces (designated 5/29/1981)
3. Bethel Baptist Church/Parsonage/Guardhouse (located outside the city center)



Sixteenth Street Baptist Church (Left) and Sloss Blast Furnaces (Right).

National Register of Historic Places

Within the city center area, there are fourteen National Register listed historic districts that, at the time of their listings, included more than 900 resources. Within these districts 28 resources were also individually listed and outside the boundaries of the historic districts are an additional 32 individually listed properties.

Individual Listings, National Register of Historic Places

There are fifty resources within the city center that are individually listed in the National of Historic Places:

01. A. G. Gaston Building, 1527 5th Avenue North (October 11, 2000)
02. Age-Herald Building, 2107 5th Avenue North (September 30, 1984)
03. Agee House, 1804 12th Avenue South (September 28, 1986)
04. Alabama Penny Savings Bank, 310 18th Street North (April 10, 1980)
05. Alabama Theatre, 1817 3rd Avenue North (December 13, 1979)
06. Birmingham Railway, Light and Power Building, 2100 1st Avenue North (April 11, 1980)
07. Bottega Favorita, 2240-2244 Highland Avenue (September 28, 1986)
08. Bradshaw House, 2154 Highland Avenue (April 28, 1980)
09. Caldwell-Milner Building, 2015 1st Avenue North (December 8, 1979)
10. Dr. Pepper Syrup Plant, 2829 2nd Avenue South (October 6, 1990)
11. East End Baptist Church, 2609 6th Avenue South (May 22, 2005)
12. Empire Building, 1928 1st Avenue North (April 19, 1982)
13. Episcopal Church of the Advent, 20th Street North and 6th Avenue North (April 30, 1983)
14. Exclusive Furniture Shop: 704 29th Street South (September 30, 1984)

15. Federal Reserve Bank of Atlanta-Birmingham Branch: 1801 5th Avenue North (May 18, 2003)
16. Fire Station No. 3, 2210 Highland Ave., (October 25, 1990)
17. Fire Station No. 6, 1501 3rd Avenue North, (November 25, 1990)
18. First National-John A. Hand Building: 17 20th Street North (October 29, 1983)
19. First Presbyterian Church, Birmingham: 2100 4th Avenue North (1982)
20. First United Methodist Church, 6th Avenue North and 19th Street North (1982)



First United Methodist Church

21. Highland Plaza Apartments, 2250 Highland Avenue (June 17, 1984)
22. Ideal Department Store Building, 111 19th Street North (June 2, 1985)
23. Jefferson County Courthouse, 716 21st Street North (1982)
24. S. H. Kress & Company Building, 3rd Avenue North and 19th Street North (February 4, 1982)
25. Lakeview School, 2800 Clairmont Avenue (December 17, 1977)
26. Loveman, Joseph & Loeb Department Store, 214-224 19th Street North (April 14, 1983)
27. Manchester Terrace, 720-728 S. 29th Street (April 22, 1989)
28. McAdory Building, 2013 1st Avenue North (December 14, 1979)
29. Nabers, Morrow & Sinnige building, 109 20th Street North (October 22, 1980)
30. New Pilgrim Baptist Church, 903 6th Avenue South (2005)
31. Oak Hill Cemetery, 1120 19th Street North (August 13, 1977)
32. Powell Avenue Steam Plant, 1830 Powell Avenue, Birmingham (December 10, 2014)
33. Powell School, 2331 6th Avenue North (July 17, 1976)
34. Quinlan Castle, 2030 9th Avenue South (October 13, 1984)



Quinlan Castle

35. Redmont Hotel, 2101 5th Avenue North (February 27, 1983)
36. Ridgely Apartments, 608 21st Street North (June 17, 1984)
37. St Andrew's Episcopal Church, 1164 11th Avenue South (September 28, 1986)

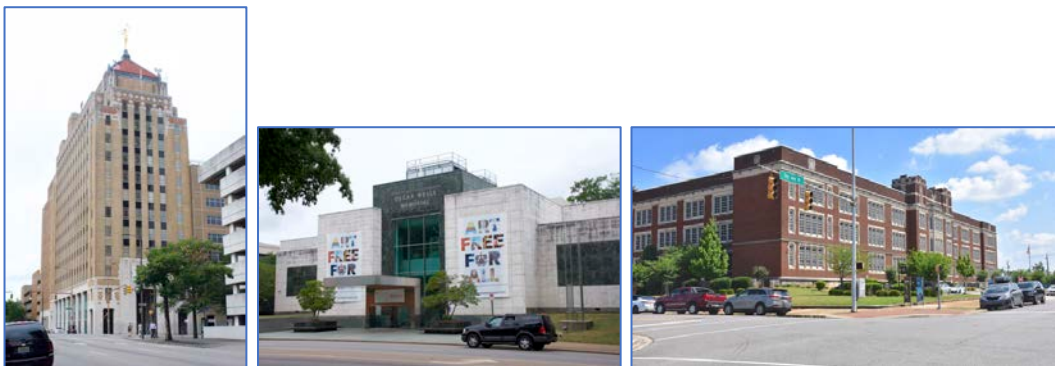
38. Second Presbyterian Church, 10th Avenue South and 12th Street South (October 11, 1986)
39. Sixteenth Street Baptist Church, 6th Avenue North and 16th Street North (October 17, 1980)-National Historic Landmark
40. St. Paul's Catholic Church, 2120 3rd Avenue North (1982)
41. Steiner Bank Building, 2101 1st Avenue North (July 25, 1974)
42. Temple Beth-El, 2179 Highland Avenue (1986)
43. United States Post Office, 1800 5th Avenue North (July 3, 1976)
44. Waters Building, 209-211 22nd Street North (April 11, 1980)
45. Watts Building, 2008 3rd Avenue North (October 17, 1979)
46. West Park, 5th Avenue North and 16th Street North (June 24, 1984)
47. Whilldin Building, 513-517 21st Street North (April 25, 1982)
48. Wimberly-Thomas Warehouse, 1809 1st Avenue South (November 3, 1985)
49. Woodward Building, 1927 1st Avenue North (July 30, 1983)
50. Zinszer's Peter, Mammoth Furniture House: 2115, 2117 and 2119 2nd Avenue North (October 23, 1980)



Peter Zinszer's Mammoth Furniture House

This study identified 22 additional resources that appear to be eligible for listing in the National Register. For the purposes of this report, the resources identified should be considered potentially eligible and that a full determination of eligibility can only be made once more complete documentation is prepared and submitted to the Alabama Historical Commission. The following resources, and the districts identified later in the report, were identified as part of a reconnaissance level survey, during which site specific research is limited and the evaluation is based largely on what is visible to the surveyor from a street view evaluation. Additional resources relating to larger historical contexts and those not readily visible from the street may be present but were not identified by this level of survey.

01. **Alabama Power Company** (1925; Warren, Knight, & Davis, architects) 16-story Art Deco skyscraper.
02. **Birmingham Museum of Art** (Oscar Wells Memorial, 1958, 1962, 1965, 1975) Eugene and Albion Knight, architects) Mid-century modern institutional building.
03. **Brown-Service Funeral Home** (1936, David O. Whilldin, architect) 811 20th Street South, Art Deco style funeral home.
04. **Central High School** (now John Herbert Phillips High School; 1923; Breeding & Whilldin, architects; Inglenook Construction Co., contractors) 3-story Jacobethan Revival brick school building; according to BhamWiki: "It became a landmark in the history of school integration when Reverend Fred Shuttlesworth was viciously beaten when he tried to enroll a group of African-American students, one of whom was his daughter, in 1957.



Left to right: Alabama Power Company Building, Birmingham Museum of Art, Central High School

05. **Elks Home** (Jones Valley Lodge 14 IBPOE of W, 1920) Two-story lodge building.
06. **801 9th Ct. S** (ca. 1925) – Mediterranean Revival style commercial row located along the south side of 9th Ct. S between 8th and 10th Streets S.
07. **Family Reserve Insurance Building** (1946; Warren, Knight, & Davis, architects), 600 20th St. N. Neoclassical style office building.



Left to right: Elks Home, 809 9th Court S, Family Reserve Insurance Co.

08. **Fire Station #1** (1971, Philip W. Kessler, architect; J. F. Hollet, Construction Co., Inc., general contractor) Modern style fire station.
09. **Goodyear Service Station** (ca. 1938), 700 Richard Arrington Jr. Blvd. Colonial Revival style automobile facility.
10. **Hillman Hospital Complex/University Hospital** (now part of UAB) – Hillman Hospital (1908), Jefferson Hospital (1940), Kracke Building (1965) Significant high-rise hospital complex.



Left to right: Fire Station #1, Goodyear Service Station.

11. **Liberty National Insurance Co. Building** (1925, 1952, 1964, 1971; Warren, Knight, & Davis, architects) Liberty National Life Insurance Company Building is an evolutionary steel framed commercial building that is visually dominated by a 16-story office tower that now serves as the building's principal core and a 10-story lower block to the west.
12. **Birmingham Railroad Reservation** (19th century)/**Louisville & Nashville Railroad Passenger Sheds** (ca. 1931) The Birmingham railroad reservation is a wide corridor that bisects the

city in a generally southwest to northeast direction and served as the path for railway lines through the city. The reservation itself is a major historic landscape element for the city. Access to the reservation is limited, and only the two long passenger sheds of the former Louisville & Nashville Railroad Passenger Depot were observed from the 20th Street viaduct.



Left to right: Liberty National Insurance Co., Birmingham Railroad Reservation, L&N Passenger Sheds.

13. **Rideout's Funeral Home** (1952), 2116 University Blvd.; Romanesque Revival style chapel and funeral home complex.
14. **St. Elias Maronite Church** (1950) – "Saint Elias Maronite Catholic Church was established in 1910 in order to serve a growing population of people (primarily from what is now the country of Lebanon, and others from the Middle East countries) who had immigrated to Birmingham." (Church Website)



Left to right: Liberty National Insurance Co., Rideout's, St. Elias Maronite Church .

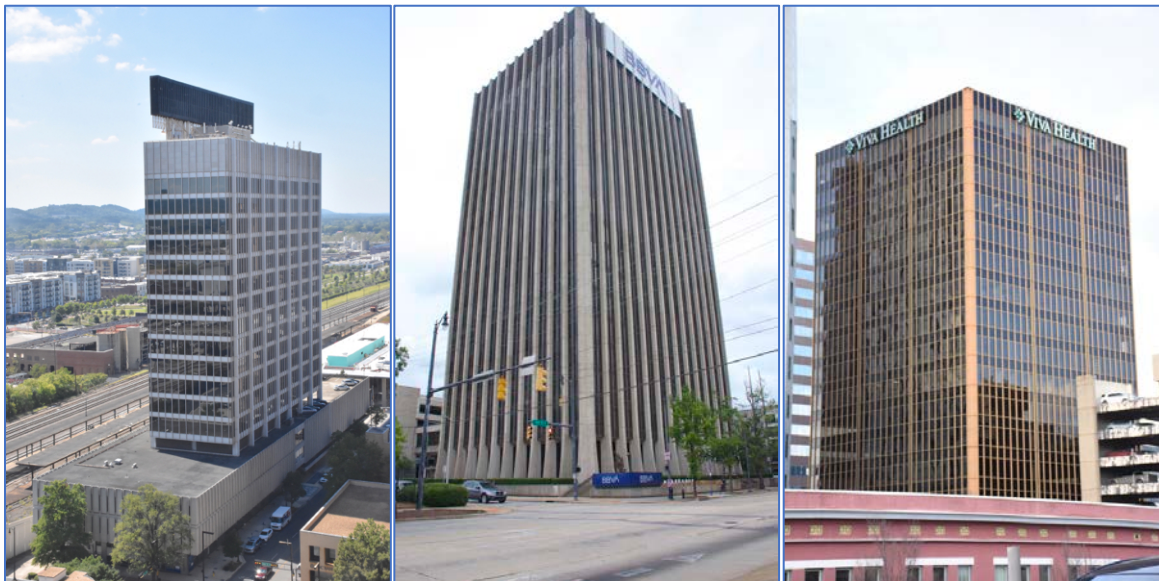
15. **Second Presbyterian Church** (1901; now Spencer Honors House, UAB) – Victorian Gothic Revival style church building; reported to have hosted Dr. Martin Luther King, Jr.
16. **Simpson Methodist Episcopal Church/Central Church of Christ** (ca. 1907/ca. 1923; now Alabama Regional Medical Services Clinic) stone Gothic Revival style church building constructed in two phases with the rear portion having been constructed circa 1907 and the front portion added circa 1925



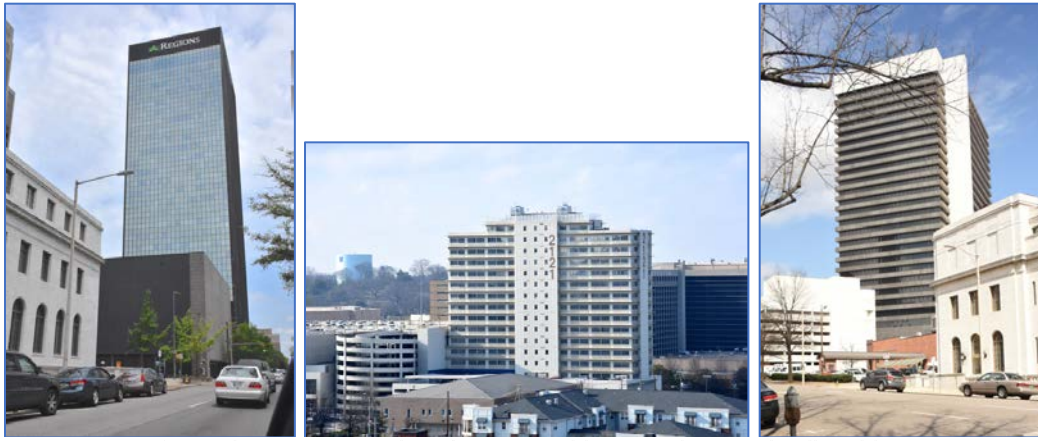
Left to right: Second Presbyterian Church, Simpson Methodist Episcopal Church/Central Church of Christ.

The following skyscrapers appear to be individually eligible for the National Register but may also be eligible as part of a thematic grouping.

01. **Bank for Savings Building** (1961-1962; Lawrence Whitten, architect; Daniel Construction Co., general contractor) \$7mm, 18 stories, “first skyscraper erected in downtown in 30 years.”
02. **Daniel Building** (1968-1970; Lawrence S. Whitten & Son, architect; Daniel Construction, contractor) 20 stories, 238-feet tall, 300,000 s.f.; originally constructed for Daniel International, the building was acquired by Compass Bank (now BBVA Compass) in 1983; architecturally significant as one of several skyscrapers constructed prior to 1980.
03. **First Alabama Bank** (1976, now Viva Health John Carl Warnecke & Associates, New York, architects in association with Russell McCaleb & Associates, Phoenix; Henry C. Beck Co., contractors) 18-story bronze skyscraper anodized aluminum and bronze tinted glass exterior walls; constructed on the site of the landmark Tutweiler Hotel, which was demolished in 1974).
04. **First National Bank/Southern Natural Resources Building** (1968-1971; Welton Becket and Associates in association with Charles H. McCauley Associates, architect; Henry C. Beck Company, contractor; Bovay Engineers, Inc., engineers; now Regions Bank), Constructed at a cost of \$19 million, the building is a 28-story steel frame and reflective glass skyscraper that houses 570,000 square feet of interior space and has an associated
05. **South Central Bell Building** (1968-1971, Warren, Knight & Davis in association with Kahn & Jacobs of New York; Henry C. Beck Co., Atlanta, general contractor) Constructed at a cost of \$20mm.
06. **2121 Building** (1962-1963; John H. Summer and Associates, architects), 227,447s.f., 17 story office building constructed at a cost of \$2.5 million.



