

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Inventory—Nomination Form

For NPS use only

received MAY 7 1986

date entered JUN 5 1986

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections**1. Name**

historic Pinehurst Historic District

and/or common

**2. Location**street & number 215 & 305 17th Ave., 1-28 Pinehurst Drive,  
6-9 North Pinehurst Drive NA not for publication

city, town Tuscaloosa NA vicinity of congressional district 7

state Alabama code 01 county Tuscaloosa code 125

**3. Classification**

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	NA	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input checked="" type="checkbox"/> other:

**4. Owner of Property**

name Multiple owners

street &amp; number

city, town \_\_\_\_\_ vicinity of \_\_\_\_\_ state \_\_\_\_\_

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Tuscaloosa County Courthouse

street &amp; number 714 Greensboro Avenue

city, town Tuscaloosa state Alabama

**6. Representation in Existing Surveys**title Alabama Inventory has this property been determined eligible? ☐ yes ☒ nodate 1970-present ☐ federal ☒ state ☐ county ☐ local

depository for survey records Alabama Historical Commission

city, town Montgomery state Alabama

## 7. Description

### Condition

☒ excellent  
☐ good  
☐ fair

☐ deteriorated  
☐ ruins  
☐ unexposed

### Check one

☒ unaltered  
☒ altered

### Check one

☒ original site  
☐ moved date \_\_\_\_\_

### Describe the present and original (if known) physical appearance

Pinehurst is located on a wooded slope overlooking a natural ravine. The principal street (Pinehurst Drive) is a curved cul-de-sac which follows the natural contour of the terrain. Intersecting the west side of the cul-de-sac is a short, straight street (N. Pinehurst Dr.) running from the western-most boundary of the district to Pinehurst Drive. Important features are original stone piers flanking either side of the entry street and a stone retaining wall and a sidewalk along the west side of the cul-de-sac.

The houses are located on well landscaped lots primarily situated on the west side of Pinehurst Drive. Most of the homes are among Tuscaloosa's most impressive and exhibit good examples of Tudor, Spanish, Colonial Revival, Prairie School and English Cottage style architecture. The majority of the houses are two-story brick or frame. The earliest homes are located on the west side of the cul-de-sac, and the newer houses are found at the intersection of N. Pinehurst Dr. and the cul-de-sac and on the northwest corner of the district.

Total Contributing Properties: 17



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National Park Service

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BUILDINGS WHICH DO CONTRIBUTE TO THE CHARACTER OF THE PINEHURST HISTORIC DISTRICT

1. 1 Pinehurst Dr. (Fitts House): 1915; Prairie School, two story brick flanked on either side by a one story porch and a porte cochere, hipped tile roof over main block, one story, slant roofed porch across entire facade, decorative ceramic tiles embedded into concrete frieze; former home of lumberman and banker William F. Fitts.
2. 2 Pinehurst Dr. (Foster House): 1919; Tudor, two story stucco, gable roof w/ cross gable extension over end bay, small one story gabled portico over central entry, one story flat roofed garage addition.
3. 3 Pinehurst Dr. (Alston House): 1916; two story stone and shingle, pyramidal roof w/ cross gable dormer, slant roofed, one story, partially enclosed porch across entire facade; home of Alstons, prominent local banking family.
4. 5 Pinehurst Dr. (Foster House): 1927; two story stucco, gable roof w/ cross gable projecting end bay, one story slant roof over porch.
5. 7 Pinehurst Dr. (Blair House): 1910; two story stone and stucco, gable roof, one story pedimented portico supported by stone piers; home of Frank Blair original Pinehurst financier.
6. 9 Pinehurst Dr. (Kay House): 1907; two story brick flanked on either side by open porches each of which is topped w/ balustrade, flat roofed hood w/ balcony above over entry; former home of Edgar Kay, Dean of School of Engineering, University of Alabama.
8. 15 Pinehurst Dr.: 1910; two story stone w/ Prairie School features, recent (1967) two-story side addition, bracketed hood over entry topped w/ balcony; former home of Thoe Klitske, head of university art department.
9. 16 Pinehurst Dr.: 1915; two story stucco, gable roof, one story hip roofed side addition, bracketed, hipped hood over entrance.
10. 17 Pinehurst Dr.: 1922; William L. Welton, architect, two story English bond brick, hipped roof, two story side wing, one story carport, one story portico over recessed fanlighted entry.
11. 18 Pinehurst Dr. (Bingham House): 1919; Tudor, two story frame and stucco, gable roof w/ cross gable projecting bay, bracketed slant hood over entry.
12. 19 Pinehurst Dr.: 1918; C. M. Ayres, Jr., architect, two story brick and frame w/ English Cottage influence.

