

**ALABAMA REGISTER OF LANDMARKS AND
HERITAGE
NOMINATION FORM**

1. NAME LaGarde Properties
 McMillian Terrace Apartments
 LaGarde Apartments
 Berry Manor



2. LOCATION Adjoining
 McMillian Terrace Apartments
 912 Coleman Road
 Anniston, AL 36207

 LaGarde Apartments
 1524 East Tenth Street
 Anniston, AL 36207

 Berry Manor
 1525 East Ninth Street
 Anniston, AL 36207

3. CLASSIFICATION

- A. Category – Building
- B. Ownership – Private
- C. Status – Occupied
- D. Accessible – Yes
- E. Present Use – Rental

4. OWNERS OF PROPERTY

Braxton Harris
24 Sunset Drive
Anniston, AL 36207
(256) 236-4830

Jack Wallach
161 Honeysuckle Trail
Anniston, AL 36207
(256) 240-9642

5. FLOOR PLAN & SITE PLAN (See attached)

6. DESCRIPTION

- A. Condition - Good
- B. Altered – Original roll-out windows were replaced with aluminum frames in LaGarde Apartments and some in McMillian Terrace in 1986. Also, radiator heating units were replaced with stand-alone wall heat and air conditioning in McMillian Terrace and central heat and air conditioning in LaGarde Apartments during 1985-1986.
- C. Original Site – not moved
- D. Written Description

This 3.7 acre, 67 unit, three-building apartment complex is in remarkably good shape, considering that the first of these structures was built over sixty years ago near the beginning of World War II with minimal maintenance through all these years. Its endurance attests to its functional design and solid construction. LaGarde Properties sit near the base of the mountain, adjacent to Tenth Street, which as served as the main thoroughfare for inhabitants of the Choccolocco Valley east of the downtown Anniston business district. The pleasant grassy landscape gently slopes to the street with many majestic trees and mature native shrubs, edging the buildings' fronts and sidewalks. A swimming pool centrally located on the back side of all apartments affords a community-style atmosphere where residents congregate for socializing and relaxing. In keeping with the original simplistic design, the present owners are undergoing a meticulous renovation project of repairing concrete cracks, painting, replacing missing tiles, repainting vacant apartments and making repairs as tenants move, grooming the grounds and installing landscape lighting. Presently, the occupancy rate is high, with only one empty apartment, which demonstrates the popularity of this complex as a comfortable, safe, friendly environment with its own unique identity.

McMillian Terrace, designed by architect Matthew N. Tardy of Gadsden, built in 1942, is the oldest of the three structures. It is comprised of 24 units for a total of 26,974 square feet. Each apartment has a living room, kitchen, dining room, bedroom (s) and three-fixture restroom (s). The unit mix is detailed below:

Number	Type	Size	Total Area S/F
7	Studio	810	5,670
8	1 BR/1 BA	998	7,984
4	2 BR/2 BA	1,230	4,920
5	3 BR/2 BA	1,680	8,400

The building elements are as follows:

- Stories – three full ones, with garages, narrow for Model-T automobiles, on the back side, which would make a total of four
- Foundation – poured concrete
- Interior framing or structural system – poured concrete
- Exterior wall material – painted finished concrete
- Interior wall treatment – painted finished concrete
- Porches – Front entrance – 54' x 5'10." The front has a total of five other porches with window-paned wood doors of the following dimensions: two 4'x 5'3," one 5' x 4,' one 7' x 3,' and one 5' x 2.9."The back side of the building has three porches with these measurements: 4' 4" x 3'6," 12' 8" x 3' 8," and 5' x 2' 6." In addition, there are one covered and two uncovered sun decks. One apartment has a roof-top patio.
- Number of bays – front – 28, side 16
- Roof type and covering – flat, center pitched with clay shingles rubber, tire & gravel
- Chimneys – one
- Roof trim – Block above roof level, level below outside wall concrete
- Doors – Front framed with Art Deco style square glass blocks on the sides and top of door, period light fixtures on both sides and wrought railing with a terra cotta tile floor. Other doors are wood with glass panes on the upper half.
- Windows – Galvanized with metal roll outs. There are a total of 55 on the front, 35 on the right, 18 on the left and 101 on the back.