Left to right: Bank for Savings Building, Daniel Building, First Alabama Bank.



Left to right: First National Bank, 2121 Building, South Central Bell Building.

Study List. The following resources are currently less than 50 years old but have historical and architectural significance to the city based on the criteria of the National Register program.

- 1) **Birmingham Civic Center** (1971-1979, Geddes, Brecher, Qualls, & Cunningham, Philadelphia, architects; Pearce-DeMoss Co., Decatur, & Brice Building Co., contractors)
- 2) **Birmingham Parking Authority Deck 2²** (1976; Renneker, Smith & Kirkwood, architects; Brasfield & Gorrie, general contractor) 9-story, 1,472-space parking deck
- 3) **Birmingham Parking Authority Deck 3** (1976; Cobb, Adams & Benton, architects; Domit Construction Company, general contractor) 9-story, 1,371-space parking deck
- 4) **Hyatt House** (now Sheraton Hotel; 1973, Tiller, Neal, Butler, Rosa, & Seay, architects)
- 5) **Social Security Payment Center** (1974, John Summer & Associates, architects; Martin & Nettrour, Atlanta & Pittsburgh, contractors; Siffri & Knowlton, engineers)



Top, Left to right: Birmingham Civic Center, Birmingham Parking Deck #2, Birmingham Parking Deck #3

Historic Parking Garages? As the demand for parking in the city center grew in the 20th century, parking garages were developed, first by private developers, then by the city itself. The earliest parking garage that is listed as a contributing resource within a historic district is the Empire Parking Garage, built in 1935 and located in the Downtown Birmingham Historic District. In the late 20th century, the city erected large public garages to spur development and to accommodate the resulting increasing parking demand.

Bottom, Left to Right: Hyatt House, and Social Security Payment Center.

The following individually listed National Register resources have been demolished:



First Christian Church Education Building (1924) and Church (1957, left) and the Fox Building (right)-National Park Service Photos

- 1) **First Christian Church (1957)**, 2100 7th Ave., N, replaced by surface parking
- 2) **First Christian Church Education Building (1924)**, 2100 7th Ave., N, replaced by surface parking
- 3) **Fox Building**, 19th Street North and 4th Avenue North (demolished 1981), replaced by new construction

The following potentially individually listed National Register resource is being demolished at the time of the preparation of this report:



Town House Hotel (1953)

- 1) **Town House Hotel (1953)**, demolished 2019

National Register of Historic Places: Historic Districts

There are fourteen historic districts within the city center study area that are listed in the National Register of Historic Places:

- 1) Automotive Historic District
- 2) Birmingham Civil Rights Historic District
- 3) Birmingham Wholesale & Retail Historic District (West)
- 4) Birmingham Wholesale Warehouse Loop (West)
- 5) Downtown Birmingham Historic District
- 6) Downtown Birmingham Retail & Theatre Historic District
- 7) Five Points South Historic District
- 8) Fourth Avenue Historic District
- 9) Heaviest Corner on Earth Historic District
- 10) Magnolia Avenue South Historic District
- 11) Morris Avenue/First Avenue Historic District
- 12) North Lakeview Industrial Historic District
- 13) Sloss Furnaces National Historic Landmark
- 14) Southside Historic District

1) Automotive Historic District

Listed: 1991

Period of Significance: circa 1890-1940

As listed: 123 Resources (90 Contributing; 33 Noncontributing)

100 acres



Automotive Historic District, General Views

The Automotive Historic District is located to the south of the railroad reservation is roughly bounded to the west by 20th Street S, the east by 25th Street S, and the south by 5th Avenue S.

The National Register nomination's statement of significance reads in part:

The Automotive Historic District is significant in the area of transportation because within its boundaries are buildings and structures which were specifically designed for automotive and rail transportation. Most buildings in the district became or were built for the sales and service of automobiles. Viaducts were erected to move streetcars and later automobiles across the railroad tracks north of the district. One railroad tunnel was created to allow trains to cross the district unimpeded.

The Automotive Historic District is significant in the area of architecture because it contains buildings that represent architectural styles dating from 1890 to 1940. Within the district are late Victorian commercial buildings that display Italianate and Romanesque Revival elements as well as later buildings that reflect early 20th century architecture. Most of the buildings are intact and still visually convey the district as an automotive center.

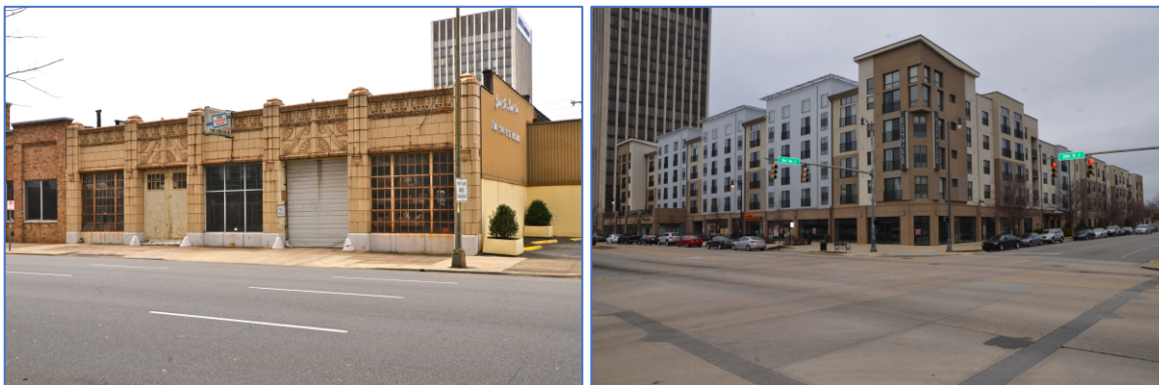
2019 Evaluation:

One-third of the resources (36 of 106) in the district (excluding parking and vacant lots) have been demolished or significantly altered since 1991. Two entire blocks of the district west of Richard Arrington Jr. Blvd. between 1st and 3rd Avenues S, including 22 individual resources, have been lost to demolition in recent years. With the complete loss of these resources and their replacement by new or pending buildings, this area should be removed from the district. The block bounding 5th Avenue S west of Richard Arrington Jr. Blvd. appears to be under imminent threat.

3 formerly noncontributing resource (Resources #22, 59, & 60) would contribute to the district with an expanded period of significance

1 formerly contributing resource has been altered is now noncontributing (Resource #66)

35 resources have been demolished (see list below); 17 vacant/parking lots should be removed from the inventory (Resources #3, 5, 21, 25, 27, 39, 45, 48, 49, 52, 58, 60, 67, 68, 73, 80, & 83)



Left: 3- Avenue S Art Deco style garage demolished; right: new development that replaced one block of buuildings.

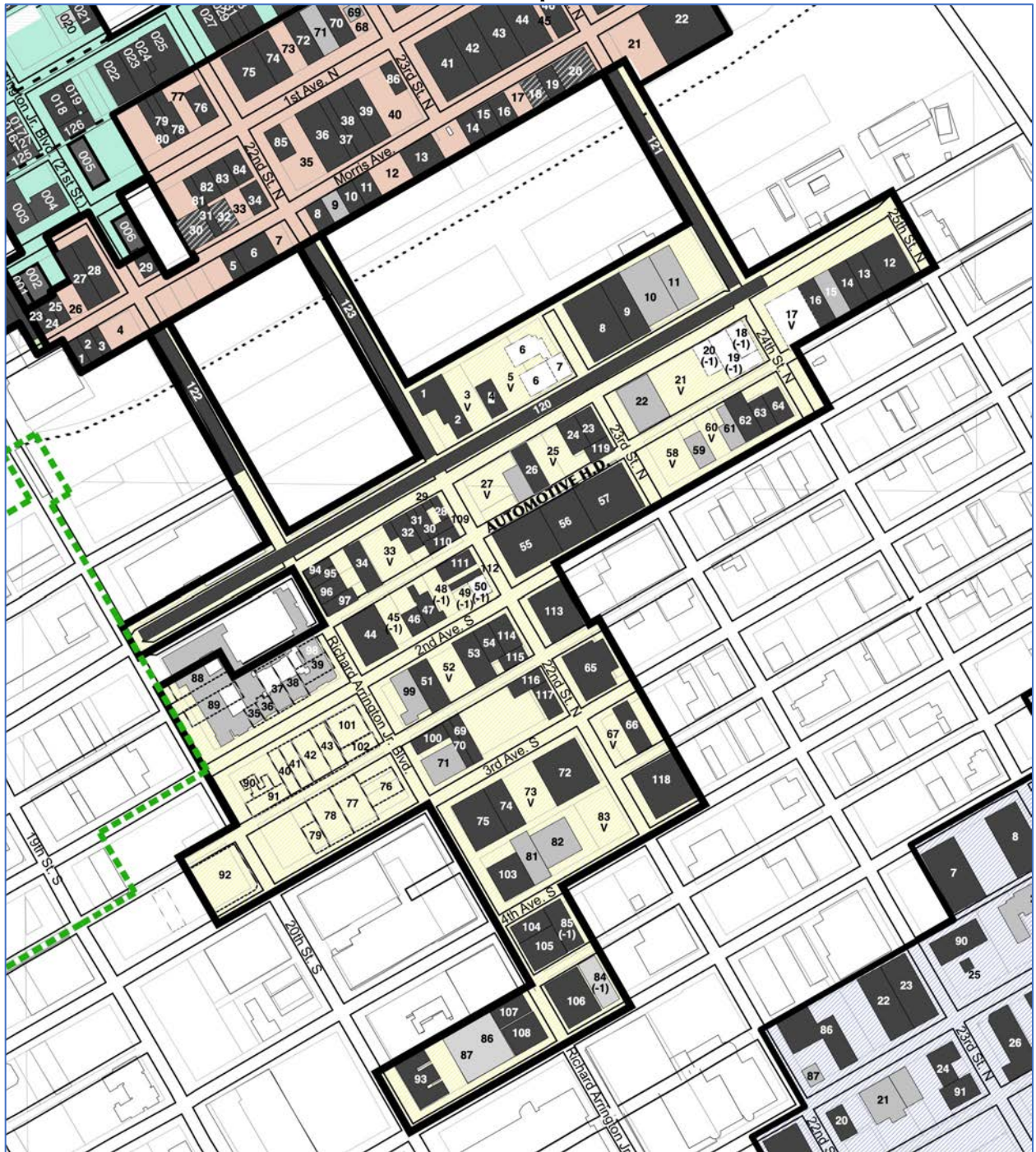
Of the contributing resources, none had been individually listed previously.

- Resource #6. Demolished; contributing; replaced by new building
- Resource #7. Demolished; noncontributing; replaced by new building
- Resource #18. Demolished; contributing; site vacant
- Resource #19. Demolished; contributing; site vacant
- Resource #20. Demolished; contributing; site vacant
- Resource #20. Demolished; contributing; site vacant
- Resource #35. Demolished; noncontributing; replaced by new building
- Resource #36. Demolished; contributing; replaced by new building
- Resource #37. Demolished; contributing; replaced by new building
- Resource #38. Demolished; contributing; replaced by new building
- Resource #39. Demolished; noncontributing; replaced by new building
- Resource #40. Demolished; contributing; new building under construction
- Resource #41. Demolished; contributing; new building under construction
- Resource #42. Demolished; contributing; new building under construction
- Resource #43. Demolished; contributing; new building under construction
- Resource #45. Demolished; noncontributing; site vacant
- Resource #48. Demolished; noncontributing; site vacant
- Resource #49. Demolished; noncontributing; site vacant
- Resource #50. Demolished; contributing; site vacant
- Resource #74. Demolished; contributing; site vacant
- Resource #76. Demolished; noncontributing; new building under construction
- Resource #77. Demolished; contributing; new building under construction
- Resource #78. Demolished; contributing; new building under construction
- Resource #79. Demolished; noncontributing; new building under construction
- Resource #80. Demolished; noncontributing; new building under construction
- Resource #84. Demolished; contributing; site vacant
- Resource #85. Demolished; noncontributing site vacant
- Resource #86. Demolished; contributing; replaced by new building
- Resource #87. Demolished; contributing; replaced by new building

Resource #88. Demolished; contributing; replaced by new building
Resource #89. Demolished; contributing; replaced by new building
Resource #90. Demolished; contributing; new building under construction
Resource #91. Demolished; new building under construction
Resource #92. Demolished; contributing; replaced by new building
Resource #98. Demolished; contributing; replaced by new building
Resource #101. Demolished; contributing; new building under construction
Resource #102. Demolished; contributing; new building under construction

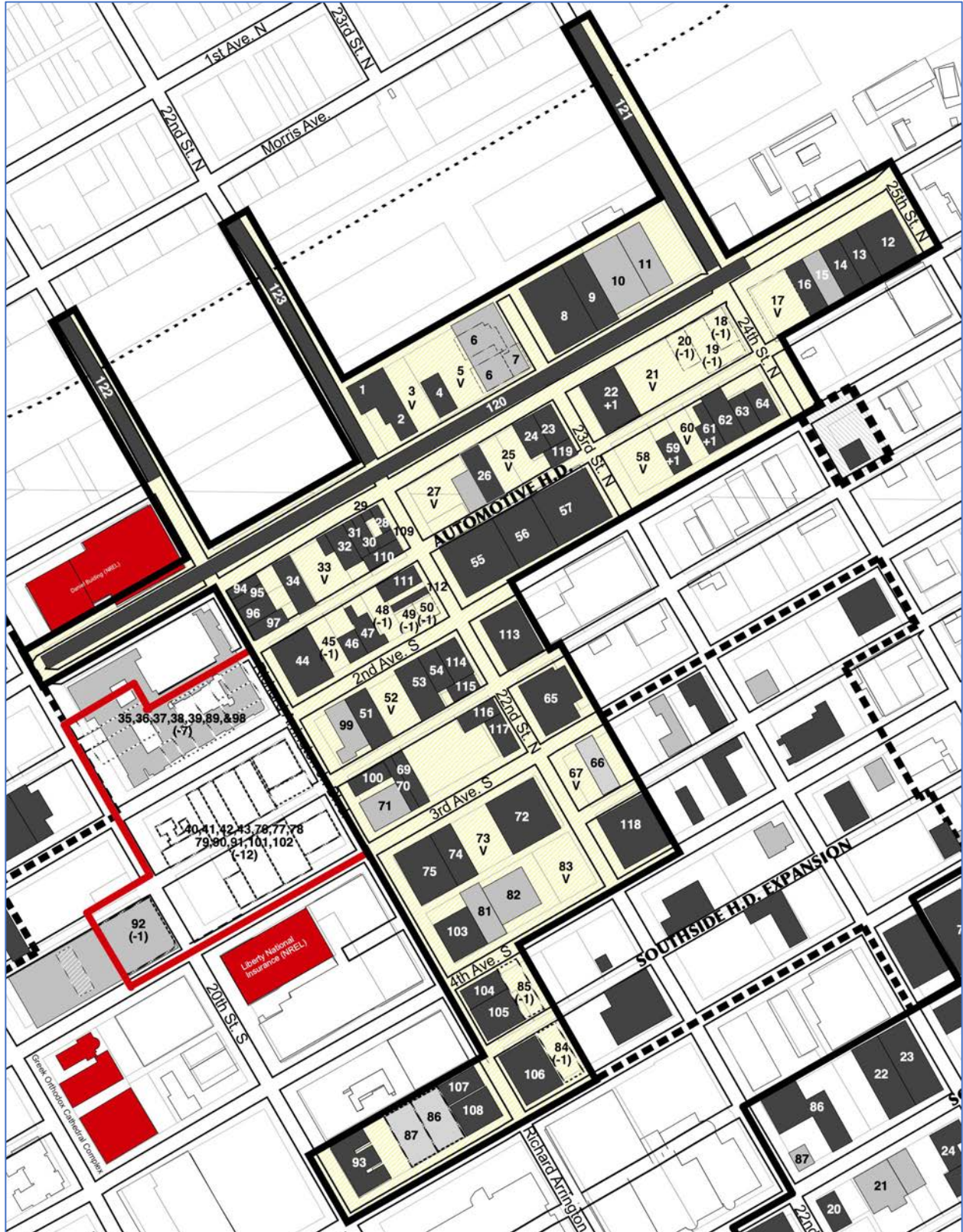
Recommendations: The district nomination should be updated to reflect changes that have occurred within the district and to update its period of significance per the National Register 50-year evaluation criteria.

