



# ALABAMA REGISTER OF LANDMARKS & HERITAGE NOMINATION FORM

FOR OFFICE USE ONLY - DATE ADDED: \_\_\_\_\_

## 1. NAME OF PROPERTY

Historic Name: Charlie F. Higgins Farmhouse  
and/or Common Name: \_\_\_\_\_

## 2. LOCATION

Street & Number: 1258 County Road 286  
City: Five Points  
State: Alabama County: Chambers Zip: 36855-  
Is the property located within the city limits?  Yes  No  
USGS Quad Map: Five Points Township: 24N Range: 27E Section: 9

## 3. CLASSIFICATION

Category:  Building(s)  District  Structure  Site  Object  
Ownership:  Public  Private  Both  
Status:  Occupied  Unoccupied  Work in progress  
Public Acquisition:  In process  Being considered  
Accessible:  No  Yes: restricted  Yes: unrestricted

## 4. OWNER OF PROPERTY

Name: Rocky C. & Linda Jo Pemberston Telephone: \_\_\_\_\_  
Street & Number: 1258 County Road 286  
City or Town: Five Points State: AL Zip: 36855  
Email: \_\_\_\_\_

## 5. FLOOR PLAN & SITE PLAN

*Attach sketched floor plan. If the property includes more than one building, submit a site plan showing the locations, dates of construction, and uses of the buildings.*

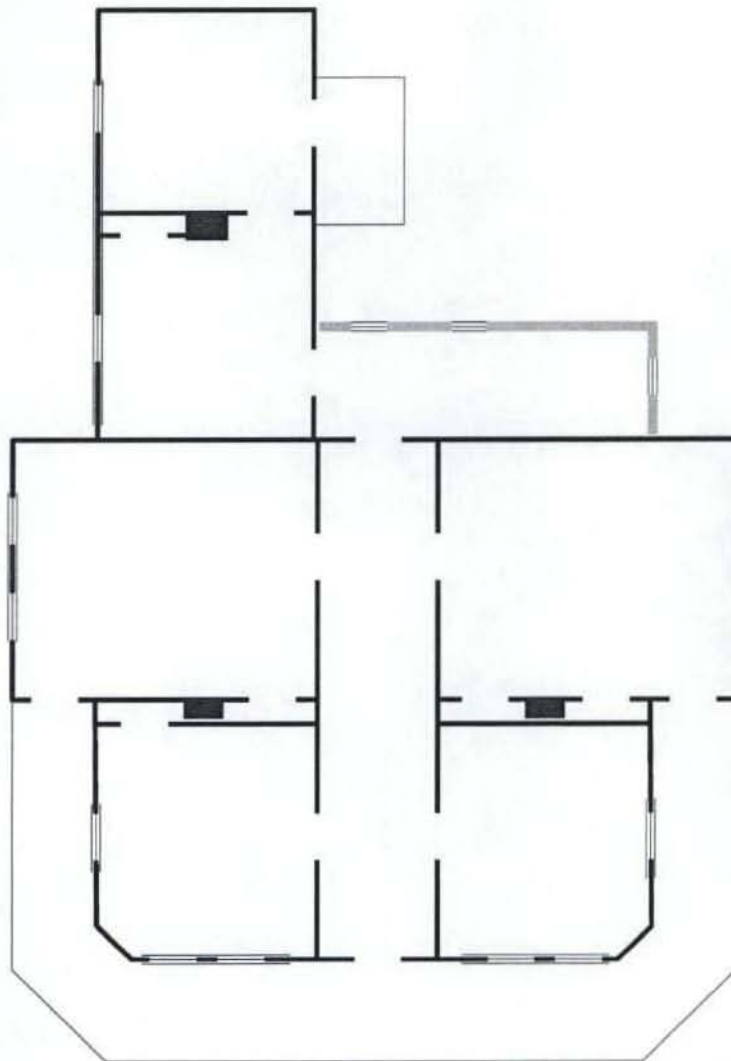
**SEE ATTACHED**

# HIGGINS HOUSE

Welch Community  
Chambers County, Alabama

## FIRST FLOOR PLAN

Sketch Plan, Not to Scale



**SCHNEIDER** Historic Preservation, LLC

411 East 6th Street, Anniston AL 36207 • Phone: (256) 310-6320  
Fax: (334) 323-5631 • e-mail: [dbschneider@bellsouth.net](mailto:dbschneider@bellsouth.net)