- Interior features – One apartment has a mantle with a fireplace and 12’ ceilings. The interior door and window trim consists of wood trim. Two trash chutes descend all floors. Seven open string stairways with wrought iron railings give each unit two outdoor accesses, one front and one back.
- Ceiling finish – Finished concrete/dropped acoustical tile
- Flooring – Concrete
Floor covers are mostly carpet in the living/bedroom areas, tile or linoleum in the kitchen and ceramic and vinyl in the bathrooms. The porches have some terra cotta tile, while the others are concrete. Stairways are 8 x 8 asphalt steps.
- Hardware or mechanical systems -The original lighting fixtures are utilitarian incandescent bulbs. The door knobs and hinges are brass, while the locks are cylinder Yale. The heating systems that remain are wall units with heat pumps. As noted previously, the original radiators have been replaced.

LaGarde Apartments were designed by Anniston architect Richard Boines and completed in 1946. The building consists of multi-stories (three stories on various levels due to topography). The total square footage is 33,558 square feet, of which 30, 820 square feet is rentable space. There are a total of 23 units, with each having a living room, kitchen, dining room, bedroom(s) and three-fixture restroom(s). The unit mix is as follows:

Number	Type	Size	S/F Total Area
3	Studio	810	2,430
5	1 BR/1 BA	998	4,990
4	2 BR/2BA	1,230	4,920
11	3 BR/2 BA	1,680	18,480

Elements are as follows:

- Stories – Two, three, two, which flow with the land
- Foundation – Poured concrete
- Interior framing or structural system – Poured concrete
- Exterior wall material – Painted finished concrete
- Interior wall treatment – Painted finished concrete

- Porches – There are 12 porches, including six on the front with the following measurements: three 4' x 6,' one 7' x 7,' one 4' x 7,' the front entrance of 6' x 16,' and one side porch of 3' 10" x 8.' The front door, as McMillian Terrace, is framed with Art Deco style glass cubes, while the porch has curved wrought iron of the same era. In addition, there are three sun decks.
- Number of bays – Front 38, Side - 2
- Roof type and covering – Flat roof with rubber, tire and gravel.
- Chimneys – There are no chimneys, but a shaft from the boiler room which allowed the fumes to escape.
- Roof trim – Block above the roof level. Below the outside wall height.
- Doors – All doors have covered porches and are constructed of wood with paned glass on the top half.
- Windows – Number on front – 93, Sides – 8, Rear – 81 of aluminum construction, which replaced the original roll-out windows in 1986.
- Interior features – The door and window trim is wood, with some base boards made of rubber. There are 11 stairways, giving each unit two accesses, with an open string and wrought iron railings.
- Ceiling finish – Finished concrete/dropped acoustical tile
- Flooring – Concrete
Coverings are primarily carpet in the living/bedroom areas, tile in the kitchen and ceramic and vinyl in the bathrooms.
- Hardware or mechanical systems - The original lighting fixtures are utilitarian incandescent bulbs. The door knobs and hinges are brass, while the locks are cylinder Yale. As noted previously, the original radiators have been replaced with central heat and air.
- Outbuildings – the only outbuilding is the pool storage house, a temporary structure.

Berry Manor, six-story, 20 unit apartments, the newest of the three buildings, was designed by architect, James M. Hoffman, and completed in 1964. The total building area is 34,920 square feet, of which 31,792 square feet is leasable. 3,128 square feet is contained in interior stairways, elevator area and entrance. The 20 apartment units

each have a living room, kitchen, dining room bedrooms and three-
 fixture restrooms. The unit mix is as follows:

Number	Type	Size S/F	Total Area S/F
8	2 BR/2BA	1,290	10,320
1	2 BR/2BA	1,500	1,500
2	2 BR/2BA	1,596	3,192
8	3 BR/2BA	1,810	14,480
1	Penthouse	2,300	2,300

All units are accessible through an interior hallway.