Automotive Historic District Map Current, as Listed in 1991



Automotive Historic District Map – Proposed

Note: Red line indicates a proposed boundary reduction.



2) Birmingham Civil Rights Historic District

Listed: 2006

Period of Significance: 1933-1979

As listed: 40 Resources (35 Contributing; 5 Noncontributing); 6 of the contributing resources were previously individually listed in the NRHP; 3 of the contributing resources and 1 of the noncontributing resources were previously individually listed in the NRHP as part of overlapping historic districts)

36 acres



Civil Rights Historic District Top: Left to Right: A. G. Gaston Motel, Prince Hall Grand Lodge, 16 Street Baptist Church. Bottom, Left to Right: Kelly Ingram Park, A. G. Gaston Building, March Route to the Retail Section

The Birmingham Civil Rights Historic District an irregularly-shaped district that is contained within an area roughly bounded to the west by 14th Street S, the north by Interstate 20/59, the east by Richard Arrington Jr. Boulevard, and the south by 2nd Avenue S. Three clusters of resources are linked by march routes along 5th and 6th Avenues N, and 19th Street N. According to the nomination: "The linear nature of these corridors also demonstrates the physical segregation between the African American neighborhood where the marches originated and the retail and government areas that were the final destinations of the marches and the Movement's goals of equal access."

The district is among a number of National Register listings in the greater Birmingham area that help to document the internationally significant Civil Rights heritage of the city. The National Register nomination's statement of significance reads in part:

"But for Birmingham, we would not be here today." So stated the Reverend Fred L. Shuttlesworth to President John F. Kennedy during the summer of 1963. "Here" was a meeting at the White House to plan what became the Civil Rights Act of 1964 that fulfilled the promise of freedom and equality given in the Declaration of Independence. The preceding centuries of racial struggle culminating in the events of that spring had made Birmingham the essential crucible that demonstrated to the nation and the world the failure of democracy in the United States as evidenced by the pervasiveness of racial prejudice and discrimination, both de jure and de facto. The very streets where brave blackmen and women, teenagers and little children, marched for justice and stood their ground facing an implacable enemy who directed fire hoses and police dogs on them, makes this area of Birmingham hallowed ground. The world watched as nonviolent protesters brought the strongest nation on earth to

its knees and forced an end to state supported white supremacy. Ultimately the civil rights reforms won in the streets of Birmingham opened the American system to all people, black, white, red, and yellow, men and women, gays and lesbians, and the handicapped. It was here that the nation recognized the need to end discrimination and welcome diversity in order to achieve the dream that the Reverend Dr. Martin Luther King, Jr., later described so eloquently in his peroration that summer at the Lincoln Memorial in Washington, D. C. Consequently the structures and streets of Birmingham that in the spring of 1963 became a battleground for freedom deserve the same federal recognition as such historic sites as the Boston's Old North Church and the fields of Gettysburg.

The Birmingham Civil Rights Historic District in Birmingham, Jefferson County, Alabama, is eligible under Criterion A for the National Register of Historic Places as a nationally significant property associated with the climax of the civil rights struggle.

The statement of significance continues:

The Birmingham Civil Rights District is locally significant under the Birmingham Civil Rights Movement, 1933-1979 Multiple Property Submission (MPS) beginning in 1933, when a major demonstration took place in West (Kelly Ingram) Park and until 1979, when massive demonstrations in Woodrow Wilson (Linn) Park opposing police brutality resulted in support for the political campaign of Richard Arrington Jr. who, winning election as Birmingham's first African-American mayor later that fall, symbolized the triumph of black political empowerment in the city.

2019 Evaluation:

Five resources are also located within overlapping adjacent historic districts:

Resource #8 is also noncontributing resource #7 in the Fourth Avenue H. D.
Resource #9 is also noncontributing resource #8 in the Fourth Avenue H. D.
Resource #30 is also contributing resource #76 in the Birmingham Retail and Theatre H. D.
Resource #32 is also contributing resource #74 in the Birmingham Retail and Theatre H. D.
Resource #33 is also contributing resource #93 in the Birmingham Retail and Theatre H. D.

Resource #31 is also the site of contributing resources #42 and #90 and noncontributing resource #41 in the Birmingham Retail and Theatre H. D., all three of which were replaced by the expansion of the McWane Science Center in 1997.

Resource #25 was constructed in 1973, within the district's period of significance, but was classified as noncontributing since it replaced an earlier church on the site that had which "hosted Movement meetings and the training of children for the marches of 1963." The potential significance of later the resource should be evaluated in terms of the continuing history of the congregation's presence on the site.

Resource #26 was listed as being noncontributing due to alterations that occurred at its secondary west elevation. The potential significance of the resource should be re-evaluated based on its relatively intact south façade and any historical significance and relationship it may have to the district.

One contributing resource has been demolished, Resource #4, the Smith & Gaston Funeral Home (ca. 1958), and the site is vacant.

1418 6th Ave. S was constructed in 2012 and would be noncontributing to an updated district nomination.

Of the contributing resources, five had been individually listed previously individually in the National Register:

Resource #15, A. G. Gaston Building

Resource #16, West Park

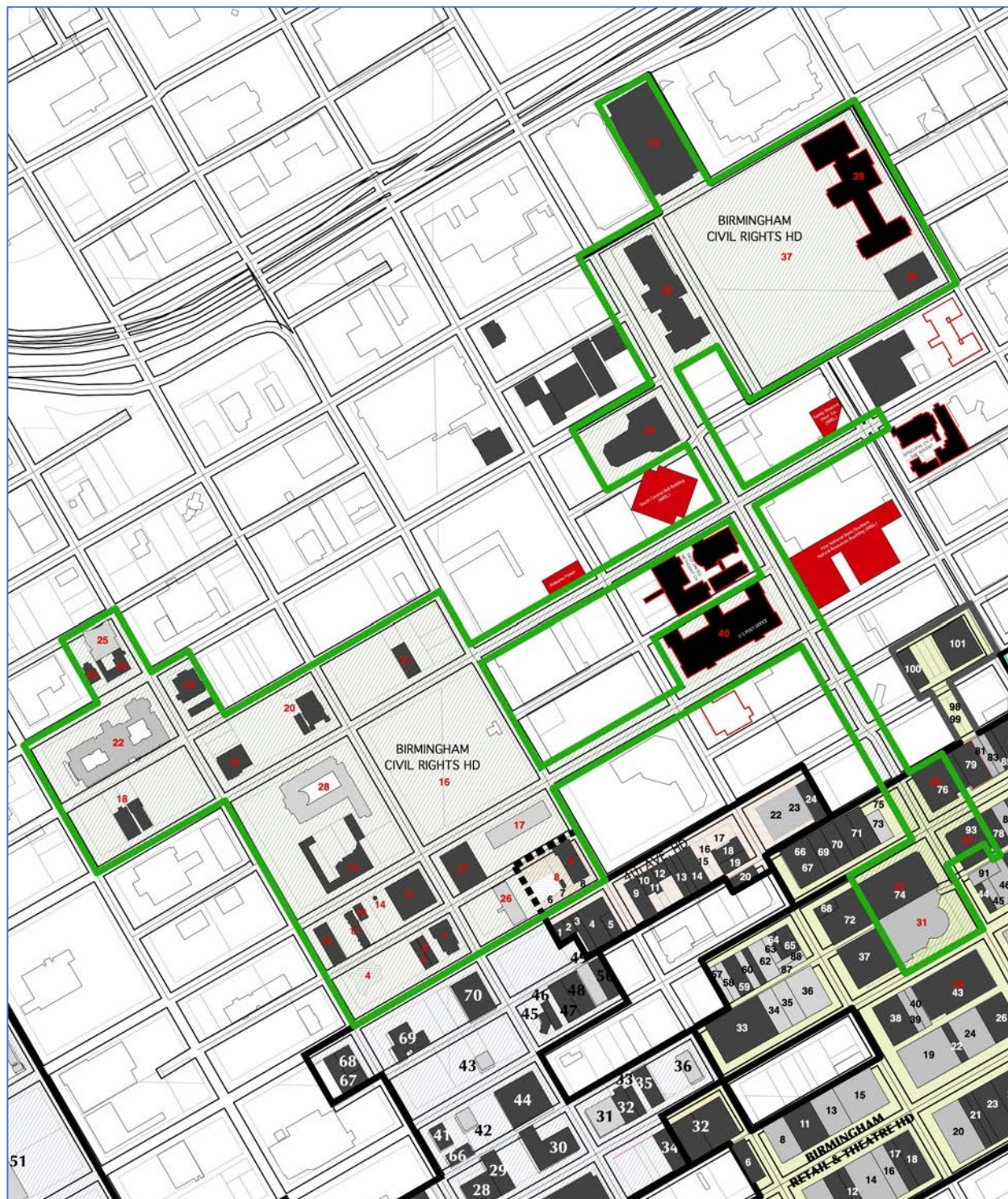
Resource #20, Sixteenth Street Baptist Church and Parsonage (National Historic Landmark)

Resource #39, Jefferson County Courthouse

Resource #40, U. S. Post Office

Birmingham Civil Rights Historic District Current, As Listed in 2006

Note: Green line represents the district boundary.



3) Birmingham Wholesale & Retail Historic District (West)

Listing pending; passed by the Alabama National Register Review Board in May 2019, awaiting listing by the National Park Service)

Period of Significance: circa 1902-1966

As listed: 70 Resources (58 Contributing; 12 Noncontributing; 1 of the contributing resources was previously individually listed in the NRHP)

70 acres



Birmingham Wholesale & Retail Historic District (West), General Views

A distinct district of wholesale, retail, light industrial, and warehouse businesses, developed between 11th and 17th Streets N and 1st through 6th Avenues N in the early 20th century. The district is generally bounded to the south by the Birmingham railroad reservation, a wide rail corridor that bisects the city in a generally southwest to northeast direction, and extends along 1st through 3rd Avenues N between Interstate 65 and 17th Street N, along 4th Avenue N from 15th to 17th Streets N, and along 4th, 5th, and 6th Avenues N between Interstate 65 and 13th Street N. Interstate 65 visually and physically separates the district from development to its west and the railroad reservation separates it from development to the south.

The National Register nomination's statement of significance reads in part:

The Birmingham Wholesale & Retail Historic District (West) is eligible for the National Register of Historic Places under Criterion A in the area of commerce for its contribution to the early to mid 20th century commercial history of Birmingham. The area was transformed from primarily residential and industrial uses in the 19th century to wholesale, retail, light manufacturing, and warehouse uses from the 1910s through the 1960s and represents the spread of the traditional downtown commercial core to the west during that time. The district is also locally significant under criterion C for its representative examples of early to mid-20th century commercial; architecture.

2019 Evaluation:

The district is unchanged from the conditions described in the National Register nomination.

Birmingham Wholesale & Retail Historic District (West) – Current, As Pending



4) Birmingham Wholesale Warehouse Loop (West) Historic District

Listed: 2015

Period of Significance: circa 1919-1952

As listed: 19 Resources (16 Contributing; 3 Noncontributing)

70 acres



*Birmingham Wholesale Warehouse Loop (West) Historic District, General Views.
Note that the building at top left is scheduled for demolition and the warehouse
at the left of the top right photo has recently been demolished.*

A distinct district of wholesale and warehouse businesses, known as the Birmingham Wholesale Warehouse Loop, developed between 11th and 18th Streets S. and 1st through 5th Avenues S in the early 20th century. The development of Railroad Park (2020) and Regions Field (2013) between 14th and 16th Streets S divided the district in two and modern redevelopment associated with the University of Alabama-Birmingham has occurred in the blocks south of 2nd Avenue.

The National Register nomination's statement of significance reads in part:

The Birmingham Wholesale Warehouse Loop (West) Historic District is locally significant under National Register criterion A in the area of commerce for its contribution to the early to mid-20th century industrial history of Birmingham. The area developed for wholesale, light manufacturing, and warehouse uses during the industrial booms that occurred in the city during World Wars I and II. Situated adjacent to the city's main rail hub, the area served as an excellent location from which to distribute by truck bulk goods arriving by train throughout the city and region. The district is also locally significant under criterion C for its representative examples of early to mid-20th century warehouse/industrial architecture.

2019 Evaluation:

A recently announced high-rise new construction project will result in the demolition of two contributing resources that cover approximately 25% of the district. One of the resources, the V.J., Elmore 5¢, 10¢, \$1.00 Stores Inc. Office & Warehouse (Resource #17, 1940; most recently the Stacy Williams Company syrup plant) is a distinctive pre-World War II industrial building and one of the few resources in the district to rise above one story. Another noncontributing resource (Resource #6) has been demolished and replaced by a parking lot. Resource #18 (National Biscuit Co., 1940) underwent a recent remodeling that would likely render it noncontributing.

Recommendation: This is a very recently listed district that has already suffered considerable loss of its historic character through demolition and remodeling.

Birmingham Wholesale Warehouse Loop (West) Historic District – as Listed in 2015



Birmingham Wholesale Warehouse Loop (West) Historic District – Current

Note: Red hatch indicates buildings slated for demolition; Resource #6 has been replaced by surface parking.