[www.shphistoric.com](http://www.shphistoric.com)

# HIGGINS HOUSE

Welch Community  
Chambers County, Alabama

## SITEPLAN

Based on Scaled Tax Map



**SCHNEIDER** Historic Preservation, LLC

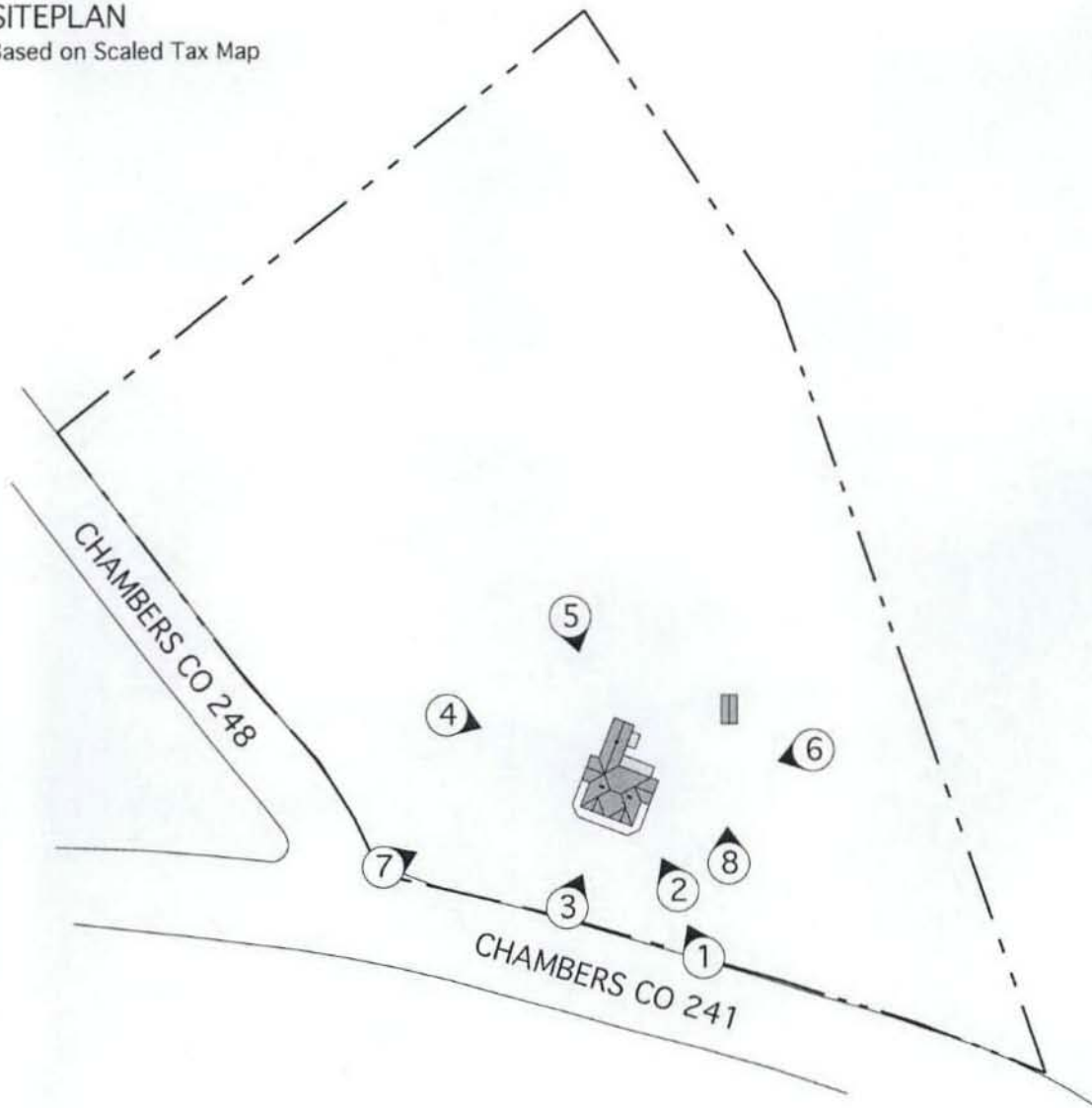
411 East 6th Street, Anniston AL 36207 • Phone: (256) 310-6120  
Fax: (334) 323-5631 • e-mail: [dschneider@bellouth.net](mailto:dschneider@bellouth.net)