The building elements are as follows:

- Stories – six full
- Foundation – concrete
- Interior framing or structural system – Concrete, with metal door trim.
- Exterior wall material and pattern – Block, poured concrete, rock pebble panel, brick on first floor
- Exterior wall treatment – Simplistic
- Porches – Eight car ports on back with a rubber roof zigzag-shaped porch on the front. A glass door and wall enclose the front lobby.
- Number of bays – Front 5, Sides - 2
- Roof type and covering – Flat, rubber
- Chimneys – none
- Roof trim – flashing
- Doors – The main entrance door is double-glass with a swinging frame. A security code is required after 5:00 PM and on weekends.
- Windows – Front – 41, Sides – 23, Rear – 28
 Type – Aluminum, Trim – Aluminum tubing
- Interior features –
 Mantles – none, Interior door and window trim – metal casings with wooden doors. All floors have emergency enclosed stairways and an elevator. The modern-designed lobby has four large columns, and a stair case with aluminum rails.
- Wall and ceiling finish – Some chair rails are found throughout

the apartments. The baseboards are rubber. The wall material is concrete with some sheet rock and paneling

- Flooring – The floor material varies from terrazzo tile in the lobby to carpet in the apartments, tile in the kitchens and ceramic tile in the bathrooms.
- Hardware or mechanical systems
Lighting – The kitchens have fluorescent panels. The dining rooms have chandeliers, while the other rooms have incandescent bulbs. The building has central heat and air conditioning.
- Alterations and additions – The baked-on enamel orange panels have been painted beige.

7. SIGNIFICANCE

- A. Period – 1900's (World War II, Post World War II, The Cold War)
- B. Areas of Significance – Architecture and Builder
- C. Specific Dates
 - 1942 – Completion of McMillian Terrace Apartments Matthew N. Tardy, Architect
 - 1946 – Completion of LaGarde Apartments, Richard Boinest
 - 1964 – Completion of Berry Manor Apartments, James M. Hoffman, Architect
- D. Architects
 - McMillian Terrace Apartments, Matthew N. Tardy
 - LaGarde Apartments, Richard Boinest
 - Berry Manor Apartments – James M. Hoffman
- E. Statement of Significance

LaGarde Properties are significant because of their architectural design and for the legacy their builder, John B. LaGarde. The first two buildings, McMillian Terrace, completed in 1942, and LaGarde Apartments, completed in 1946, represent architecture of the Art Moderne movement, with Berry Manor's construction in 1964 evolving into form-follows-function design. Their builder, John B. LaGarde, Calhoun County industrialist and civic leader, who passed away in 1999, left an indelible legacy through his philanthropy in historic preservation, humanitarian aid, and natural history education.

The Art Moderne style of architecture began in the Bauhaus movement, which originated in Germany and spread throughout the world as its creators fled political oppression of the Nazis' rise to power and sought new opportunities. McMillian Terrace and LaGarde Apartments reflect many of the features of the Art Moderne style such as asymmetry; flat roofs; cube-like; smooth walls; sleek, streamlined appearance; glass block windows, aluminum and stainless steel window and door trim, steel balustrades, horizontal rows of windows, and little ornamentation. Based on an interview with Pat Potter, daughter of LaGarde Apartments' architect Richard Boinest, her father was influenced by the famous architect Frank Lloyd Wright's "Organic Architecture," as evidence of the harmony of the flow of the building with its natural surroundings so that it becomes part of a united, consistent composition of terrain and building. These buildings are prime examples of the proliferation of the use of concrete in the first decades of the 20th century as ways to create structures that were both strong and fireproof. As a design element, concrete was used in ways that highlight structure and engineering, particularly in the rise of modernist design, as seen in the bold, but artful simplicity of these buildings. The use of concrete as a building material was due to the fact that John B. LaGarde, the builder and owner founded a concrete company, which flourished because of the availability of local limestone aggregate and local cement as raw materials.

Berry Manor's classic modern, utilitarian style reflects the philosophy of architect James Hoffman, Richard Boinest's partner. He subscribed to "form follows function," which states that the shape of a building should be predicated on its intended purpose. Its lobby, with its angular staircase embodies motion, and the incorporation of aluminum and glass gives a sleek, streamline form.

John B. LaGarde, the builder and owner of these buildings lived in McMillian Terrace and on his Piedmont cattle and timber farm throughout his life. His industrious role in this community is unparalleled. The Anniston Museum of Natural History holds a bronze bust of LaGarde at its mammal collection hall that reads, "The scope and magnitude of the Anniston Museum exemplifies the true spirit of this man." In addition to the museum, of which he has been called, "its founding father," his true spirit lives on in LaGarde Park,

the free medical clinic at St. Michael's and All Angels church for those unable to afford health care and the restoration and preservation of St. Michael and All Angels Episcopal Church, which is on the National Register of Historic places.