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16. 24 Pinehurst Dr. (Goldstein House): 1933; C. M. Ayres, Jr., architect, Spanish Revival, two story stucco w/ one story side wing, hipped roof over two story section, gable roof over one story wing.
17. 26 Pinehurst Dr.: 1922; two story frame and stucco, gable roof w/ cross gable dormers over end bays, one story front porch w/ slant roof across entire facade, recessed entry, one story enclosed side porch.
18. 25 Pinehurst Dr.: c 1925; English Cottage, one story brick, hipped roof w/ cross gable projecting end bay, front chimney, arched hood over entry.
19. 305 17th Ave.: 1926; two story brick, hipped tile roof w/ center dormer, one story flat roofed side wing, one story hip roofed carport, one story cross gable porch across entire facade of center block.
20. 27 Pinehurst: 1932; Tudor, two story brick and stucco, gable roof w/ cross gable projecting end bay, one story slant roofed porch over entry.
21. 28 Pinehurst: 1908; Shingle Style, two story wood shingle duplex, bracketed hipped roof w/ four dormers, enclosed one story side porch, one story gabled front porch; former home of Sam Pizitz, owner of Pizitz Department stores.

BUILDINGS WHICH DO NOT CONTRIBUTE TO THE CHARACTER OF THE PINEHURST HISTORIC DISTRICT

7. 11 Pinehurst Dr.: 1965; one story stucco, hipped roof, flat roofed portico, fanlighted entry.
13. 20 Pinehurst Dr.: 1953; one story stucco, flat roof, hexagonal projecting central bay.
14. 21 Pinehurst Dr.: 1952; one story cottage, gable roof, pedimented portico.
15. 22 Pinehurst Dr.: 1978; Harry Harring, architect, one-and-a-half story brick, gable roof w/ cross gable dormers, recessed entry.
22. 215 17th Ave.: c 1945; one story asbestos siding, gable roof w/ projecting end bay.
23. 6 N. Pinehurst Dr. (Goodson House): 1941; H. Goodson, architect, one story frame, gable roof w/ cross gable projecting center bay flanked on either side by screened porches, former home of Howard Goodson, head of university art department.

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24. 7 N. Pinehurst Dr.: 1940; one story frame, gable roof.
25. 8 N. Pinehurst Dr.: 1940; one story frame and aluminum siding, gable roof.
26. 9 N. Pinehurst Dr.: 1940; two story frame, gable roof, one story gable roofed wing.

## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input checked="" type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800–1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1908–1935 Builder/Architect NA

### Statement of Significance (in one paragraph)

#### Architecture-Criterion C

Pinehurst (1908–1935) was Tuscaloosa's first affluent housing development and exhibits a collection of the city's best residential architecture dating from the early 20th century. Architectural styles include the city's premier examples of Tudor, Spanish, Colonial Revival, Prairie School and English Cottage. Some of the houses were designed by prominent local architects C. W. Ayers and Harry Harring. One house was designed by Birmingham architect William Welton.

#### Community Planning-Criterion C

Pinehurst (1908–1935) is Tuscaloosa's earliest garden landscaped residential area, predating two other similar neighborhoods in the city. Pinehurst was designed as an exclusive residential area for the affluent and incorporates many of the features popularized by the garden landscaped residential suburb movement. Important features of this movement included in Pinehurst are a landscape design that relates to the topography, natural plantings, curvilinear streets (represented here by a cul-de-sac), lack of fences, and barriers to through traffic.