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# HIGGINS HOUSE

Welch Community  
Chambers County, Alabama

SITEPLAN  
Based on Scaled Tax Map



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Higgins, Charlie F., House  
Welch, Chambers County, AL  
David B. Schneider  
March 2011  
411 E. 6th St., Anniston AL 36207

Photo #1  
View of south facade (left) and east elevation  
(right), camera facing northwest

Image: AL\_CambersCo\_BelcherHouse\_0001.tif  
Print: Epson Ultrachrome Ink on Premium Glossy Photo Paper



Higgins, Charlie F., House  
Welch, Chambers County, AL  
David B. Schneider  
March 2011  
411 E. 6th St., Anniston AL 36207

Photo #2  
View of south facade (left) and east elevation  
(right), camera facing northwest

Image: AL\_CambersCo\_BelcherHouse\_0002.tif  
Print: Epson Ultrachrome Ink on Premium Glossy Photo Paper

# HIGGINS HOUSE

Welch Community

Chambers County, Alabama



U.S.G.S. Topographic Map  
Five Points Quadrangle

#	Zone	Easting	Northing
1	16	654730	3662414



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## 6. PHYSICAL DESCRIPTION

Construction date:	c. 1898		Source:	
Alteration date:			Source:	
Architect/Builder:			Contractor:	
Physical condition: (Excellent, Good, Fair, Poor, Ruinous)	excellent		Remaining historic fabric: (High, Medium, Low)	high
No. of stories:	one			
Historic use of property:	residence			
Current use of property:	Residence (farm)			
Architectural style category:	No style	Architectural style sub-category:	No style	
Basic typology:	No typology	Basic shape:	Other: irregular	
Basic floor plan:	Center hall	Historic Construction material(s):		
Current exterior wall material(s)		Roof finish material(s):		
Main roof configuration:	Pyramidal with projecting double front gables	Foundation material:	Brick piers	
Porch type:	attached			
Window type and materials:	1/1 and 2/2 double hung sash wooden windows			
Describe alterations:				
Number and type of all outbuildings: (if significant, fill out separate survey form)				
Exterior Architectural Description: One story frame center hall plan dwelling with a high pitched hipped pressed metal roof with cross gables and three interior brick chimneys. SEE ATTACHED FOR ADDITIONAL DESCRIPTION				
Description of Setting:				
SEE ATTACHED				

## Higgins, Charlie F., Farmhouse

1258 County Road 286, Welch Community, Chambers County

Location: 1258 County Road 286, Welch Community (Roanoke Post Office)  
Chambers County  
UTM: 16 / 654730 E / 3662414 N  
USGS Quad: Five Points  
Section 9, Township 24N, Range 27E

### Significance

The Charlie F. Higgins Farmhouse, constructed circa 1898, is architecturally significant as a good example of a typical Folk Victorian style Chambers County farmhouse. The house is based on the pyramidal folk form, retains historic decorative sawn trim and turned porch posts, and is relatively unaltered.

### Narrative history

Architectural design and construction features suggest that the house was likely built for Charles (Charlie) F. Higgins (9/13/1867-3/11/1960) shortly after he purchased the property from John W. and Sallie Belcher on January 26, 1898.<sup>1</sup> The farm then included 84 acres. In addition to being a farmer, Higgins is also known to have been a lumberman and to have operated a sawmill.<sup>2</sup> The 1900 census records Higgins as a 34-year old farmer, living with his wife Lula Francis (11/14/1872-6/22/1930), a son, a daughter, and a servant.<sup>3</sup> Two additional sons and a daughter were born by the time the 1910 census was compiled. Higgins sons, Benjamin Britt Higgins and Frank Higgins, operated a general store in Welch as early as 1930 according to the census of that year.

Higgins transferred ownership of the property to his daughter Sara Higgins on January 19, 1949, referring to it in the deed as "My home place containing 84 acres."<sup>4</sup> On June 30, 1958, Higgins transferred an additional parcel of land to Sara, by then known as Sara Higgins Talley.<sup>5</sup> Mrs. Talley lived in the house until the mid 1990s. Robert M. Cumbee, "Conservator of the Estate of Sara Frances Higgins Talley, an incapacitated person," sold the property to the Dudley Lumber Company in April 1995.<sup>6</sup> Dudley Lumber in turn sold it to Frances L. Fetner & Joseph H. Lambert on June 30, 1995 and they sold it a month later to William Nicholas Pilgrim and his wife Janet A. Pilgrim.<sup>7</sup> The

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<sup>1</sup> Chambers County Judge of Probate, Lafayette, Alabama, Deed Book 115, p. 191. The present owner stated that he thought the house to have been built for Higgins in 1881, but this appears unlikely as the Higgins did not acquire the property until 1898 and its design and construction are more consistent with the later date. Belcher is listed living in the area in the 1881 census, so there is some possibility that he built the house somewhat earlier than 1898.