LaGarde began big game hunting in 1943 and traveled extensively throughout the world collecting trophies. In 1963, he was awarded the Roy Weatherby Big Game Trophy in Las Vegas, being only the second American to achieve the award and was also recognized by Dwight D. Eisenhower with the first "People-to-People" citation for sportsmanship. In 1974 he was inducted into the Hunting Hall of Fame in Memphis, Tennessee. LaGarde was a charter member and past trustee of Game Conservation International, the Shikar-Safari Club International, where he was past president and charter trustee of the Conservation Foundation of the club. Other organizations include the International Grand De la Chasse, a French hunting organization recognizing his expertise as an International Conservationist and big game hunter; life member of Kenya Wildlife Society, whose purposes are conservation and management of game in Kenya, East Africa; and life member of the National Wildlife Federation. Other civic endeavors include past chairman of the Board of Directors at Stringfellow Memorial Hospital and the Anniston Museum of Natural History, the Calhoun County Chamber of Commerce, the National Association of Manufacturers and the YMCA of Calhoun County. His other awards include the Forestry Commission Award for Excellence in multiple use of forest management, Wildlife Conservationist of the Year in 1980 and the W. Kelly Mosely Environmental Award for achievement in wildlife, forestry and related resources. At his own expense, LaGarde also initiated a state chartered waterfowl wildlife refuge. The refuge gives support to conservation of migratory waterfowl. The namesake of LaGarde Properties, John B. LaGarde, was an immense benefactor to and inspiration in this city and county.

Anniston's neighborhoods are typically a blend of many varied styles, with past zoning laws that have not protected its historical architectural integrity. The designation of LaGarde Properties to the Alabama Register of Landmarks and Heritage will help promote civic pride and interest in saving atypical examples, rather than only traditional styles, which are most associated with our past, from deterioration and destruction. The pragmatic, utilitarian concrete

structures merging with the natural Appalachian foothill terrain forged by one who lived and gave in the fullness of life reflect the spirit of the early Twentieth Century and hold a place in our history that should be valued.

8. Major Bibliographical References

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Wikipedia, the free encyclopedia. *Organic Architecture*.
http://en.wikipedia.org/wiki/Organic_Architecture, 10/17/2006.

9. Geographic Data

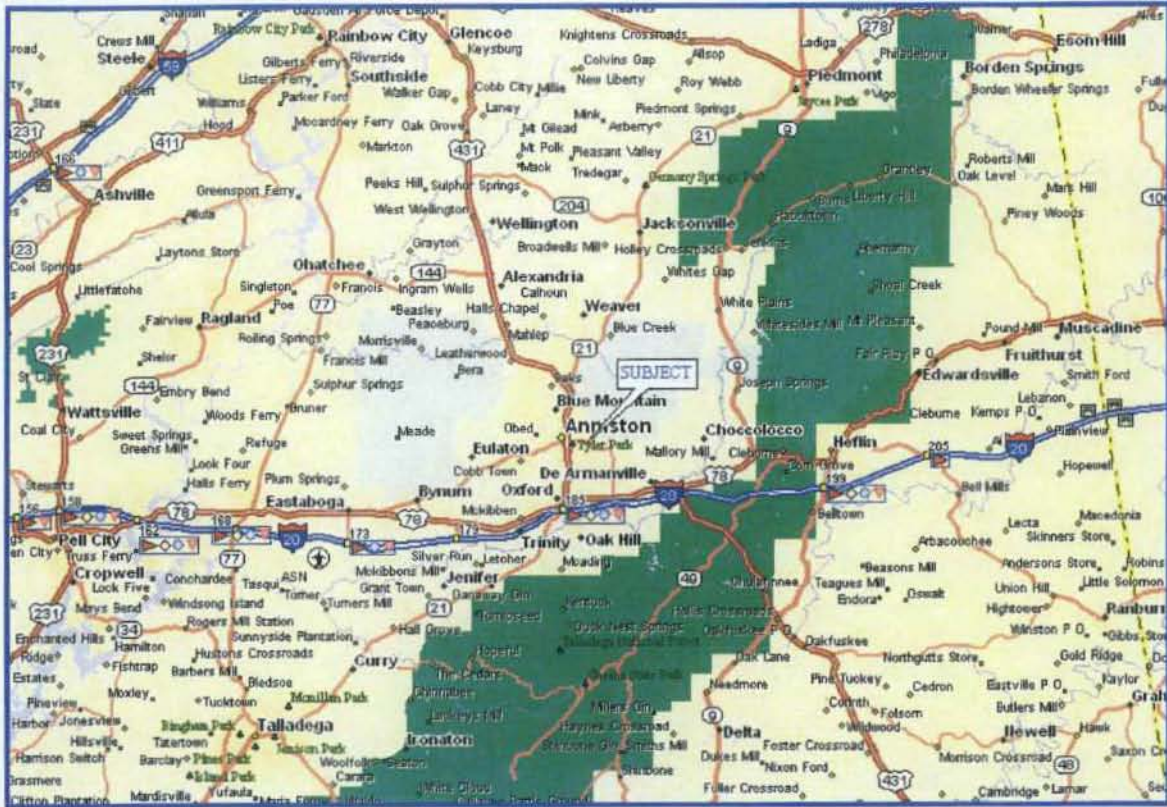
Acreeage of nominated property – 3.60 acres
Quadrangle name – See attachment Legal Description