#### Education/Commerce-Criterion B

Pinehurst, which was developed as an elite residential area, is significant for its associations with some of Tuscaloosa's leading citizens. Among them are University of Alabama President Richard Foster (1895–1941), of the School of Engineering, Edgar B. Kay (1860–1931), two members of the Art Department, Howard Goodson and Theo Klitzke, and Dr. G. Adams, professor of geology. Other residents have included outstanding representatives of Tuscaloosa's business community. Examples of these are Frank Blair, original Pinehurst development financier, Sam Pizitz (1902–1982), owner of Tuscaloosa's Pizitz Department stores; and bankers William Fitts (1863–1950) and S. F. Alston (1859–1922).

## 9. Major Bibliographical References

See continuation sheet.

## 10. Geographical Data

Acreage of nominated property 12.5

Quadrangle name Tuscaloosa

Quadrangle scale 1:24000

### UTM References

A 

1	6
4	4
7	9
2	10

3	6
7	4
7	1
10	10

B 

1	6
4	4
7	9
2	10

3	6
7	5
0	1
10	10

C 

1	6
4	4
8	1
2	10

3	6
7	5
0	5
10	10

D 

1	6
4	4
8	0
2	10

3	6
7	4
6	8
0	10

E 



F 



G 



H 



### Verbal boundary description and justification

Bounded roughly on the south by University Boulevard, on the east by Pinehurst Drive, and on the north and west by 17th Avenue.

### List all states and counties for properties overlapping state or county boundaries

state	NA	code	county	code
-------	----	------	--------	------

state	code	county	code
-------	------	--------	------

## 11. Form Prepared By

name/title Betsy Tierce Hayslip (Heritage Commission of Tuscaloosa County)  
Tom Dolan, Architectural Historian

organization Alabama Historical Commission

date October 1985

street & number 725 Monroe Street

telephone 205 261-3184

city or town Montgomery

state Alabama

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☐ state ☒ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title State Historic Preservation Officer

date 4-24-86

For NPS use only

I hereby certify that this property is included in the National Register

Keeper of the National Register

date 6/5/86

Attest:

date

Chief of Registration



**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
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Page 1

Historical Summary

The properties included in the Pinehurst Historic District were originally deeded on July 16, 1824 to The University of Alabama by the United States Government. The Tuscaloosa and Castle Hill Dairy Farm, incorporated on July 31, 1886, obtained the land from the University. On February 10, 1887, the corporation became known as the Castle Hill Real Estate and Manufacturing Company with the following list of members: J. H. Fitts, George A. Searcy, W. F. Fitts, W. W. Hill, S. F. Alston and Arthur Fitts. On August 9, 1905, President J. H. Fitts of the Castle Hill Real Estate and Manufacturing Company sold the property to C. H. Barnwell for \$4,000.00. On October 28, 1905, Mr. Barnwell sold the property for \$10,000.00 to the Pinehurst Company for residential development. The Pinehurst Company, formed in 1903, had the following officers: Frank Blair, Dean Charles H. Barnwell, Dean Edgar Kay and Joseph Lodge. Local reaction to the proposed residential development labeled the venture a "Wildcat Scheme" and "Blair's Folly".

The problem foreseen by the townspeople was a large ravine (McEachin Bottom, forty feet deep at some points), that stretched through the property. The ravine began at 10th Street and traveled down 17th Avenue to the Black Warrior River. The ravine flooded during heavy thunderstorms causing the adjacent properties to be rough and inaccessible. This ravine also impeded travel between the University of Alabama and downtown Tuscaloosa. From 1840 to 1912 several different solutions were used to bridge the gap. The first connector was a wooden bridge. Increased traffic necessitated the use of a streetcar system that circumvented the ravine; this method lasted until 1887. In this year, the Tuscaloosa Coal, Iron and Land Company, with the Belt Railway, built a trestle over the ravine and a dummy line extended from downtown Tuscaloosa to The University of Alabama. After 1912, the City of Tuscaloosa joined with others and placed a culvert system in the ravine for drainage, then leveled the southern portion of the ravine with dirt. University Boulevard (Broad Street) became an uninterrupted pedestrian and vehicle street and Pinehurst properties became suitable for residential subdivision. The taming of the ravine, an engineering feat, remains as a monument to the innovativeness of Tuscaloosa's urban pioneers. A portion of the ravine can be seen between Pinehurst and Caplewood Drives covered with wisteria, wild flowers and trees.