<sup>2</sup> William H. Davidson, Heart Pine Straight: Houses and People of Chambers County Alabama (N.P.: By the Author, 1998). pp. 208-209.

<sup>3</sup> Birth and death dates for Charlie and Lula Higgins from Margaret Parker Milford and Eleanor Dais Scott, eds., A Survey of Cemeteries in Chambers County, Alabama (Huguley, Alabama: Genealogical Roving Press, 1983), p. 17.

<sup>4</sup> Deed Book 115, p. 191.

<sup>5</sup> Deed Book 142, p. 594-595.

<sup>6</sup> Deed Book 336, p. 289.

<sup>7</sup> Deed Book 340, p. 244; Deed Book 341, p. 86.



Pilgrims sold it to the present owners, Rocky C. and Linda Jo Pemberton, in March 2000.<sup>8</sup>

The Welch Community is a rural crossroads located approximately four miles south of Roanoke along U.S. Highway 431 at its intersection with Chambers County Road 278. A Post Office was established here in 1881 and it operated until 1933. At one time, at least two stores were located at the crossroads, with houses scattered in the immediate vicinity. A school was located in the community in the early 20<sup>th</sup> century but it closed in 1926 when it consolidated with the school at Five Points. The community historically had separate churches for its white and African-American residents.<sup>9</sup> The Central of Georgia railroad, now abandoned, ran parallel to the west side of the present-day highway. The highway itself originally ran through the community along the west side of the railroad.

#### Description

The Charlie F. Higgins Farmhouse is a one-story frame Folk Victorian style pyramidal form dwelling with a high-pitched hipped pressed metal roof with cross gables and three interior brick chimneys. The house has a boxed cornice with two pedimented gables at its façade and side and rear facing gables with cornice returns. The front gables also have decorative sawn gable trim. The house faces south and has a three by two bay core with flanking gable extensions at the rear bays of its side elevations and a rear one bay wide and two bay deep gable wing at the west bay of its rear elevation. A modern shed extension extends across the east bay of the rear elevation. The front corners of the house are beveled. A full façade shed porch with turned posts and balustrade wraps to both side elevations. A modern shed porch has been added at an entrance at the rear bay of the east elevation of the rear wing.

The façade has a central entrance with a transom flanked to either side by paired wood 1/1 double hung sash windows. The entrance retains a historic Victorian door. The east elevation of the core has single wood 2/2 double hung sash windows at each of its bays. The southern bay of the east elevation of the rear wing is obscured by the rear extension and the northern bay contains an entrance. The west elevation has a single 2/2 window at its northern bay, a pair of similar windows at the side gable extension, and two similar windows at the rear wing. The north elevation of the rear wing has a similar window and the north elevation of the rear shed extension has two small windows. The house is clad with wood weatherboard siding and rests on a brick pier foundation.

The interior plan of the core consists of a central hallway flanked to either side by two rooms. The rear wing has two additional rooms. Interior ceiling and wall finishes include a mix of beaded board and sheetrock finishes and floors are exposed wood. The house retains some of its original mantelpieces as well as historic window and door surrounds and baseboards.

The house has seen minimal exterior alteration and is in generally good condition. The interior was accessible for evaluation but not photography.

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<sup>8</sup> Deed Book 2000, p. 2329.

<sup>9</sup> Margaret Keelen Newman, There to Here and Here to There: A Travel Guide to Chambers County, Alabama. (N.P.: By the author, 1996), pp. 85-86.

## 7. SIGNIFICANCE

Criteria (check all that apply and explain below). See Instructions for more information.

**Criterion A:** Associated with historical events and activities relating to the property that are important to the history of the community, state, or nation.

**Criterion B:** Person or group with whom the property is associated is important to the history of the community, state, or nation.

**Criterion C:** Type, period, or method of construction represents architectural features that are significant in the development of the community, state, or nation.

**Criterion D:** Property has yielded or may be likely to yield, information important in Alabama's history or prehistory (archaeological component).