10. Form Prepared by

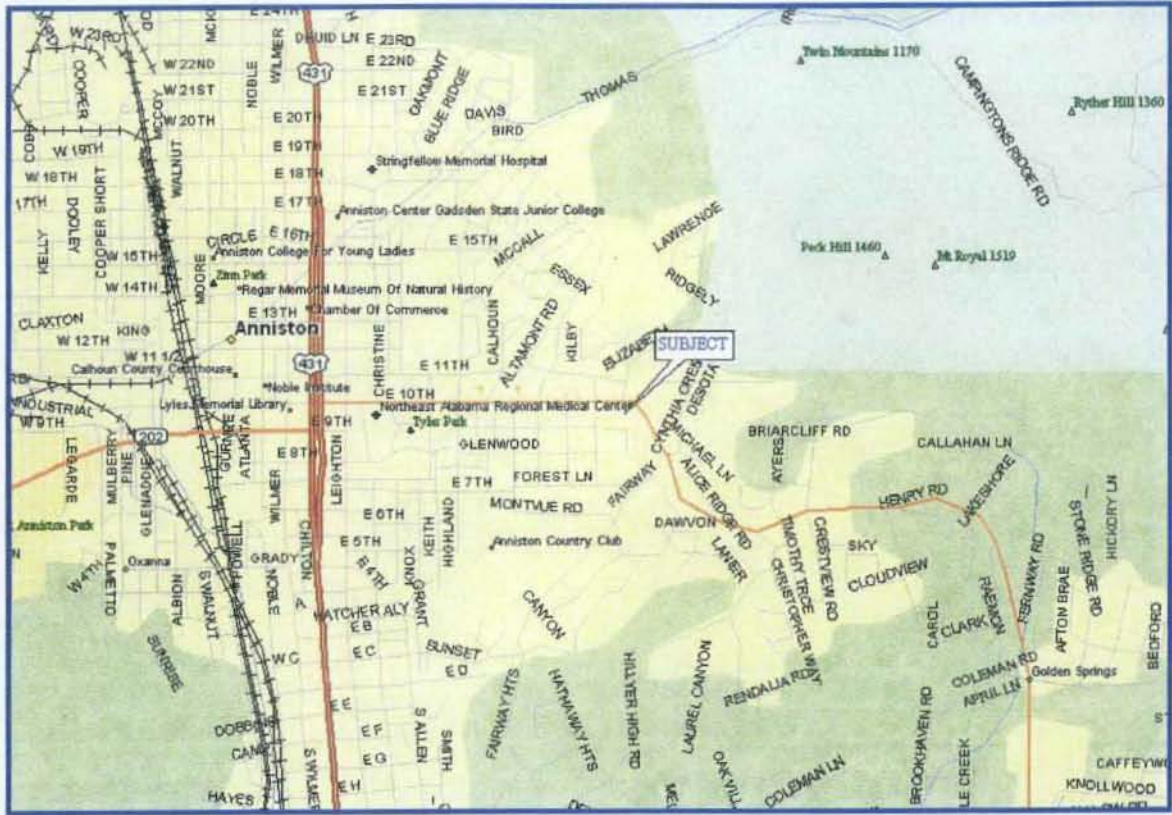
Millie Harris	11/07/06
24 Sunset Drive	(256) 236-4830
Anniston, AL 36207	