The problem of the ravine is long forgotten. Today Pinehurst residences retain its attractive atmosphere of architecturally significant homes with beautifully maintained landscaped yards.

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National Park Service

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Page 2

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THESES

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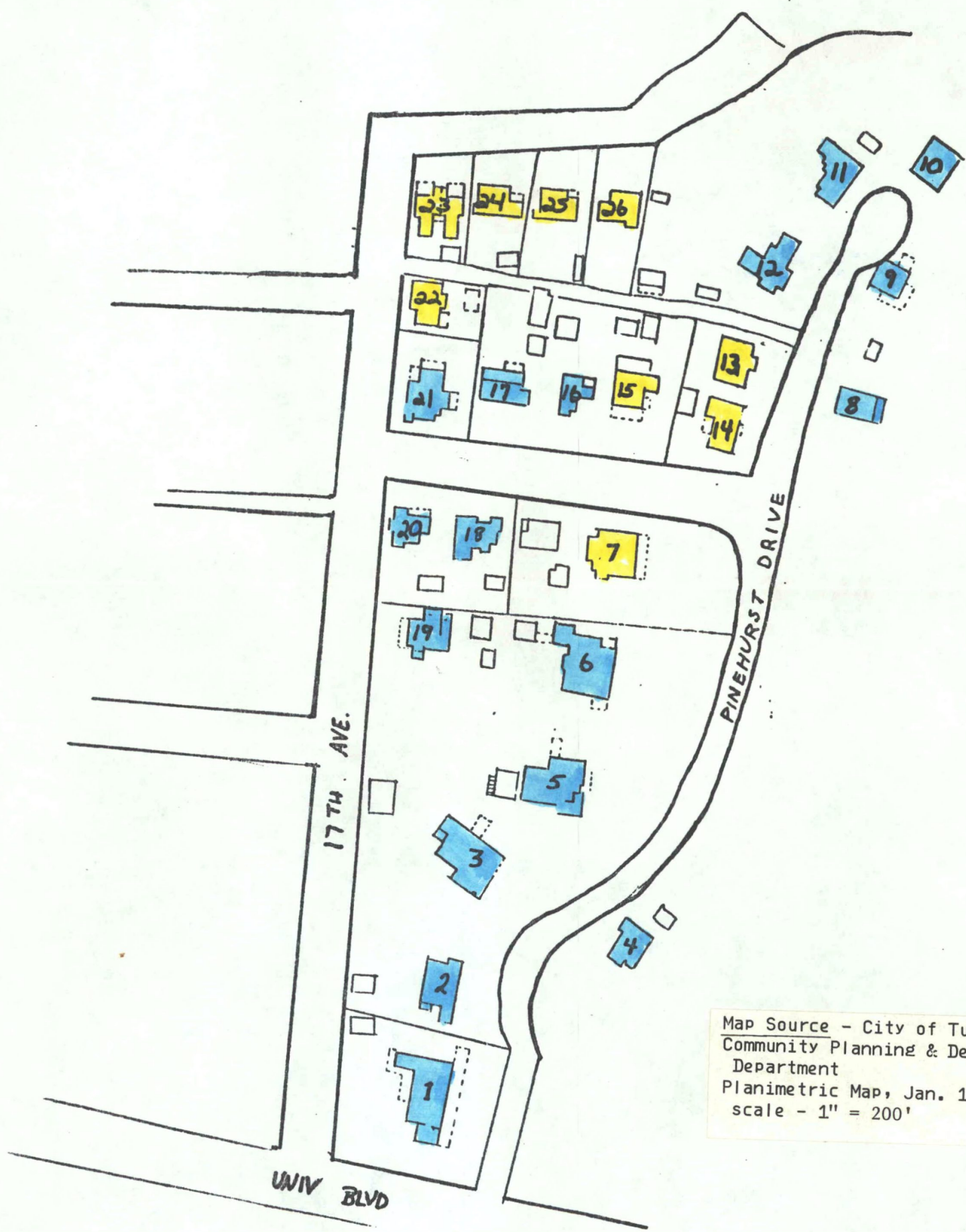
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Map Source - City of Tuscaloosa  
 Community Planning & Development  
 Department  
 Planimetric Map, Jan. 1982  
 scale - 1" = 200'