5) Downtown Birmingham Historic District

Listed: 1982; expanded in 1985, 1998, and 2016

Period of Significance: circa 1880-1970 (2016 expansion)

As listed: (2106 expansion) 131 Resources (117 Contributing; 14 Noncontributing; 8 of the contributing resources were previously individually listed in the NRHP)

63 acres



Downtown Birmingham Historic District, General Views

The Downtown Birmingham Historic District is roughly bounded to the west by 20th Street S, the north by 5th Avenue N, U.S. 31 an alley that extends between 1st and 2nd Avenues S.

The National Register nomination's statement of significance reads in part:

The Downtown Birmingham Historic District is locally significant under National Register criterion A in the area of Commerce/Trade for its role as the center of the city's business district and its principal role in the city's commercial development. The district is also locally significant under criterion C for its excellent examples of late 19th to late 20th century commercial architecture. The period of significance for the Downtown Birmingham Historic District extends from 1880, "when the oldest extant commercial building was constructed during Birmingham's first decade," through 1970, when the construction of the U.S. Post Office facility on 24th Street became the last building to be constructed or substantially remodeled in the district until the early 1980s.

2019 Evaluation:

2 resources demolished:

Resource #95, 2233 4th Ave. N, Demolished; contributing; site vacant (parking lot)

Resource #103, 117 20th St. N, Demolished; contributing; site vacant (parking lot)

The noncontributing building at 2114 1st Avenue N (ca. 1980) was not recorded in 2016 but was included in the expanded district boundary.

Recommendation: The nomination is current and up to date.

Downtown Birmingham Historic District – Current, As Listed in 2016



6) Downtown Birmingham Retail & Theatre Historic District

Listed: 1989; expanded in 1998

Period of Significance: 1880-1941

As listed: (1998 expansion) 101 Resources (65 Contributing; 36 Noncontributing; 5 of the contributing resources were previously individually listed in the NRHP)

39 acres



Downtown Birmingham Retail & Theatre Historic District, General Views

According to the National Register nomination: The Retail & Theatre District is comprised of parts or all of twelve blocks in downtown Birmingham, bounded on the south by Morris Avenue , on the west by steps of 16th, 17th and 18th Streets, on the north by the alley between Third and Fourth Avenues, and on the east by 20th Street. The 1700 block along Second Avenue North has been drawn out because it is now a public surface parking lot – having once been covered with the same type and vintage of stores and theatres being surveyed for this nomination.

The National Register nomination's statement of significance reads in part:

The history of Birmingham's growth and development has been written for the nominations of three other National Register Historic Districts in the downtown area; the present nomination represents the last segment of the old downtown and includes some of the most historically and architecturally significant properties remaining in the city.

2019 Evaluation:

2 resources demolished:

Resource #95, 2233 4th Ave. N, Demolished; contributing; site vacant (parking lot)

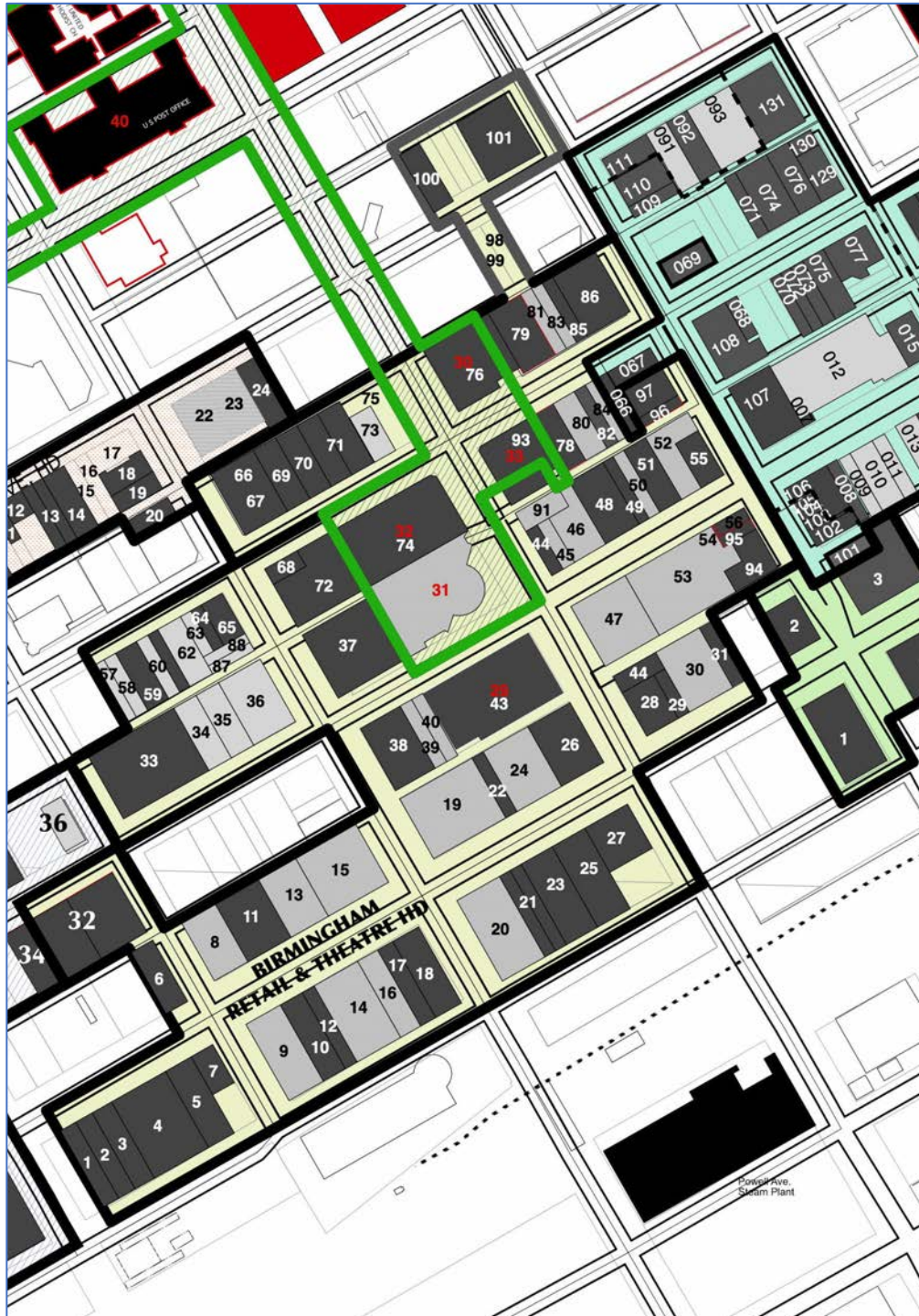
Resource #103, 117 20th St. N, Demolished; contributing; site vacant (parking lot)

The noncontributing building at 2114 1st Avenue N (ca. 1980) was not recorded in 2016 but was included in the expanded district boundary.

Recommendation: The district nomination should be updated to reflect changes that have occurred within the district and to update its period of significance per the National Register 50-year evaluation criteria. The boundary could be expanded to include the Allright Auto Park (ca. 1965) at the southeast corner of 1st Avenue N and 19th Street N, the Birmingham Green Parking Deck (1976) at 2000 4th Avenue, the parking deck at the southwest corner of 4th Avenue and 19th Street S (1967), and the building at 320 20th Street N (1972).

Downtown Birmingham Retail & Theatre Historic District – Current, As Expanded in 1998

Note: Green line represents the overlapping Civil Rights Historic District.



Downtown Birmingham Retail & Theatre Historic District – Proposed

Note: Green line represents the overlapping Civil Rights Historic District



7) Five Points South Historic District

Listed: 1983, expanded 1986, 1991, and pending

Period of Significance: circa 1888-1973

As listed: 1983: 76 resources (54 Contributing, 2 Conditionally Contributing, 3 Supportive Noncontributing, 17 Noncontributing); 1986 expansion: 96 (69 Contributing, 4 Conditionally Contributing, 23 Noncontributing); 1991 expansion: 146 resources (110 Contributing; 4 Conditionally Contributing, 32 Noncontributing); 2019 update: 163 Resources (144 Contributing, 19 Noncontributing)

93 acres



Five Points Historic District, General Views

The Five Points South Historic District is located in the Birmingham Southside neighborhood immediately west of the Magnolia Avenue South Historic District and generally bounded to the west by 20th Street S, the east by 25th Street S, and the south by 5th Avenue S.

The National Register nomination's statement of significance reads in part:

The Five Points South Historic District is locally significant under National Register criterion A in the area of community planning & development as it illustrates the transitioning of a small portion of the Southside neighborhood from a predominantly residential area in the late 19th century to an area of mixed uses that included residential, office, and retail in the early to mid 20th century. The district is also locally significant under criterion C for its representative examples of late-19th to early 20th century residential and early to mid-20th century commercial architecture.

2019 Evaluation:

In the pending 2019 update, the district includes 163 resources, 144 (88%) of which are contributing and 19 are noncontributing

Of the 137 resources recorded in the 1991 nomination update, 118 remain in this inventory. Two additional resources are located within the previously nominated area that were not recorded in either nomination.

Of the 118 Resources:

Contributing, similar to 1991 conditions – 94 (80%)

Contributing, reclassified from noncontributing due to expanded period of sign. – 9 (8%)

Contributing, reclassified from noncontributing for other reasons – 3 (3%)

Contributing, 1 resource reclassified from a building to an object (#117) – 1 (1%)

Noncontributing, similar to 1991 conditions – 6 (5%)

Noncontributing, altered or replaced since 1986 – 5 (4%)

19 resources recorded in the 1986 nomination have been deleted or reclassified from the 1986 inventory:

Parking/vacant lot, remove from Inventory – 6 (32%)

GONE, vacant - delete from inventory – 13 (78%)

2 resources were reclassified as they were inventoried as part of a larger resource: 2 (9%)

This inventory has added 38 resources. Of these, two were located within the original 1986 district at the time of the nomination but were not recorded.

Contributing, within expanded district – 31 (82%)

Contributing, within expanded district (#153) – 1 (3%)

Noncontributing, within expanded district – 4 (11%)

Noncontributing, built after 1991 – 2 (5%)

This inventory has added 8 additional site numbers to resources that were recorded in the previous nominations as single resources: #49, Saipan Apartments; Letchworth Apartments, #61-67. One resource previously listed as two resources was combined under a single resource number (#125)

Note: 21st Street S was renamed Richard Arrington Jr. Boulevard in 2001.

16 resources (11%) listed in the 1991 expansion have been demolished as follows (numbers are from the 1991 expansion nomination.):

Resource #9; demolished, site being redeveloped for a high-rise apartment

Resource #26; demolished, site vacant

Resource #33; resources #33, 77-79 demolished and replaced by Chick-Fil-A restaurant

Resource #36

Resource #43; demolished, site vacant

Resource #44; demolished, site vacant

Resource #45; demolished, site vacant

Resource #59 burned and was torn down; the site is now vacant

Resource #65; demolished, site vacant

Resource #77; resources #33, 77-79 demolished and replaced by Chick-Fil-A restaurant

Resource #78; resources #33, 77-79 demolished and replaced by Chick-Fil-A restaurant

Resource #79; resources #33, 77-79 demolished and replaced by Chick-Fil-A restaurant

Resource #100; demolished, site vacant

Resource #106; resources #106-108 demolished and replaced with a single noncontributing building

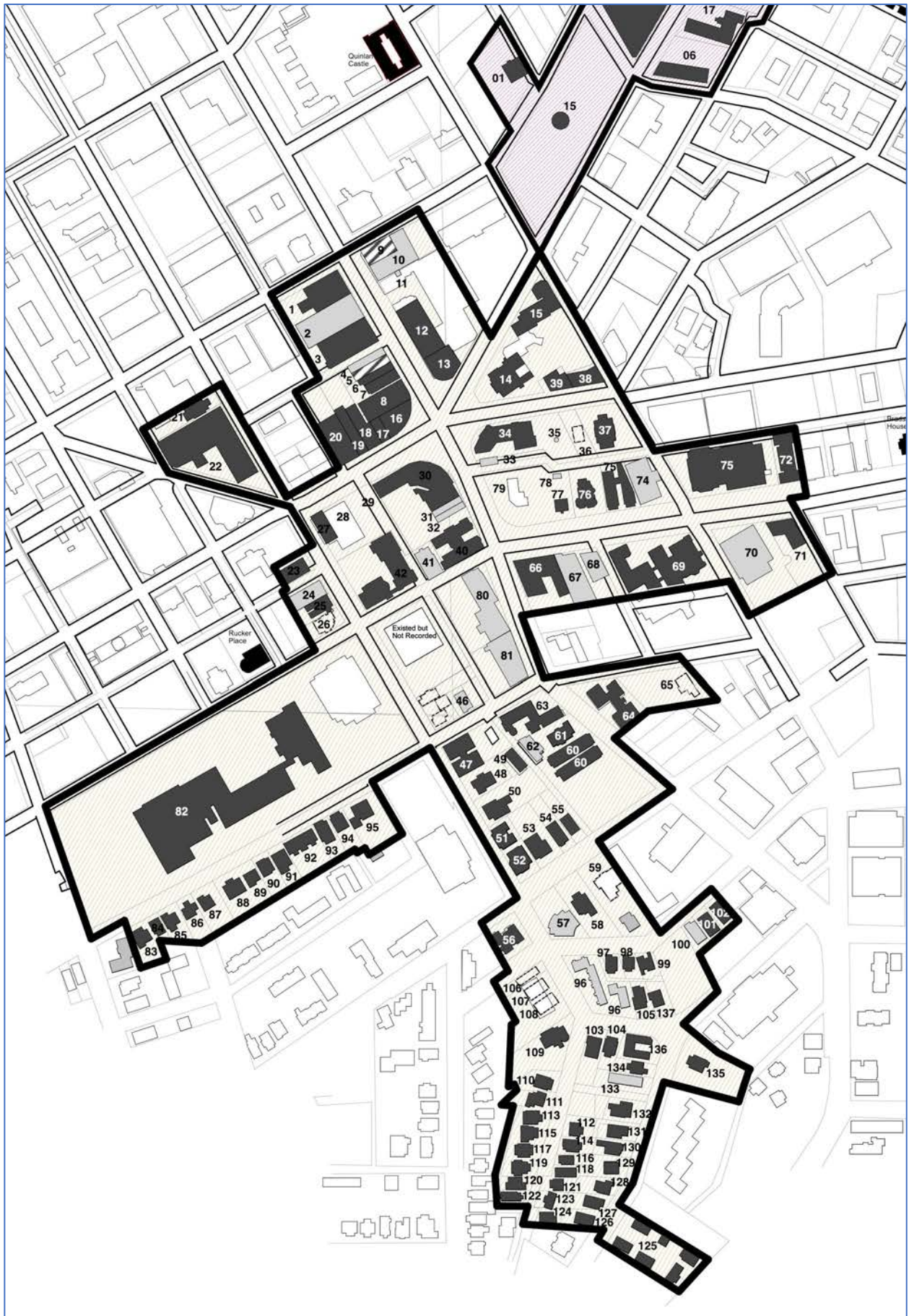
Resource #107; resources #106-108 demolished and replaced with a single noncontributing building

Resource #108; resources #106-108 demolished and replaced with a single noncontributing building

Resource #3 was substantially demolished and replaced by a high-rise hotel; portions of the Art Deco façade remain.

