

AR nomination

February 4, 2014

Lee Ann Wofford
Alabama Historical Commission
468 S. Perry St
Montgomery, AL 36130-0090

Dear Mrs. Wofford:

Mr. Billy Cotter recently spoke with you about nominations and has ask that this be sent to you on his behalf. Please see enclosed documents.

Sincerely,

Crystal Weatherington
Administrative Assistant
CENTURY 21 Regency Realty, Inc.
531 Boll Weevil Cir
Enterprise, AL 36330
334.347.0048 x123





ALABAMA REGISTER OF LANDMARKS & HERITAGE NOMINATION FORM

1. NAME OF PROPERTY

Historic Name: Rawls Warehouse and Rawls Cotton Gin
and/or Common Name: Same

1
+

2. LOCATION

Street & Number: 201 North Main Street

City: Enterprise

State: Alabama

County: Coffee

Zip: 36330

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Is the property located within the city limits? Yes No

Township:

Range:

Section:

USGS Quad Map:

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: BCC, LLC

Telephone: (334) 347-2600

Street & Number: 531 Boll Weevil Circle

City: Enterprise

State: AL Zip: 36330

Email: billy@billycotter.com

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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.



6. PHYSICAL DESCRIPTION See Instructions for more information.

Construction date:	1910	Source:	Historical Data
Alteration date:	1959	Source:	Historical Data
Architect/Builder:	Unknown	Contractor:	Unknown
Physical condition: (Excellent, Good, Fair, Poor, Ruinous)	Poor	Remaining historic fabric: (High, Medium, Low)	High
No. of stories:	1		
Historic use of property:	Cotton Gin and Building Supply, Commercial and Trade		
Current use of property:	Vacant		
Architectural style category:	Mixed	Architectural style sub-category:	Commercial Block
Basic typology:	Other	Basic shape:	Rectangular
Basic floor plan:	Open	Historic Construction material(s):	Brick, beams, plaster
Current exterior wall material(s)	Brick, Block	Roof finish material(s):	Asphalt
Main roof configuration:		Foundation material:	Concrete
Porch type:			
Window type and materials:	Metal Casement		
Describe alterations:	New windows and doors installed in 1959		
Number and type of all outbuildings: (if significant, fill out separate survey form)	Covered drive in area between warehouse and cotton gin		
Exterior Architectural Description:	<p>The Rawls Warehouse and outdoor cotton gin occupy one corner, a block from the Boll Weevil Monument in downtown Enterprise. The building compliments the existing architecture and is designed as a single level, block building. The brick and block material is an orange, red color. The cotton gin behind the building is partially in ruins, but has a large ceiling height to allow for the equipment that was used when the gin was operational. It is also a brick exterior and appears to be all original materials.</p>		
Description of Setting:	<p>The corner of the Main Street block is an eyecatcher in the middle of downtown Enterprise. The downtown as a whole has been experiencing aggressive revitalization in the past 5 years including new sidewalk pavers, new downtown lighting, and facade rehabs in numerous buildings. Several local businesses, entrepreneurs, and investors have settled downtown further diversifying the historic area. Since the renovations have begun, downtown now welcomes more pedestrians, residents, and tourists who are coming to the area to stay and shop for a little while. Downtown Enterprise is easily accessible from the Boll Weevil circle and is a popular route through the city. The area also hosts several famous festivals throughout the year including the internationally recognized World's Smallest Saint Patrick's Day Parade, Christmas Parade, Veterans Day Parade, Boll Weevil Fall Festival, Spring Festival, Ride to Recovery Boll Weevil 100K, Fabulous Fourth Friday, and many others.</p>		

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 checked="" type="checkbox"/> community planning | <input checked="" 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 checked="" type="checkbox"/> agriculture | <input type="checkbox"/> education | <input type="checkbox"/> law | <input type="checkbox"/> sculpture |
| <input type="checkbox"/> architecture | <input type="checkbox"/> engineering | <input type="checkbox"/> literature | <input checked="" type="checkbox"/> social history |
| <input type="checkbox"/> art | <input type="checkbox"/> exploration/settlement | <input type="checkbox"/> military | <input type="checkbox"/> theater |
| <input checked="" 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

8. BIBLIOGRAPHICAL REFERENCES Use

attached sheets as necessary

9. GEOGRAPHICAL DATA Acreage

of nominated property:

Attach a map showing the location of the property.