- Contributing
- Non Contributing



NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Pinehurst Historic District  
Tuscaloosa County  
ALABAMA

Substantive Review

- ☐ resubmission  
☐ nomination by person or local government  
☐ owner objection  
☐ appeal

Working No. \_\_\_\_\_  
Fed. Reg. Date: MAY 7 1986  
Date Due: 6/5/86 - 6/21/86  
Action: ACCEPT 6-5-86  
RETURN  
REJECT  
Federal Agency: \_\_\_\_\_

Substantive Review: ☐ sample ☐ request ☐ appeal ☒ NR decision

Reviewer's comments:

#D contains series of  
excellent examples of planned  
designed architecture w/in early  
suburban context - context a  
little weak,

Recom./Criteria Accept A, C  
Reviewer AScheldge  
Discipline Arch Hist  
Date 6/4/86  
\_\_\_\_\_ see continuation sheet

Nomination returned for: \_\_\_\_\_ technical corrections cited below  
\_\_\_\_\_ substantive reasons discussed below

with city, but enough there to  
make the case - no B - indiv  
contrib not justified  
under policy 50 of 5/13/86,  
Bldg # 20-26 would be  
Contributing

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? ☐ yes ☐ no

7. Description

Condition	Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed	
	<input type="checkbox"/> unaltered	
	<input type="checkbox"/> altered	

Describe the present and original (if known) physical appearance

- ☐ summary paragraph  
☐ completeness  
☐ clarity  
☐ alterations/integrity  
☐ dates  
☐ boundary selection

---

## 8. Significance

Period      Areas of Significance—Check and justify below

Specific dates

Builder/Architect

Statement of Significance (*in one paragraph*)

- ☐ summary paragraph
- ☐ completeness
- ☐ clarity
- ☐ applicable criteria
- ☐ justification of areas checked
- ☐ relating significance to the resource
- ☐ context
- ☐ relationship of integrity to significance
- ☐ justification of exception
- ☐ other

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## 9. Major Bibliographical References

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## 10. Geographical Data

Acreage of nominated property \_\_\_\_\_

Quadrangle name \_\_\_\_\_

UTM References \_\_\_\_\_

Verbal boundary description and justification \_\_\_\_\_

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## 11. Form Prepared By

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## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

\_\_\_\_ national      \_\_\_\_ state      \_\_\_\_ local

State Historic Preservation Officer signature

title                      date

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## 13. Other

- ☐ Maps
- ☐ Photographs
- ☐ Other

Questions concerning this nomination may be directed to \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_ Phone: \_\_\_\_\_



Pinehurst Historic District  
Pinehurst Streetscape  
Tuscaloosa, Alabama, Tuscaloosa County

Tom Dolan, 1985  
Alabama Historical Commission

Looking west from Pinehurst Drive toward  
17th Avenue

Photo number: 1





Pinehurst Historic District  
Pinehurst Streetscape  
Tuscaloosa, Alabama, Tuscaloosa County

Tom Dolan, 1985  
Alabama Historical Commission

Looking south along Pinehurst Drive

Photo number: 2



3  
Pinehurst Historic District  
305 17th Avenue  
Tuscaloosa, Alabama, Tuscaloosa County

Shirley Qualls, 4/86  
Alabama Historical Commission

Looking S.E.

Photo number: 3



4  
Pinehurst Historic District  
Alston House, 3 Pinehurst Drive  
Tuscaloosa, Alabama, Tuscaloosa County

Shirley Qualls, 4/86  
Alabama Historical Commission

Looking N.W.