Recommendation: The nomination will be current with the 2019 revisions.

Five Points South Historic District – Current, As Listed in 1991



Five Points South Historic District – Proposed, as Pending in 2019



8) Fourth Avenue Historic District

Listed 1982

Period of Significance: circa 1908-1941

As listed: 24 Resources (20 Contributing; 4 Noncontributing; 1 of the contributing resources was previously individually listed in the NRHP)

4 acres



Fourth Avenue Historic District, General Views

From the National Register nomination:

Located just north of Birmingham's central business district, it includes a three block stretch of 4th Avenue North and the adjacent half blocks south of 4th along 17th and 18th Streets (N).

The National Register nomination's statement of significance reads in part:

The Fourth Avenue Historic District is significant because it is the only surviving remnant of what was once the heart of black Birmingham's social and cultural life (1908-1941). Its buildings evidence the primary force which shaped the district's character: the black community's attempt to fulfill social and cultural needs within the restrictive confines of racial segregation and discrimination.

2019 Evaluation:

3 resources demolished:

Resource #6; Fraternal Hotel (ca. 1926); contributing; replaced by a vacant lot

Resource #22; Suburban Hotel (ca. 1911); contributing replaced by a new building

Resource #23; commercial building (ca. 1913); contributing; replaced by a new building

3 vacant lots #Resources #15, 16, & 17 should be removed from the inventory

1 formerly contributing resource altered and now noncontributing: Resource #14; Famous Theatre, 1717 4th Avenue N (ca. 1928)

Recommendation: The district nomination should be updated to reflect changes that have occurred within the district and to update its period of significance per the National Register 50-year evaluation criteria.

Fourth Avenue Historic District, Current as Listed in 1982

Note: Red number and green outline are part of the Civil Rights Historic District that overlaps this district



Fourth Avenue Historic District, as Proposed

Note: Red number and green outline are part of the Civil Rights Historic District that overlaps this district



9) Heaviest Corner on Earth Historic District

Listed 1985

Period of Significance: circa 1903-1913

As listed: 19 Resources (4 Contributing; 0 Noncontributing; 3 of the contributing resources were previously individually listed in the NRHP)

3.4 acres



Heaviest Corner on Earth Historic District, General Views

From the National Register nomination:

The district consists of four early steel-framed skyscrapers located on the four corners of the early major intersection of the city. The two earlier buildings—The Woodward and the Brown-Marx—are commercial-style structures, which sit diagonally across the intersection from each other on the Southwest and Northeast corners, respectively. The two later buildings—The First National Bank Building-John A. Hand and the Empire Building—are elegant towers, extravagantly decorated with marble and glazed terra cotta in Neo-classical motifs.

The National Register nomination's statement of significance reads in part:

Criterion C: "The Heaviest Corner on Earth" is a rare and perhaps unique concentration of four steelframe skyscrapers constructed between 1902 and 1913. Individually distinguished for their design and associations, the buildings – which sit on the four corners of the city's first major intersection – as a group are of regional, or possibly national, significance.

Criterion A: As a collection the buildings are unsurpassed in their documentation of Birmingham's major development phase when the capacity of local furnaces to manufacture steel in quantities from local raw materials led to the growth that dramatically changed the vertical scale of the existing Victorian city and made Birmingham the largest city in the state. Each of the buildings is associated with major industrial and commercial enterprises that shaped the city.

2019 Evaluation:

The district is unchanged from the conditions described in the National Register nomination.

14 acres



48

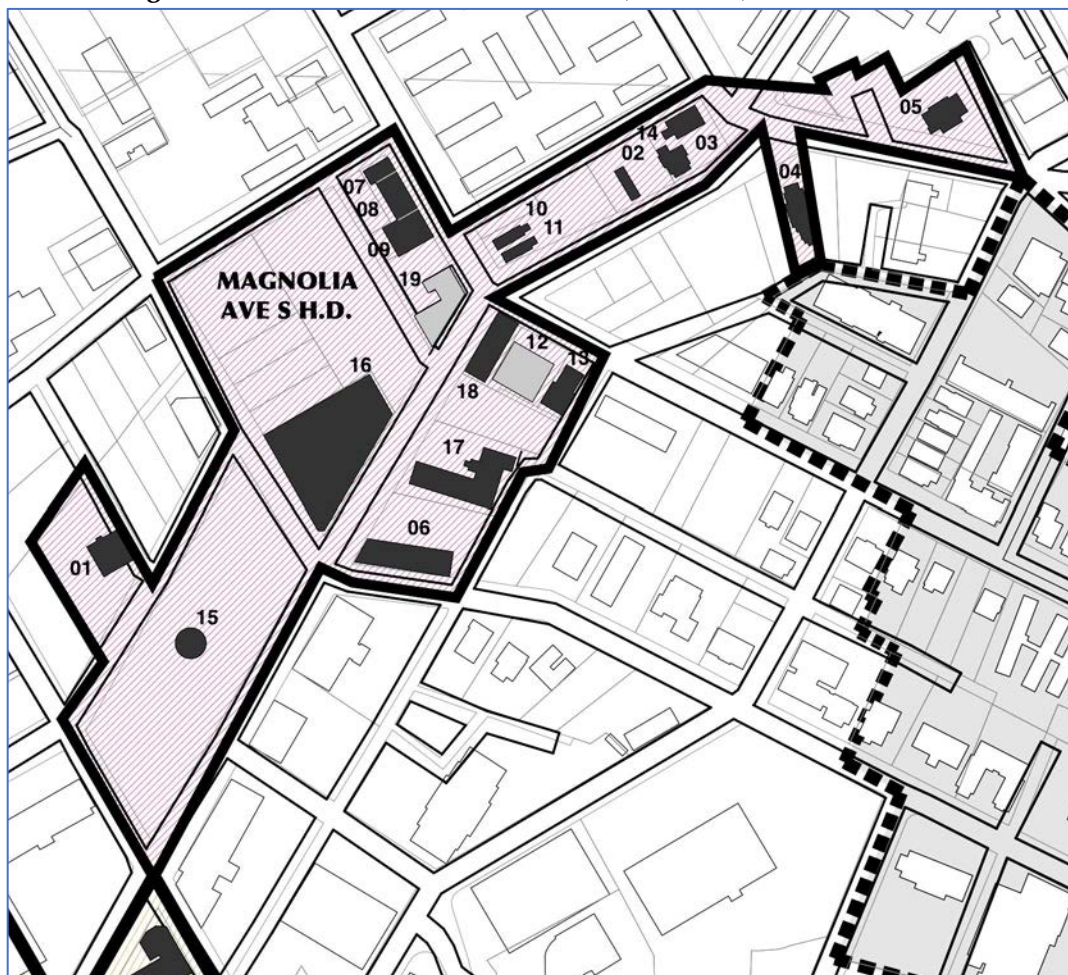
The Magnolia Avenue South Historic District is locally significant under National Register criterion A in the area of community planning & development as it illustrates the transitioning of a small portion of the Southside neighborhood from a predominantly residential area in the late 19th century to an area of mixed uses that included residential, light industrial, office, and retail in the early to mid 20th century. The district is also locally significant under criterion C for its representative examples of late-19th to early 20th century residential and early to mid-20th century commercial architecture.

2019 Evaluation:

The district is unchanged from the conditions described in the National Register nomination.

Recommendation: The nomination meets the current National Register program, requirements and is current.

Magnolia Avenue South Historic District, Current, as Listed in 2018



11) Morris Avenue/First Avenue Historic District

Listed 1973; revised nomination 1985; 1 resource reclassified from noncontributing to contributing in 1986

Period of Significance: circa 1885-1930

As listed: 86 Resources (63 Contributing; 23 Noncontributing; 17 of the non-contributing resources are parking or vacant lots)

9 acres



Morris Avenue/First Avenue Historic District, General Views

From the National Register nomination:

The Morris Avenue/First Avenue North Historic District includes the 2000-2400 blocks of Morris Avenue and the 2100-2500 blocks of First Avenue North. Morris Avenue is located immediately north of the city's railroad lines and runs parallel to them. First Avenue North is immediately north of Morris Avenue; the south side of the 2300 and 2400 blocks have their backs on Morris Avenue.

The National Register nomination's statement of significance reads in part:

Commerce: The Morris Avenue/First Avenue North Historic District is significant as Birmingham's oldest and most important warehouse and jobbing district. Developing in two stages, the initial phase began immediately parallel northward of the city's lifeline, its rail system. Development here began c. 1885 and continued until c. 1920, with the heaviest construction occurring between 1885 and 1910. Such business concerns as wholesale grain and feed, wholesale groceries and produce, wagons, buggies, and junk were the norm. There were also two telegraph offices used to transmit food orders around the world. By 1893, this warehouse development began its second stage by moving immediately eastward on Morris Avenue and northward to First Avenue North. Construction of these generally larger warehouses continued until c. 1930 and included similar business interests. Included were dry goods, candy, furniture, meats and groceries in addition to realty and railroad offices. With relatively few intrusions, the district has retained its integrity as Birmingham's most significant warehouse and jobbing district.

Architecture: The Morris Avenue/First Avenue North Historic District is significant architecturally as a warehouse and wholesale district of large utilitarian structures that clearly express their function with large open spaces, orientation to transportation, and restrained architectural ornamentation reflecting the evolution of taste from the 19th into early 20th century. The district clearly and thoroughly documents the architectural and historical development of warehouses in Birmingham. The late 19th-century structures along Morris Avenue near 20th Street (the city's main artery) are smaller brick load-bearing buildings with individual windows punched through facades modeled with ornamental brickwork. As development spread east from 20th and north from the railroad tracks in the early

20th century, the brick structures assumed a larger scale, with many three and four stories tall, up to 75 feet wide, and running through the entire block from First Avenue to Morris. Facades are much flatter, with a stylized decorative treatment using geometric figures and modified-gable and flat parapet roof lines that contrast with the more classical cornice motifs of the earlier buildings. Huge steel sash windows express the frame construction of some of the latter buildings and their functional purpose of admitting as much light as possible into the building interior.

2019 Evaluation:

The rear portion of Resource #50, 2413-2415 1st Ave. N, contributes to the streetscape along Morris Ave. and should be reclassified accordingly.

1 new noncontributing building has been constructed at 21059-2117 Morris Avenue.

Recommendation: The district nomination should be updated to reflect changes that have occurred within the district and to update its period of significance per the National Register 50-year evaluation criteria.

Morris Avenue/First Avenue, Current, as Listed in 1985



12) North Lakeview Industrial Historic District

Listed 2016

Period of Significance: 1927-1951

23 Resources (19 Contributing; 3 Noncontributing; 1 resources was previously listed individually in the NRHP)

16 acres



General Views of North Lakeview Industrial H.D.

The North Lakeview Industrial Historic District is located south of the railroad reservation and is generally bounded to the west by 28th Street S, the north by 2nd Avenue S, the east by 32nd Street S, and the south by 3rd Avenue South.

The National Register nomination's statement of significance reads in part:

This District is being nominated to the National Register as of statewide significance on the basis of Criterion A, Commerce, based on its directed development as the site of both expanded existing and newly attracted businesses in order to diversify and support Birmingham's economic life, and Criterion C, Architecture, based on its extant collection of light industrial and commercial buildings reflecting the evolution of material and stylistic developments from the 1920s up until the emerging Modernism of the mid-20th century.

2019 Evaluation:

The district is unchanged from the conditions described in the National Register nomination.

Recommendation: The nomination meets the current National Register program, requirements and is current.

North Lakeview Industrial Historic District, Current, as Listed in 2016



13) Sloss Furnaces National Historic Landmark

Listed 1972, 1978

Recorded by the Historic American Engineering Record 1976

Period of Significance circa 1875-1949

Resource Count Not Available

16.5 acres



General Views of Sloss Furnace

The National Register nomination's statement of significance reads in part:

The national importance of the Sloss Blast Furnaces is multifaceted. The structures are, first, outstandingly symbolic of post-Civil War efforts to industrialize the South and of the intense economic competition that existed between the predominantly agrarian section and the already industrialized North. Noted southern industrialist James Withers Sloss erected the original furnaces on this site in 1881-82, and just 2

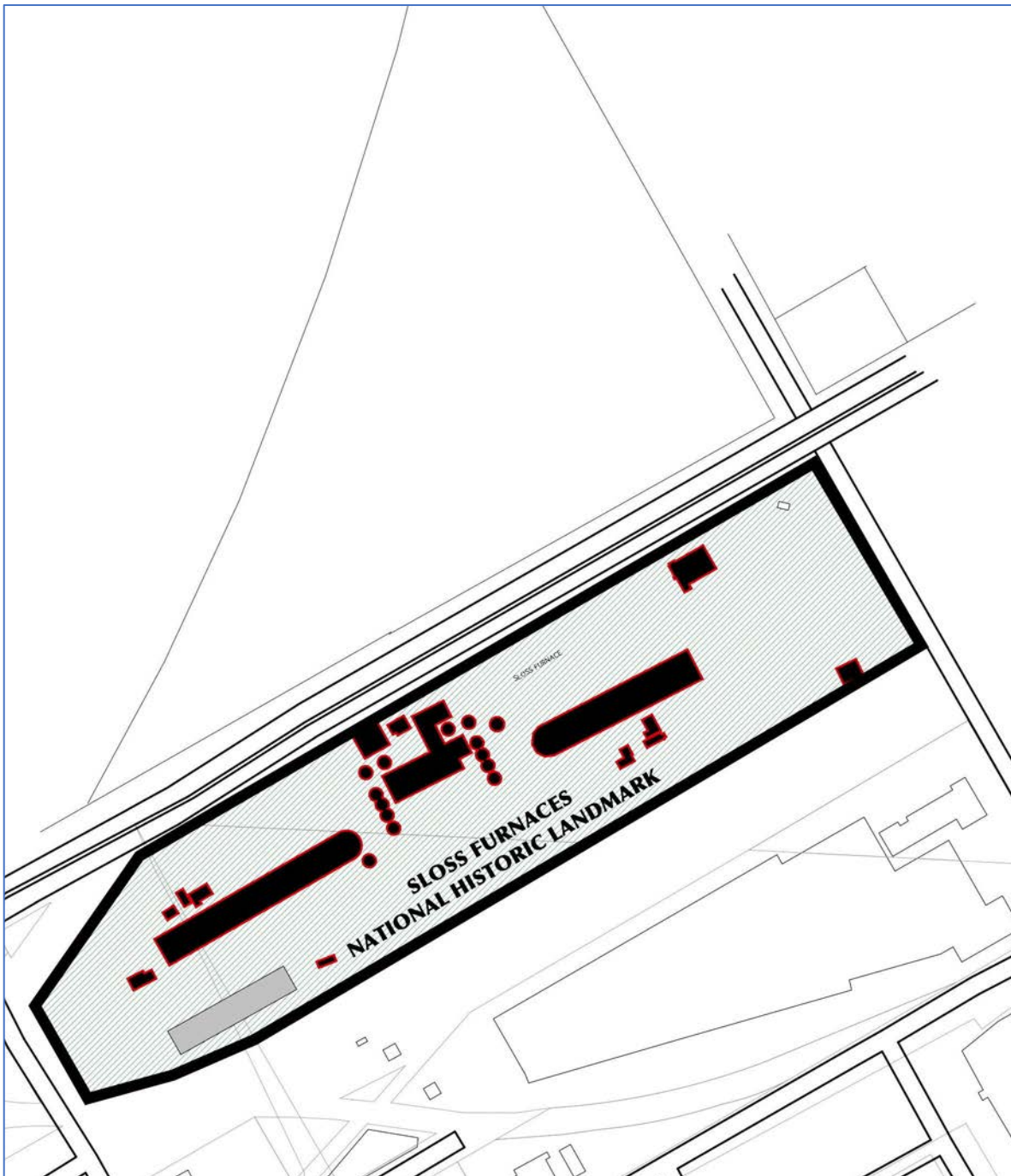
years later, says distinguished scholar c. Vann Woodward, "during the depression of 1884 and 1885 Southern iron made its first successful invasion into the Northeastern market. This precipitated a hard-fought struggle for sectional dominance in the iron industry that was almost as much discussed as that between Northern and Southern cotton mills. This competition manifest itself particularly in regional freight-rate differentials and in the "Pittsburgh Plus" basing point pricing system which in the early 20th century, says economic historian George W. Stocking, "tended to retard the South's production and consumption of iron and steel and thus directly and indirectly retarded the South's industrialization. This industrial retardation was subsequently reflected in the continued regionalistic character of national social and economic development.