### AREAS OF SIGNIFICANCE (check all that apply and explain below)

- |  |   |   |   |
|--|---|---|---|
| <input type="checkbox"/> archeology-prehistoric  | <input type="checkbox"/> community planning     | <input type="checkbox"/> industry               | <input type="checkbox"/> religion       |
| <input type="checkbox"/> archeology-historic     | <input type="checkbox"/> conservation           | <input type="checkbox"/> landscape architecture | <input type="checkbox"/> scientific     |
| <input type="checkbox"/> agriculture             | <input type="checkbox"/> education              | <input type="checkbox"/> law                    | <input type="checkbox"/> sculpture      |
| <input checked="" type="checkbox"/> architecture | <input type="checkbox"/> engineering            | <input type="checkbox"/> literature             | <input type="checkbox"/> social history |
| <input type="checkbox"/> art                     | <input type="checkbox"/> exploration/settlement | <input type="checkbox"/> military               | <input type="checkbox"/> theater        |
| <input type="checkbox"/> commerce                | <input type="checkbox"/> funerary art           | <input type="checkbox"/> music                  | <input type="checkbox"/> other: _____   |
| <input type="checkbox"/> communications          | <input type="checkbox"/> humanitarian           | <input type="checkbox"/> politics/government    |   |

### STATEMENT OF SIGNIFICANCE

For each area of significance checked above, explain why this property is important. Use additional sheets as necessary.

**SEE ATTACHED**

Bibliography

- Brack, Glenda, ed. Lafayette Sun. Valley, AL: Chattahoochee Valley Historical Society, 2002.
- Chambers County Heritage Book Committee. The Heritage of Chambers County. Clanton, AL": Heritage Publishing Consultants, Inc., 2000.
- Davidson, William H. Heart Pine Straight: Houses and People of Chambers County Alabama. N.P.: By the Author, 1998.
- Lafayette, Alabama. Chambers County Judge of Probate. Deed Books.  
Lafayette Sun.
- Lindsay, Bobby L. A Reason for the Tears: A History of Chambers County, Alabama 1832-1900. West Point, GA: Hester Printing Company Publishers, 1971.
- Milford, Margaret Parker & Eleanor Davis Scott, ed. A Survey of Cemeteries in Chambers County. Huguley, AL: Genealogical Roving Press, 1983.
- Murr, Mrs. James. Welch, Alabama, Interview, March 25, 2011.
- Newman, Margaret Keelen. There to Here and Here to There: A Travel Guide to Chambers County, Alabama. N.P.: By the author, 1996.
- United States Census, 1880-1930.
- United States Geological Survey. Topographic map. 1901.

## **8. BIBLIOGRAPHICAL REFERENCES**

*Use attached sheets as necessary*

**SEE ATTACHED**

## **9. GEOGRAPHICAL DATA**

Acreege of nominated property: \_\_\_\_\_

*Attach a map showing the location of the property.*

## **10. FORM PREPARED BY**

Name: David B. Schneider

Organization: Schneider Historic Preservation, LLC

Street & Number: 411 E. 6<sup>th</sup> Street

City or Town: Anniston

Email: [dbschneider@bellsouth.net](mailto:dbschneider@bellsouth.net)

Date: August 2011

Telephone: 256.310.6320

State: AL Zip: 36207

## **11. PHOTOGRAPHS:**

Images are essential to the review process. They can be 4x6 color prints or digital images on a CD/DVD. All photographs will become the property of the AHC and will not be returned.