Photo number: 4



65  
Pinehurst Historic District  
Bingham House, 18 Pinehurst Drive  
Tuscaloosa, Alabama, Tuscaloosa County

Shirley Qualls, 4/86  
Alabama Historical Commission

Looking N.W.

Photo number: 5





26  
Pinehurst Historic District  
28 Pinehurst Drive  
Tuscaloosa, Alabama, Tuscaloosa County

Shirley Qualls, 4/86  
Alabama Historical Commission

Looking N.E.

Photo number: 6



7  
Pinehurst Historic District  
Streetscape  
Tuscaloosa, Alabama, Tuscaloosa County

Shirley Qualls, 4/86  
Alabama Historical Commission

Looking S. along Pinehurst Drive

Photo number: 7



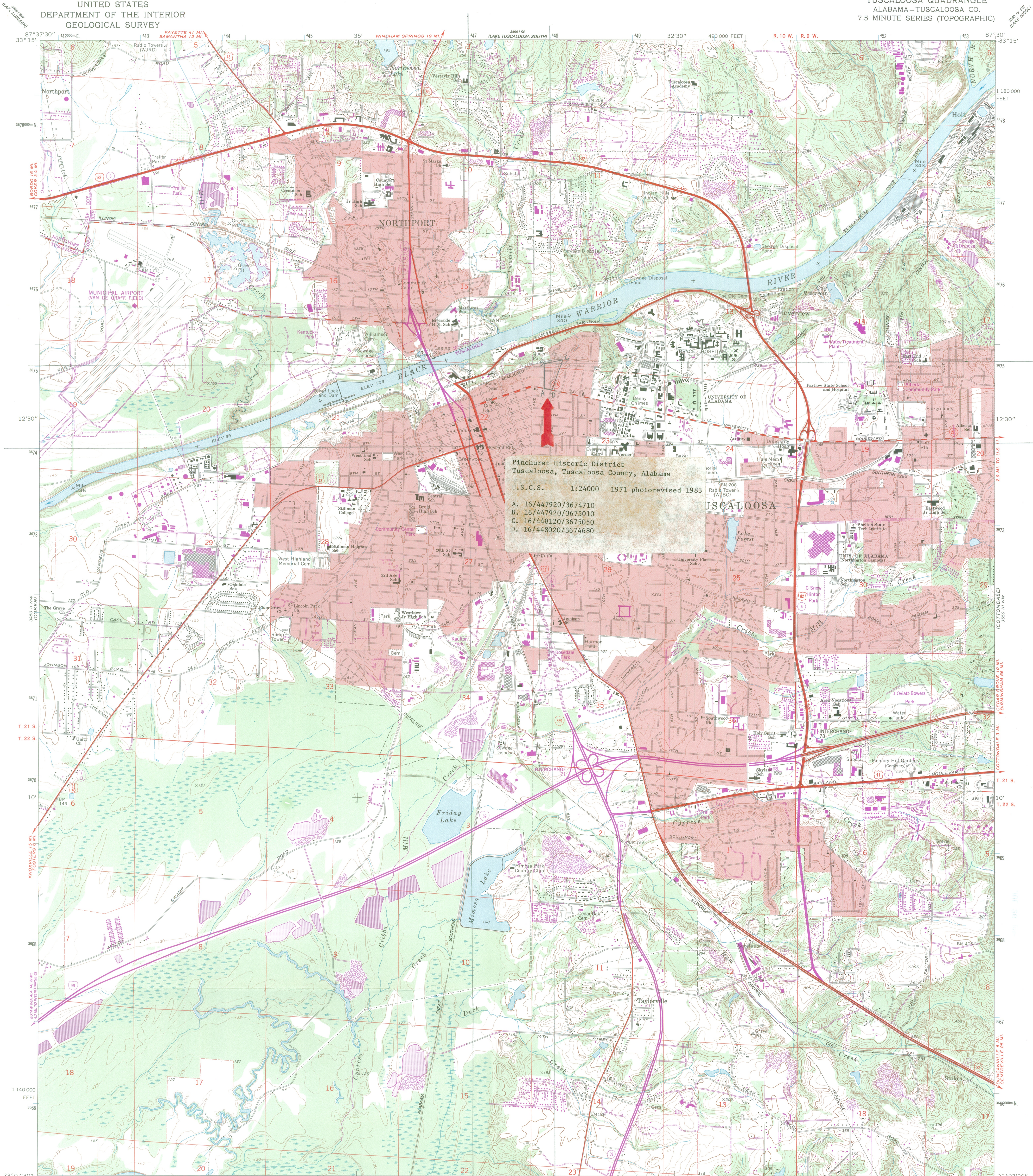
Pinehurst Historic District  
Streetscape  
Tuscaloosa, Alabama, Tuscaloosa County