Second, the Sloss Furnaces are especially representative of Alabama's early-20th-century preeminence in pig iron and cast-iron pipe production and, according to Historic American Engineering Record historian Gary B. Kulik, indicative of "the pace and extent of technological change in the Southern pig iron industry."

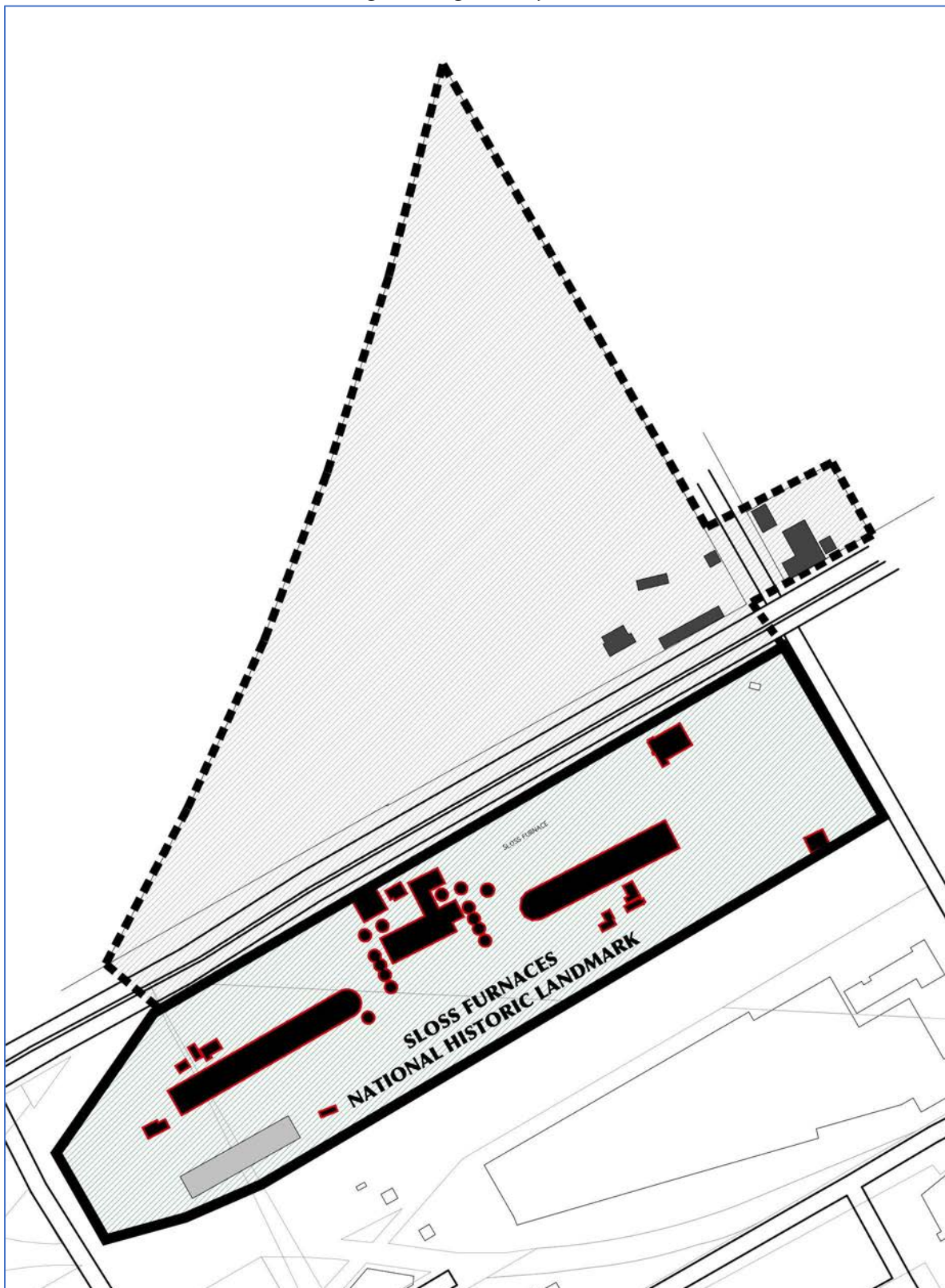
Most of this work was performed by blacks, and therein lies the third facet of the property's significance. The experience of these laborers at the Sloss Furnaces typifies that of many blacks in the postbellum South. "At the end of the Civil War," says Woodward, "Negro artisans are said to have outnumbered white by five to one," yet "they made up only a small proportion of the labor force in most crafts by 1890

2019 Evaluation: Sloss Furnaces is operated by the City of Birmingham as a historic site that maintains and interprets the resources that were designated as part of the National Historic Landmark District. There are adjacent resources to the north of the site that are not part of the existing designation but that appear to be eligible for listing in the National Register.

Sloss Furnaces National Historic Landmark Historic District, Current



Sloss Furnaces National Historic Landmark Historic District,
National Register Eligible Adjacent Resources



14) Southside Historic District

Listed 2005

Period of Significance circa 1890s to 1954

121 Resources (93 Contributing; 28 Noncontributing)

100 acres



General Views of Southside H. D

The Southside-Lakeview Historic District is located to the south and east of the Automotive Historic District and is roughly bounded to the west by 22nd Street S, the north by 4th Avenue N, the east by 32nd Street S, and the south by Clairmont Avenue. The Red Mountain Expressway bisects the district.

The National Register nomination's statement of significance reads in part:

The Southside Historic District is significant under Criterion A, Commerce, for its documentation 1902 1954 of one of Birmingham's most diverse mixed-use commercial, automotive, and light industrial areas. With a wide variety of specialty neighborhood-based stores and services, it catered to residents who lived either in the District or adjacent to it. At the same time, larger commercial, automotive, and industrial businesses built in Southside, providing it with a much broader economic base.

The Southside Historic District is significant under Criterion A, Social History, for its documentation of a racially, ethnically, and economically mixed Birmingham neighborhood (c. 1890s 1954). Prior to passage of the City's 1926 Zoning Plan, a loose informal residential pattern developed in Southside where whites and blacks lived on blocks and streets that were physically integrated. In 1926, however, the City zoned the entire city. Residential areas that were to remain residential were strictly segregated by race. Other residential areas, like Southside, were zoned for

new commercial and light industrial use so that, from 1926 1960s, most low income housing was razed. The District provides excellent documentation of this physical shift where, prior to 1926, white middle class residences, businesses, churches, and schools, were constructed immediately adjacent to, or within blocks of, African American residences, churches, and schools. After 1926, no new residences were built, and no new churches or schools were built for whites. However, many commercial or light industrial structures were constructed, and several African American churches or schools were reconstructed or refaced.

The Southside Historic District is significant for its excellent examples of vernacular, some well-articulated, commercial, industrial, religious, residential, and educational architecture from c. 1890s 1954. Four structures were designed by important white and African American architects...

2019 Evaluation:

Of the contributing resources, three had been individually listed previously.

- Resource #1. Lakeview Elementary School/now Martin Advertising. 2800 University Boulevard. (1901, 1909; c. 1950s; c. 1988) Gym added in c. 1950s.
- Resource #109. Exclusive Furniture Store Building and Avon Theatre. Corner 7th Avenue and 29th Street South. (1926).
- Resource #112. Manchester Terrace. 720-728 29th Street South. (1927).

Reclassify as Contributing:

- Resource #52
- Resource #110

The architectural integrity of the portion of the district east of the Red Mountain Expressway has suffered considerably in recent years, especially the area above 7th Avenue South, where numerous resources have been demolished to allow for large scale residential complexes. Notable among the lost resources are the W. C. Davis School (Resource #106, ca. 1949). If the present trends continue, large areas of this district will eventually be compromised to the degree that these areas will no longer remain eligible for the National Register. There is a large area adjacent to the northeast of the district that appears to be eligible for the National Register as an expansion of the district. Most of resources in this area one story mid-20th century commercial buildings.

Resources #3 (Contributing) and #4 (Contributing) have been demolished and replaced by a new multi-family residential building. Their loss and the visual intrusion of the new building have effectively "orphaned" Resource #2.

Resource #37 (Contributing). Demolished. Site Vacant.

Resources #75 (Contributing), #77 (Noncontributing), #79 (Contributing), #80 (Contributing), and #108 (Contributing) have been demolished and replaced by a new multi-family residential building.

Resource #103 (Contributing). Demolished. Site Vacant.

Resource #113 (Contributing). Demolished. Site Vacant.

Resource #106. W. C. Davis School, 409-415 29th Street South, ca. 1949. Demolished and being replaced by a new multi-family residential building.

A large multi-family residential building has been constructed on a formerly vacant lot along the south side of 6th Avenue South between 29th and 30th Streets. The visual intrusion of the new building has effectively “orphaned” Resources #81 (Noncontributing) and #82 (Contributing) and suggests a boundary adjustment to delete this entire block.

Recommendation: The district nomination should be updated to reflect changes that have occurred within the district and to update its period of significance per the National Register 50-year evaluation criteria.

Southside Historic District, Current, as Proposed (East)



Southside Historic District, Current, as Proposed (West)



National Register of Historic Places: Potentially Eligible Historic Districts

- 6) City Center Historic District
- 7) Birmingham Warehouse Loop East Historic District
- 8) Southern Research Institute Historic District: Thomas W. Martin Administration Building, Kettering-Meyer Laboratory #1, Kettering-Meyer Laboratory #2
- 9) Southtown Court Historic District
- 10) Sixth Avenue South Industrial Historic District

1) City Center Historic District

National Register eligible study list

Period of Significance: ca. 1925-1976

16 Resources (15 Contributing; 1 Noncontributing)



General Views of City Center H. D

The City centerHistoric District encompasses the municipal and county government complex surrounding Linn Park that are listed in the National Register as part of the Civil Rights Historic District. It expands the area surrounding the Civil Rights district to include additional commercial and governmental buildings that are significant to the historical development of downtown.

The contributing properties in the district would include:

- 1) **Birmingham Fire Department #1** (1971)
- 2) **Birmingham Board of Education Building** (ca. 1955)
- 3) **Birmingham City Hall Parking Deck** (ca. 1950)
- 4) **Birmingham Parking Authority Deck #2** (1976; Renneker, Smith & Kirkwood, architects; Brasfield & Gorrie, general contractors)

2) Birmingham Warehouse Loop East Historic District

National Register eligible study list

Period of Significance: ca. 1925-1965

42 Resources (32 Contributing; 10 Noncontributing)



Top: General Views of Birmingham Warehouse Loop East H. D.

The Birmingham Wholesale Warehouse Loop (East) Historic District is locally significant under National Register criterion A in the area of commerce for its contribution to the early to mid-20th century industrial history of Birmingham. The area developed for wholesale, light manufacturing, and warehouse uses during the industrial booms that occurred in the city during World Wars I and II. Situated adjacent to the city's main rail hub, the area served as an excellent location from which to distribute by truck bulk goods arriving by train throughout the city and region. The district is also locally significant under criterion C for its representative examples of early to mid-20th century warehouse/industrial architecture.

Recommendation: Recent construction and announced plan construction have eroded the integrity of this potential district since fieldwork for this project commenced. Conduct a historic resource survey to further evaluate eligibility.

Birmingham Warehouse Loop East Historic District, Eligibility Map



3) Southern Research Institute Historic District

National Register eligible study list

Period of Significance: 1949-1972

5 Evolutionary Resources (5 Contributing; 0 Noncontributing)

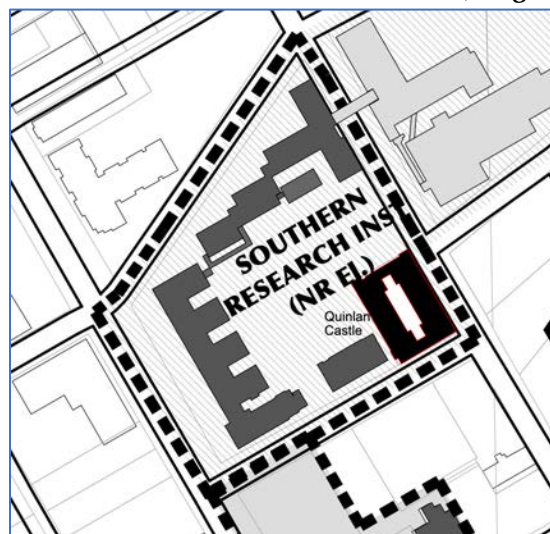


Top: Views of Southern Research Institute; Bottom: Quinlan Castle (NR) on the campus of Southern Research Institute

Southern Research Institute was founded in 1941 as the Alabama Research Institute and was renamed Southern Research Institute in 1944. Originally envisioned as a research facility designed to promote industrial development in the South, it gradually transformed into a major cancer research facility.

Recommendation: Conduct a historic resource survey to further evaluate eligibility.

Southern Research Institute Historic District, Eligibility Map



4) Southtown Court Historic District

National Register eligible study list

Period of Significance: 1941

57 Resources (57 Contributing; 0 Noncontributing)

Southtown Court, developed in 1941 as a 480-unit public housing project with funding from the U.S. Housing Authority, is locally significant under criteria A in the areas of Social History and Ethnic History: Black as an example of a planned low-income housing community that exemplifies the social ideals and planning standards of the federal public housing program. The project was originally constructed as housing for blacks in the segregated period of its construction. The complex is also significant under criterion C in the areas of Community Planning and Design and Architecture as an example of a typical public housing project of the period. The project exemplifies the planning and design principals of the federal housing program. The project was designed by the prominent local architecture firm of Warren, Knight, & Davis.