APPENDIX

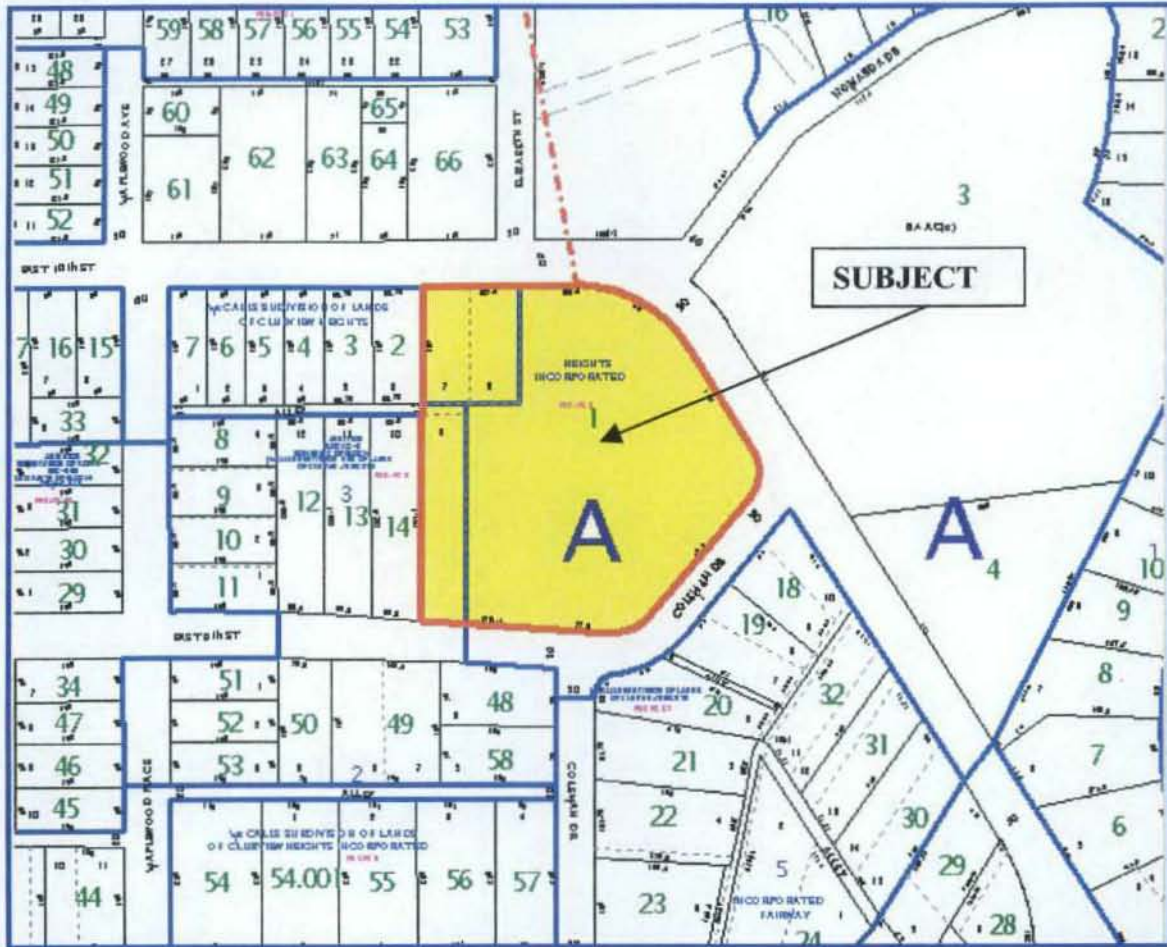
CALHOUN COUNTY



AREA MAP



SUBJECT TAX MAP



SUBJECT TAX MAP