Shirley Qualls, 4/86  
Alabama Historical Commission

Looking E. along N. Pinehurst Drive

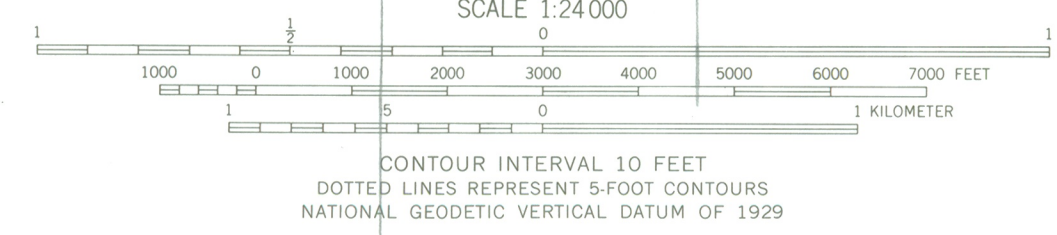
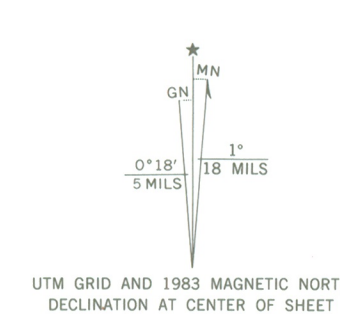
Photo number: 8





Pinehurst Historic District  
Tuscaloosa, Tuscaloosa County, Alabama  
U.S.G.S. 1:24000 1971 photorevised 1983  
A. 16/447920/3674710  
B. 16/447920/3675010  
C. 16/448120/3675050  
D. 16/448020/3674680

Mapped, edited, and published by the Geological Survey  
Control by USGS and NOS/NOAA  
Topography by photogrammetric methods from aerial photographs  
taken 1966. Field checked 1971  
Polyconic projection. 10,000-foot grid ticks based on Alabama  
coordinate system, west zone. 1000-meter Universal Transverse  
Mercator grid ticks, zone 16, shown in blue. 1927 North  
American Datum. To place on the predicted North American  
Datum 1983 move the projection lines 11 meters south  
and 1 meter east as shown by dashed corner ticks  
Fine red dashed lines indicate selected fence and field lines where  
generally visible on aerial photographs. This information is unchecked  
Red tint indicates areas in which only landmark buildings are shown  
Revisions shown in purple and woodland compiled from aerial  
photographs taken 1981 and other sources. This information  
not field checked. Map edited 1983



CONTOUR INTERVAL 10 FEET  
DOTTED LINES REPRESENT 5-FOOT CONTOURS  
NATIONAL GEODETIC VERTICAL DATUM OF 1929



ROAD CLASSIFICATION  
Primary highway, hard surface  
Secondary highway, hard surface  
Light-duty road, hard or improved surface  
Unimproved road  
Interstate Route  
U. S. Route  
State Route

TUSCALOOSA, ALA.  
33087-B5-TF-024  
1971  
PHOTOREVISED 1983  
DMA 3450 II NE—SERIES 7844

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U. S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



ALABAMA  
HISTORICAL COMMISSION

JUL 26 1987

RECEIVED