Recommendation: Southtown Court is scheduled to be razed in its entirety and replaced by a new mixed use development. Appropriate documentation should be completed as part of the Section 106 review of the project.



Views of Southtown Court

Southtown Court Historic District, Eligibility Map



5) Sixth Avenue South Industrial Historic District

National Register eligible study list

Period of Significance: circa 1935 to circa 1955

15 Resources (12 Contributing; 3 Noncontributing)

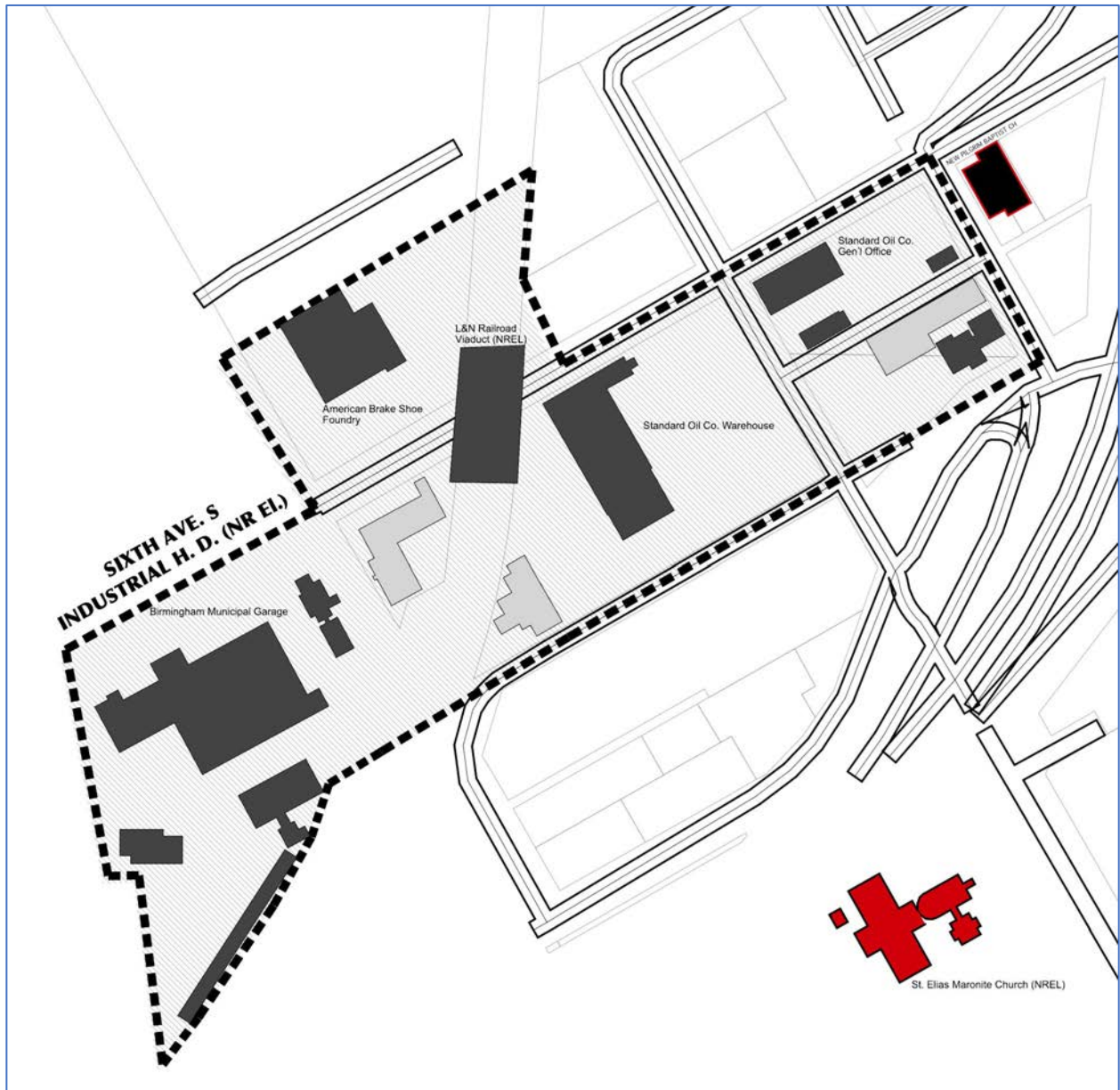
The Sixth Avenue South Industrial Historic District is a small concentration of industrial buildings centered around the intersection of the L&N Railroad Viaduct with 6th Avenue S. Prominent resources within the district include the viaduct (ca. 1935), the former Standard Oil Company General Office (ca. 1935) and Warehouse (ca. 1955), the American Brake Shoe Company Foundry, and the Birmingham Municipal Garage (1953; Charles H. McCauley, architect; J. F. Holley, general contractor) complex.

Recommendation: Conduct a historic resource survey to further evaluate eligibility.



*Left to Right Top: Standard Oil Co. General Office, Standard Oil Co. Warehouse, L&N Railroad Viaduct
Bottom: American Brake Shoe Co. Foundry, Birmingham Municipal Garage*

Sixth Avenue South Industrial Historic District, Eligibility Map





A Vulcan Salute to Some Recently Lost Birmingham Landmarks



Left to Right Top: W. C. Davis School, Southern Freight Depot



Waites Building

Appendix #1

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 needed to be determined eligible. Listing of a property or a district on the National Register does not require property owners to obtain approval for change to their properties unless they are using federal or state funding, licensing or assistance.

National Register Criteria

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, association, and:

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

Exceptions to Criteria

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past fifty years are considered ineligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria, or if they can be categorized as:

- A. a religious property that derives its primary significance from architectural or artistic distinction or historical importance; or
- B. a building or structure that has been removed from its original location but is significant primarily for its architectural value or because it is the surviving structure most importantly associated with a historic person or event; or
- C. a birthplace or grave of a historical figure of outstanding importance when there is no other site or building directly associated with the individual's productive life; or
- D. a cemetery that derives its primary significance either from the graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- E. a reconstructed building that is accurately executed, is located in a suitable environment, is presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same associations has survived; or
- F. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or
- G. a property achieving significance within the last fifty years if it is of exceptional importance.

Benefits of National Register Designation

Misconceptions about National Register listing

- Listing does not require private property owners or local governments to preserve or maintain their properties unless they apply for and accept federal funding or a federal license or permit, a DHEC permit or certification, a preservation tax credit, or a State Historic Preservation Office preservation grant. In some communities, local ordinances may establish protections for historic properties, but these ordinances are established by local governments; they are not part of the National Register program.

- Listing does not guarantee the owners state or federal funds or a low interest loan for renovation.

- Listing does not require the owners to provide public access to the properties.

Listing is used primarily to encourage the preservation of our national heritage. Listing does not burden owners of significant properties. It rewards them.

- 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.

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. This program does not apply to owner-occupied dwellings. All work must comply with the Secretary of the Interior’s Standards for Rehabilitation.

- Alabama Tax Incentives.

25% tax credit – A state tax credit for the rehabilitation of historic income-producing buildings in the amount of 25% of the cost of rehabilitation is available for qualifying expenditures involving National Register-listed properties. This program does not apply to owner-occupied dwellings. All work must comply with the Secretary of the Interior’s Standards for Rehabilitation.

**Adapted from
PRESERVATION TAX INCENTIVES FOR HISTORIC BUILDINGS**

U. S. Department of the Interior National Park Service
Cultural Resources Heritage Preservation Services

Preservation Tax Incentives

Historic buildings are tangible links with the past. They help give a community a sense of identity, stability and orientation. The Federal government encourages the preservation of historic buildings through various means. One of these is the program of Federal tax incentives to support the rehabilitation of historic and older buildings. The Federal Historic Preservation Tax Incentives program is one of the Federal government's most successful and cost effective community revitalization programs. The Preservation Tax Incentives reward private investment in rehabilitating historic properties such as offices, rental housing, and retail stores.

Since 1976, the National Park Service has administered the program in partnership with the Internal Revenue Service and with State Historic Preservation Officers. The tax incentives have spurred the rehabilitation of historic structures of every period, size, style and type. They have been instrumental in preserving the historic places that give cities, towns and rural areas their special character. The tax incentives for preservation attract new private investment to the historic cores of cities and towns. They also generate jobs, enhance property values, and augment revenues for State and local governments through increased property, business and income taxes. The Preservation Tax Incentives also help create moderate and low-income housing in historic buildings. Through this program, abandoned or underused schools, warehouses, factories, churches, retail stores, apartments, hotels, houses, and offices throughout the country have been restored to life in a manner that maintains their historic character.

Current tax incentives for preservation, established by the Tax Reform Act of 1986 (PL 99-514; Internal Revenue Code Section 47 [formerly Section 48 (g) include:

- a 20% tax credit for the certified rehabilitation of certified historic structures.

What Is a Tax Credit?

A tax credit differs from an income tax deduction. An income tax deduction lowers the amount of income subject to taxation. A tax credit, however, lowers the amount of tax owed. In general, a dollar of tax credit reduces the amount of income tax owed by one dollar.

- The 20% rehabilitation tax credit equals 20% of the amount spent in a certified rehabilitation of a certified historic structure.

20% Rehabilitation Tax Credit

The Federal historic preservation tax incentives program (the 20% credit) is jointly administered by the U.S. Department of the Interior and the Department of the Treasury. The National Park Service (NPS) acts on behalf of the Secretary of the Interior, in partnership with the State Historic Preservation Officer (SHPO) in each State. The Internal Revenue Service (IRS) acts on behalf of the Secretary of the Treasury. Certification requests (requests for approval for a taxpayer to receive these benefits)

are made to the National Park Service through the appropriate State Historic Preservation Officer (SHPO; in Alabama, the Alabama Historical Commission). Comments by the SHPO on certification requests are fully considered by the NPS. However, approval of projects undertaken for the 20% tax credit is conveyed only in writing by duly authorized officials of the National Park Service.

The 20% rehabilitation tax credit applies to any project that the Secretary of the Interior designates a certified rehabilitation of a certified historic structure. The 20% credit is available for properties rehabilitated for commercial, industrial, agricultural, or rental residential purposes, but it is not available for properties used exclusively as the owner's private residence.

What is a "certified historic structure?"

A certified historic structure is a building that is listed individually in the National Register of Historic Places —OR— a building that is located in a registered historic district and certified by the National Park Service as contributing to the historic significance of that district. The "structure" must be a building—not a bridge, ship, railroad car, or dam. (A registered historic district is any district listed in the National Register of Historic Places. A State or local historic district may also qualify as a registered historic district if the district and the enabling statute are certified by the Secretary of the Interior.)

Obtaining Certified Historic Structure Status

Owners of buildings within historic districts must complete Part 1 of the Historic Preservation Certification Application—Evaluation of Significance. The owner submits this application to the SHPO. The SHPO reviews the application and forwards it to the NPS with a recommendation for approving or denying the request. The NPS then determines whether the building contributes to the historic district. If so, the building then becomes a "certified historic structure." The NPS bases its decision on the Secretary of the Interior's "Standards for Evaluating Significance within Registered Historic Districts

Buildings individually listed in the National Register of Historic Places are already certified historic structures. Owners of these buildings need not complete the Part 1 application.

Property owners unsure if their building is listed in the National Register or if it is located in a National Register or certified State or local historic district should contact their SHPO.

What if My Building is Not Yet Listed in the National Register?

Owners of buildings that are not yet listed individually in the National Register of Historic Places or located in districts that are not yet registered historic districts may use the Historic Preservation Certification Application, Part 1, to request a preliminary determination of significance from the National Park Service. Such a determination may also be obtained for a building located in a registered historic district but that is outside the period or area of significance of the district. . A preliminary determination of significance allows the owner to proceed with the rehabilitation project while the process of nominating a building or a district continues. Preliminary determinations, however, are not binding. They become final only when the building or the historic district is listed in the National Register or when the district documentation is amended to include additional periods or areas of significance.

What is a "certified rehabilitation?"

The National Park Service must approve, or "certify," all rehabilitation projects seeking the 20% rehabilitation tax credit. A certified rehabilitation is a rehabilitation of a certified historic structure that is approved by the NPS as being consistent with the historic character of the property and, where applicable, the district in which it is located. The NPS assumes that some alteration of the historic building will occur to provide for an efficient use. However, the project must not damage, destroy, or cover materials or features, whether interior or exterior, that help define the building's historic character.

Application Process

Owners seeking certification of rehabilitation work must complete Part 2 of the Historic Preservation Certification Application—Description of Rehabilitation. Long-term lessees may also apply if their lease is 27.5 years for residential property or 39 years for nonresidential property. The owner submits the application to the SHPO. The SHPO provides technical assistance and literature on appropriate rehabilitation treatments, advises owners on their applications, makes site visits when possible, and forwards the application to the NPS, with a recommendation .

The NPS reviews the rehabilitation project for conformance with the "Secretary of the Interior's Standards for Rehabilitation," and issues a certification decision. The entire project is reviewed, including related demolition and new construction, and is certified, or approved, only if the overall rehabilitation project meets the Standards. These Standards appear on page 11 Both the NPS and the IRS strongly encourage owners to apply before they start work.

After the rehabilitation work is completed, the owner submits Part 3 of the Historic Preservation Certification Application—Request for Certification of Completed Work to the SHPO. The SHPO forwards the application to the NPS, with a recommendation as to certification. The NPS then evaluates the completed project against the work proposed in the Part 2—Description of Rehabilitation. Only completed projects that meet the Standards for Rehabilitation are approved as "certified rehabilitations" for purposes of the 20% rehabilitation tax credit.

Processing Fees

The NPS charges a fee for reviewing applications, except where the total rehabilitation cost is under \$20,000. Fees are charged according to a twotiered system: a preliminary fee and a final fee. The preliminary fee is \$250. It covers NPS review of proposed rehabilitation work. The final fee covers NPS review of completed projects. The final fee amount depends on the cost of the rehabilitation, according to the fee schedule below. The preliminary fee is deducted from the final fee. Payment should not be sent until requested by the NPS. The NPS will not issue a certification decision until payment has been received.