## **12. REMINDER:**

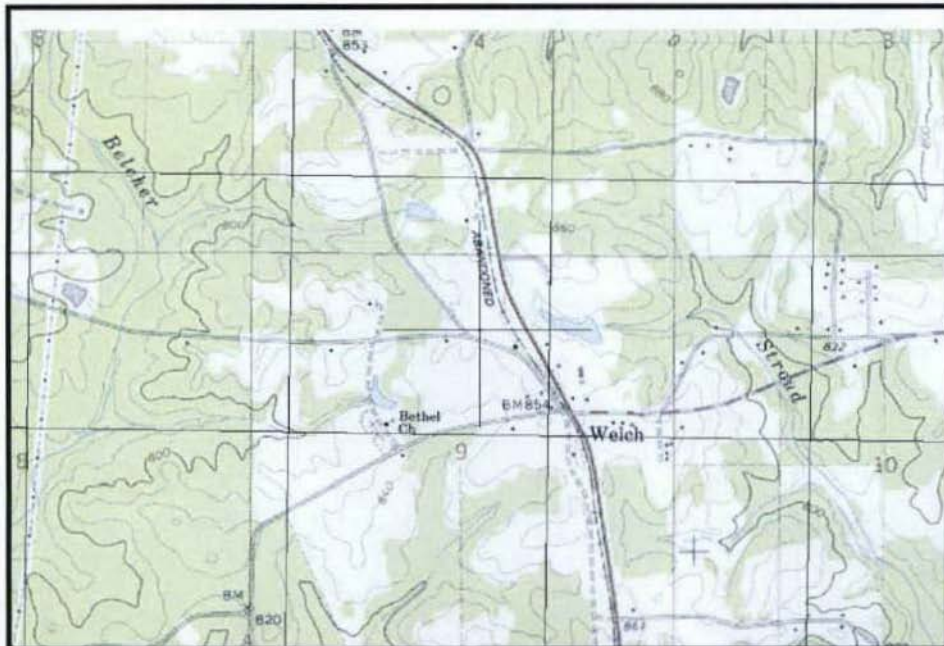
Along with this completed application, include attachments for Items 5, 9 and 11 and send them to:

Alabama Historical Commission  
Attn: Lee Anne Wofford  
468 S. Perry Street  
Montgomery, Alabama 36130-0900

# HIGGINS HOUSE

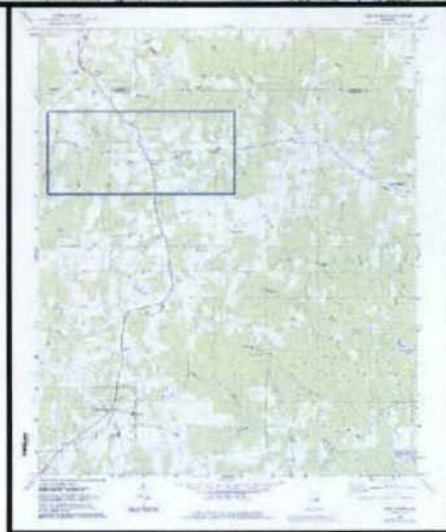
Welch Community

Chambers County, Alabama



U.S.G.S. Topographic Map  
Five Points Quadrangle

#	Zone	Easting	Northing
1	16	654730	3662414





















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David B. Schneider  
March 2011  
411 E. 6th St., Anniston AL 36207

Photo #8  
View of modern shed, camera facing north  
Image: AL\_CambersCo\_BelcherHouse\_0008.tif  
Print: Epson Ultrachrome Ink on Premium Glossy Photo Paper



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Photo #7  
View of south facade (right) and west elevation  
(left), camera facing northeast  
Image: AL\_CambersCo\_BelcherHouse\_0007.tif  
Print: Epson Ultrachrome Ink on Premium Glossy Photo Paper



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David B. Schneider  
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Photo #6  
View of north (right) and east (left) elevations,  
camera facing southwest  
Image: AL\_CambersCo\_BelcherHouse\_0006.tif  
Print: Epson Ultrachrome Ink on Premium Glossy Photo Paper



Higgins, Charlie F., House  
Welch, Chambers County, AL  
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Photo #5  
View of north (left) and west (right) elevations,  
camera facing southeast  
Image: AL\_CambersCo\_BelcherHouse\_0005.tif  
Print: Epson Ultrachrome Ink on Premium Glossy Photo Paper





Higgins, Charlie F., House  
Welch, Chambers County, AL  
David B. Schneider  
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Photo #4  
View of west elevation, camera facing east  
Image: AL\_CambersCo\_BelcherHouse\_0004.tif  
Print: Epson Ultrachrome Ink on Premium Glossy Photo Paper



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Photo #3  
View of south facade, camera facing north  
Image: AL\_CambersCo\_BelcherHouse\_0003.tif  
Print: Epson Ultrachrome Ink on Premium Glossy Photo Paper



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Photo #1  
View of south facade (left) and east elevation  
(right), camera facing northwest  
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Higgins, Charlie F., House  
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Photo #2  
View of south facade (left) and east elevation  
(right), camera facing northwest  
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Print: Epson Ultrachrome Ink on Premium Glossy Photo Paper

# HIGGINS HOUSE

Welch Community  
Chambers County, Alabama

## FIRST FLOOR PLAN

Sketch Plan, Not to Scale