10. Person Applying for Historic Register Designation

Name: Billy Cotter

Address: 531 Boll Weevil Circle

City: Enterprise

State: AL Zip: 36330

Telephone: 334-347-0048

Email: billy@billycotter.com

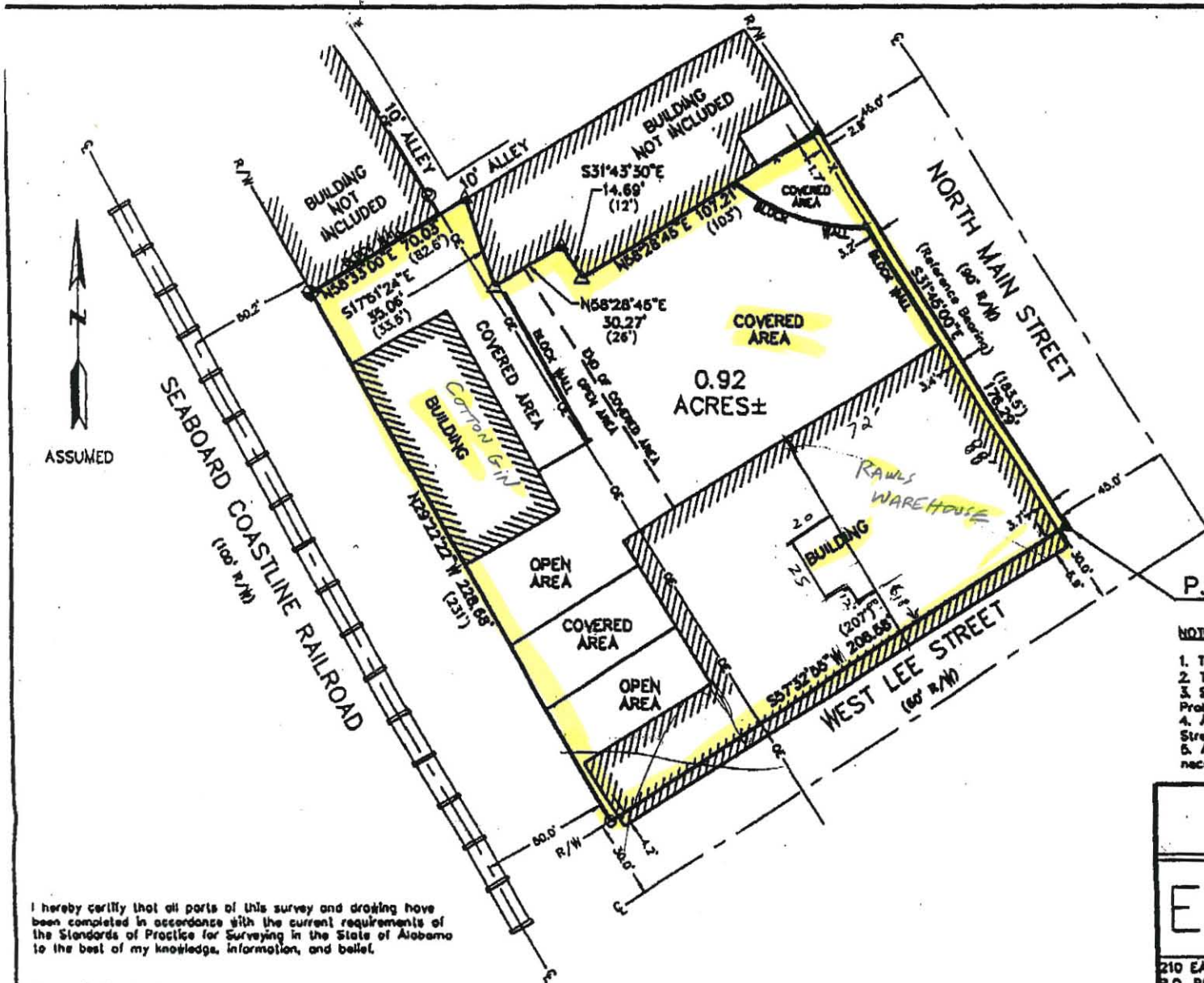
11. PHOTOGRAPHS:

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
468 S. Perry Street
Montgomery, Alabama 36130-0900



- LEGEND**
- IRON PIN SET (1/2" REBAR, CAP #CA0717-LS)
 - ▲ CHIP IN CONCRETE
 - ⊕ NAIL SET
 - △ ANGLE POINT, MONUMENT NOT SET
 - P.O.B. POINT OF BEGINNING
 - ⊕ CENTERLINE
 - (183.5') RECORDED DEED DISTANCE
 - R/W RIGHT OF WAY
 - BREAK LINE
 - CHAIN LINK FENCE
 - CENTERLINE
 - OVERHEAD ELECTRICAL LINES
 - ⊙ POWER POLE

- NOTES:**
1. This Plat does not reflect any easement or title research
 2. This Plat is not valid without Surveyor's Original Seal on
 3. Survey Source: Deed Book 39, Page 403 in the Office of Probate, Coffee County, Alabama.
 4. Assumed North is based on the West Right of Way line Street being S31°45'00"E.
 5. All existing structures on, under and adjacent to the site necessarily shown hereon.