Fee	Cost of Rehabilitation
\$500	\$20,000 to \$99,999
\$800	\$100,000 to \$499,999
\$1,500	\$500,000 to \$999,999
\$2,500	\$1,000,000 or more

IRS Requirements

To be eligible for the 20% rehabilitation tax credit, a project must also meet the following basic tax requirements of the Internal Revenue Code:

- The building must be depreciable. That is, it must be used in a trade or business or held for the production of income. It may be used for offices, for commercial, industrial or agricultural enterprises, or for rental housing. It may not serve exclusively as the owner's private residence.
- The rehabilitation must be substantial. That is, during a 24-month period selected by the taxpayer, rehabilitation expenditures must exceed the greater of \$5,000 or the adjusted basis of the building and its structural components. The adjusted basis is generally the purchase price, minus the cost of land, plus improvements already made, minus depreciation already taken. Once the substantial rehabilitation test is met, all qualified expenditures, including those incurred outside of the measuring period, qualify for the credit.
- If the rehabilitation is completed in phases, the same rules apply, except that a 6-month measuring period applies. This phase rule is available only if: (1) there is a set of architectural plans and specifications for all phases of the rehabilitation, and (2) it can reasonably be expected that all phases of the rehabilitation will be completed.
- The property must be placed in service (that is, returned to use) . The rehabilitation tax credit is generally allowed in the taxable year the rehabilitated property is placed in service.
- The building must be a certified historic structure when it is placed in service; if it is not yet a certified historic structure when it is placed in service, the owner must have requested on or before the date that the building was placed in service a determination from the NPS that the building is a certified historic structure, and have a reasonable expectation that the determination will be granted. (This means, generally, for buildings not individually listed in the National Register of Historic Places, that Part 1 of the Historic Preservation Certification Application must have been filed before the building was placed in service.)
- Qualified rehabilitation expenditures include costs associated with the work undertaken on the historic building, as well as architectural and engineering fees, site survey fees, legal expenses, development fees, and other construction-related costs, if such costs are added to the basis of the property and are determined to be reasonable and related to the services performed. They do not include costs of acquiring or furnishing the building, new additions that expand the existing building, new building construction, or parking lots, sidewalks, landscaping, or other facilities related to the building.

Getting Your Project Approved, or "certified"

Tens of thousands of projects have been approved for the historic preservation tax credit. Observing the following points will make approval of your project easier:

- Apply as soon as possible preferably before beginning work. Consult with the SHPO as soon as you can. Read carefully the program application, regulations, and any other information the SHPO supplies. Submit your application early in the project planning. Wait until the project is approved in writing by the NPS before beginning work. Work undertaken prior to approval by the NPS may jeopardize certification. In the case of properties not yet designated certified historic structures, apply before the work is completed and the building placed in service.

- Photograph the building inside and outside—before and after the project. "Before" photographs are especially important. Without them, it may be impossible for the NPS to approve a project.
- Read and follow the "Secretary of the Interior's Standards for Rehabilitation" and the "Guidelines for Rehabilitating Historic Buildings." If you are unsure how they apply to your building, consult with the SHPO or the NPS.
- Once you have applied, alert the SHPO and the NPS to any changes in the project.

Claiming the 20% Rehabilitation Tax Credit

Generally, the tax credit is claimed on IRS form 3468 for the tax year in which the rehabilitated building is placed in service. For phased projects, the tax credit may be claimed before completion of the entire project provided that the substantial rehabilitation test has been met. If a building remains in service throughout the rehabilitation, then the credit may be claimed when the substantial rehabilitation test has been met.

Public Law No: 115-97 (December 22, 2017) now requires that the tax credit be taken in equal installments over a 65-year period.

The IRS requires that the NPS certification of completed work (Application Part 3) be filed with the tax return claiming the tax credit. If final certification has not yet been received when the taxpayer files the tax return claiming the credit, a copy of the first page of the Historic Preservation Certification Application—Part 2 must be filed with the tax return. The copy of the application filed must show evidence that it has been received by either the SHPO or the NPS (date-stamped receipt or other notice is sufficient). If the taxpayer then fails to receive final certification within 30 months after claiming the credit, the taxpayer must agree to extend the period of assessment. If the NPS denies certification to a rehabilitation project, the credit will be disallowed.

Recapture of the Credit

The owner must hold the building for five full years after completing the rehabilitation, or pay back the credit. If the owner disposes of the building within a year after it is placed in service, 100% of the credit is recaptured. For properties held between one and five years, the tax credit recapture amount is reduced by 20% per year.

The NPS or the SHPO may inspect a rehabilitated property at any time during the five-year period. The NPS may revoke certification if work was not done as described in the Historic Preservation Certification Application, or if unapproved alterations were made for up to five years after certification of the rehabilitation. The NPS will notify the IRS of such revocations.

Depreciation

Rehabilitated property is depreciated using the straight-line method over 27.5 years for residential property and over 39 years for nonresidential property. The depreciable basis of the rehabilitated building must be reduced by the full amount of the tax credit claimed.

Rehabilitation Tax Credits: Who Does

What?

The Federal historic preservation tax incentives program is a partnership among the National Park Service (NPS), the State Historic Preservation Officer (SHPO), and the Internal Revenue Service (IRS). Each plays an important role.

SHPO

- Serves as first point of contact for property owners.
- Provides application forms, regulations, and other program information.
- Maintains complete records of the State's buildings and districts listed in the National Register of Historic Places, as well as State and local districts that may qualify as registered historic districts.
- Assists anyone wishing to list a building or a district, in the National Register of Historic Places.
- Provides technical assistance and literature on appropriate rehabilitation treatments.
- Advises owners on their applications and makes site visits on occasion to assist owners.
- Makes certification recommendations to the NPS.

NPS

- Reviews all applications for conformance to the Secretary of the Interior's Standards for Rehabilitation.
- Issues all certification decisions (approvals or denials) in writing.
- Transmits copies of all decisions to the IRS.
- Develops and publishes program regulations, the Secretary of the Interior's Standards for Rehabilitation, the Historic Preservation Certification Application, and information on rehabilitation treatments.

IRS

- Publishes regulations governing which rehabilitation expenses qualify, the time periods for incurring expenses, the tax consequences of certification decisions by NPS, and all other procedural and legal matters concerning both the 20% and the 10% rehabilitation tax credits.
- Answers public inquiries concerning legal and financial aspects of the Rehabilitation Tax Credit program, and publishes the audit guide, Market Segment Specialization Program: Rehabilitation Tax Credit, to assist owners.
- Insures that only parties eligible for the rehabilitation tax credits utilize them.

Passive Activity Limitation

The passive activity limitation provides that losses and credits from "passive" income sources, such as real estate limited partnerships, cannot be used to offset tax liability from "active" sources such as salaries. This passive activity limitation does not apply to:

- Most regular corporations.
- Real estate professionals who materially participate in a real property trade or business and who satisfy eligibility requirements regarding the proportion and amount of time spent in such businesses.

For other taxpayers, two exceptions apply: a general exception and a specific exception for certified rehabilitations.

General Passive Loss Rules

Taxpayers with incomes less than \$100,000 (generally, adjusted gross income with certain modifications) may take up to \$25,000 in losses annually from rental properties. This \$25,000 annual limit on losses is reduced for individuals with incomes between \$100,000 and \$150,000 and eliminated for individuals with incomes over \$150,000.

Passive Credit Exemption

Individuals, including limited partners, with adjusted gross incomes of less than \$200,000 (and, subject to phase out, up to \$250,000) investing in a rehabilitation credit project may use the tax credit to offset the tax owed on up to \$25,000 of income.

This \$25,000 amount is first reduced by losses allowed under the general "passive loss" rule above for taxpayers with incomes less than \$150,000.

At-Risk Rules

Under Internal Revenue Code Section 465, a taxpayer may deduct losses and obtain credits from a real estate investment only to the extent that the taxpayer is "at risk" for the investment. The amount that a taxpayer is "at-risk" is generally the sum of cash or property contributions to the project plus any borrowed money for which the taxpayer is personally liable, including certain borrowed amounts secured by the property used in the project. In addition, in the case of the activity of holding real property, the amount "at-risk" includes qualified non-recourse financing borrowed from certain financial institutions or government entities.

Alternative Minimum Tax

Taxpayers who are not required to pay tax under the regular tax system may still be liable for tax under the alternative minimum tax laws. Alternative minimum taxable income is computed from regular taxable income with certain adjustments and the addition of all appropriate tax preference items.

Nonrefundable credits, such as the rehabilitation tax credit, may not be used to reduce the alternative minimum tax. If a taxpayer cannot use the tax credit because of the alternative minimum tax, the credit can be carried back or forward.

Rehabilitations Involving Governments and Other Tax-Exempt Entities

Property used by governmental bodies, nonprofit organizations, or other tax-exempt entities is not eligible for the rehabilitation tax credit if the tax exempt entity enters into a disqualified lease (as the lessee) for more than 35% of the property. A disqualified lease occurs when:

- Part or all of the property was financed directly or indirectly by an obligation in which the interest is tax-exempt under Internal Revenue Code Section 103(a) and such entity (or related entity) participated in such financing; or,
- Under the lease there is a fixed or determinable, price for purchase or an option to buy which involves such entity (or related entity); or,

- The lease term is in excess of 20 years; or,
- The lease occurs after a sale or lease of the property and the lessee used the property before the sale or lease.

The Secretary of the Interior's Standards for Evaluating Significance Within Registered Historic

Districts

The following Standards govern whether buildings within a historic district contribute to the significance of the district. Owners of buildings that meet these Standards may apply for the 20% rehabilitation tax credit. Buildings within historic districts that meet these Standards cannot qualify for the 10% credit.

1. A building contributing to the historic significance of a district is one which by location, design, setting, materials, workmanship, feeling and association adds to the district's sense of time and place and historical development.
2. A building not contributing to the historic significance of a district is one which does not add to the district's sense of time and place and historical development; or one where the location, design, setting, materials, workmanship, feeling and association have been so altered or have so deteriorated that the overall integrity of the building has been irretrievably lost.
3. Ordinarily buildings that have been built within the past 50 years shall not be considered to contribute to the significance of a district unless a strong justification concerning their historical or architectural merit is given or the historical attributes of the district are considered to be less than 50 years old.

Secretary of the Interior's Standards for Rehabilitation

Rehabilitation projects must meet the following Standards, as interpreted by the National Park Service, to qualify as "certified rehabilitations" eligible for the 20% rehabilitation tax credit. The Standards are applied to projects in a reasonable manner, taking into consideration economic and technical feasibility.

The Standards (36 CFR Part 67) apply to historic buildings of all periods, styles, types, materials, and sizes. They apply to both the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent, or related new construction.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



ALABAMA'S HISTORIC PRESERVATION TAX CREDIT

What is the tax credit?

The 2017 Alabama Historic Rehabilitation Tax Credit is a 25% refundable tax credit available for private homeowners and owners of commercial properties who substantially rehabilitate historic properties that are listed in or eligible for the National Register of Historic Places and are 60 years old or older. The tax credit provides jobs, increases the tax base, and revitalizes existing buildings and infrastructure, while preserving and rehabilitating Alabama's historic properties.

Who can apply?

Taxpayers filing a State of Alabama income tax return or entities exempt from federal income taxation who own title to a building or own a leasehold interest in a building for a term of 39 years or more may apply.

Is there a limit on tax credits?

Tax credits are capped at \$5 million for commercial properties and \$50,000 for residential homes. \$20 million in tax credits are available each tax year from 2018 to 2022. Excess tax credits will be carried forward each year. \$8 million of each year's allocation will be set aside for rural communities for the first six months of the year.

How much must be spent on the rehabilitation?

Eligible costs must exceed 50 percent of the owner's original purchase price or \$25,000, whichever is greater.

What guidelines must be followed?

Work must follow the Secretary of the Interior's Standards for Rehabilitation, which guarantee improvements will maintain a building's historic character and integrity. <http://www.nps.gov/tps/standards/rehabilitation.htm>

What is the application process?

The state tax credit application is a three-step process. The AHC provides technical assistance on application procedures, appropriate rehabilitation work, and will visit properties as needed. The AHC will recommend qualifying projects to the Historic Tax Credit Evaluating Committee who will rank projects in the order they are to receive tax credit reservations.

When should you apply?

Apply early in the planning process. During the application process, the AHC will determine if the building is eligible for the program and if the proposed rehabilitation plan meets the Standards. The only type of work allowed before an application is submitted is related to design or development fees or emergency repairs that protect a building from deterioration. However, this work may not begin more than 6 months prior to making application.

What expenses qualify for the credit?

Repair of exterior materials; repair of structural systems; repair of interior finishes like floors, walls, and ceilings; upgrades to HVAC, electrical, and plumbing; and architectural, engineering, and land surveying fees.

What expenses do not qualify for the credit?

Acquisition costs (including interest and taxes), realtor fees, personal labor by the owner, furnishings/appliances, new lighting and plumbing fixtures, cabinetry, countertops, additions, sales and marketing costs, energy efficiency measures related to insulation in frame walls, and landscaping or site work outside the footprint of the qualified building.

How do you take the tax credit?

Applicants must report progress of the project at 18 months and 36 months of receiving the reservation, and the project must be complete within 60 months. At the end of a project, owners submit a final application providing information on the completed project. If work complies with the Standards and all other requirements are met, the AHC issues a Tax Credit Certificate. Owners claim the tax credit in the tax year in which the building is placed in service. The credit is transferable only one time. Any unused portion of the tax credit is refundable.

For application materials and more information, visit
<http://ahc.alabama.gov/alabamarehabtaxcredits.aspx> or contact Taylor Stewart
at 334.230.2643 / Taylor.Stewart@ahc.alabama.gov



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AD VALOREM ASSESSMENT FOR HISTORIC BUILDINGS

OVERVIEW

Code of Alabama Section 40-8-1

All historic buildings and sites, regardless of use, are assessed as Class III property in the state of Alabama. The Class III assessment rate is 10 percent. Historic buildings and sites are defined as buildings or structures i) determined eligible by the State Historic Preservation Officer for listing in 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. Owners must inform the revenue commissioner that their building is historic.

Use an AD VALOREM ASSESSMENT FOR HISTORIC BUILDINGS ELIGIBILITY APPLICATION to request a determination of eligibility as an historic building for the ad valorem reduction. The Alabama Historical Commission will verify if a property contributes to an existing National Register historic district or if a property is potentially eligible for listing in the National Register of Historic Places (NRHP). To be considered eligible, a property must meet National Register Criteria for Evaluation, which considers age, integrity, and significance. Note: determination that a property is eligible for listing in the NRHP as part of the Ad Valorem Assessment process is not the same as it being formally listed in the NRHP.

The Alabama Historical Commission reviews complete applications within a thirty-day period and issues decisions in the form of a letter to the owner. Digital copies of letters will be emailed to the owner when possible. These letters may be taken to the county revenue commissioner to request reassessment of historic property.

COMPLIANCE WITH 36 CFR 61

David B. Schneider

Mr. Schneider meets the requirements of Professional Qualifications A, History, and C, Architectural History:

A: Master of Arts Degree, History, Middle Tennessee State University, 1981; 38 years of professional experience in research, writing, and interpretation of local and regional history, including: 38 years as a full and part time historical consultant; 1 year as Director of the Berkeley County Historical Society Museum, a local history museum; 5 years as the Executive Director of the Historic Preservation Trust of Lancaster County (PA); 4 years as Executive Director of the Historic Beaufort Foundation (SC); and 4 years as Executive Director/Senior Director for Preservation Services of the Alabama Trust for Historic Preservation (two county-wide and one statewide non-profit historic preservation organizations).

C: Master of Arts Degree, History (primary emphasis in Historic Preservation), Middle Tennessee State University, 1981; 38 years of professional experience in historic preservation planning and administration including extensive experience with historic district surveys, registration, ordinances, and design review. In addition, Mr. Schneider has been involved with the rehabilitation of more than three hundred historic structures, including extensive rehabilitation design.



Jeremy Gray , "How Birmingham's iconic Terminal Station was lost to a wrecking ball in 1969," al.com, October 17, 2018.