BOUNDARY SURVEY FOR
RONNIE GILLEY

ENTERPRISE SURVEYING

210 EAST GRUBBS AVE., SUITE 6		CA-0717-LS	DWG FILE
P.O. BOX 311193		(334) 347-6184	PROJECT
ENTERPRISE, AL 36531			
DRAWN BY	C.M.M.	JOB NO. 06162	LAST DATE OF 05
SCALE	1" = 40'	DATE	05/02/06
			SHEET

I hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

Surveyor's Signature: _____
JERRY E. SMITH

Alabama License No: 9987 Date: _____

Statements of Significance

Chronological History of Property:

The Rawl's Warehouse was constructed in 1925 and was originally built as a local hardware store, located just down from the heart of Enterprise, Alabama, the train depot. This area, already designated as a historical landmark, brought visitors and trade to the local area and the hardware store played a significant role in facilitating the development of the city's industry and agriculture. The building was originally owned by and a detailed view of ownership is listed below:

The warehouse remained in operation as a hardware store for the majority of its existence, despite the transfer of owners. The building itself has not been used as anything else, and currently sits vacant, only used occasionally to house community events during downtown festivals.

The ruins of a cotton gin are found directly behind the building. The cotton gin was in operation from 1910-1925 and was strategically located near the railroad for ease of use when trading locally grown cotton. The structure, while dilapidated, remains relatively intact with original materials and equipment.

Agriculture

Both structures played an important role in the city's agricultural heritage. The cotton gin helped prepare what was once considered the premier crop in the area. It wasn't until after the Mexican boll weevil migrated into the area around 1915 that farmers understood the need to diversify. The proximity of the gin to the center of commerce along the railroad and to the Rawl's Hotel allowed gin workers to get cotton transported quickly. It also gave locals a chance to "show off" the cotton crop they were so well known for.

The Rawl's Warehouse was a frequent stop for farmers, along with transient buyers looking into purchasing the crops grown locally. Co-located with the cotton gin, the hardware store had visibility and a competitive advantage given the size of the block it occupied. The hardware stop was almost a necessary stop for businessmen and farmers looking for the supplies vital to their business.

Commerce

The cotton gin and Rawls Hardware Store were essential to commerce in the early 1900's and the hardware store even into the turn of the century. The location alone was significant because of its proximity to the railroad, which serviced the whole southern United States. The store and gin are literally 2 blocks from the railroad, depot, and Rawl's Hotel. This area could be known as Enterprise's port of entry, the central location where all visitors entered and all locals conducted their business. Both structures were necessary for successful local commerce across city and state

lines. The nature of the hardware store business alone echoes its importance in the community—a one stop shop for supply needs. Likewise, without the cotton processed through the cotton gin, there would be minimal local trade opportunities, as cotton was the most important crop during that time.

Community Planning

The Rawls Warehouse and Cotton Gin are symbols within the Enterprise community for several reasons:

- 1) Most importantly because of their historical significance. As a property, the structures are icons in the community and a reminder of the Rawl's legacy, already recognized as important parts of our local and state history. In the early 1900's, the entire community was planned around the downtown and access to these facilities along with the transit system. Located anywhere else in the area, the commerce and community as a whole could have failed. The answer was to bring all of the working elements together to make a whole community work, and that's where these buildings came into play.
- 2) For modern day purposes, the facilities also play an important role in the restoration and revitalization of Enterprises Downtown, the heartbeat of the city. Up and down Main Street, passersby will notice a refreshed downtown image, rooted in the preservation of existing buildings and access to new cultural experiences. On this block alone two other buildings have been restored to their original character and have brought in businesses that were previously located in more commercial areas of the city. Across the street and down Main Street, you'll find restaurants, law offices, doctor's offices, art studios, furniture stores, boutiques, and much more. Because of the size of this corner and the hardware store and cotton gin structures, restoring these buildings will provide an important anchor and link to completing the downtown restoration.

Industry

As a business, the Rawls Hardware Store's entire mission was about business and industry. This was the local stop for builders, developers, farmers, engineers, etc. It could be referred to as a catalyst or facilitator for the changes that brought big industry to the Enterprise area. Without the store, access to these materials could have been stifled. Given the longevity of the business, it's obvious to see that the store remained a staple for the constant influx of new industry and business.

The cotton gin in and of itself was its own industry and a compliment to the rich agricultural legacy. This structure housed the tangible product of a farmer's hardwork, and at the root of it all, was an example of how the local farmer was a vital link to the local business and economy.

KITH & KIN
By
Clayton G. Metcalf

THE RAWLS FAMILY ENTERPRISES

In the fall of 1896 Mr. Jesse Perry Rawls (known as J.P. Rawls) was sent to Enterprise by his uncle, "Captain" Japheth Rawls of Nansemond County, Virginia, to buy or lease pine timber for the production of turpentine. Captain Rawls was already in the turpentine business in South Georgia, where he had moved after the Civil War. During the Civil War, Captain Rawls served in the Georgia Militia. His wife was Elizabeth Cox, whom he married after the War.

Jesse Perry (J.P.) Rawls married Margaret Elizabeth Jones in 1897 in Georgia. She was a niece of Captain Rawls' wife, Elizabeth Cox.

The turpentine business was normally good for only six or eight years, before more pine timber had to be found. This business required a large number of workers. First there were the overseers who supervised the field workers, some of whom blazed and boxed the trees so as to catch the resin as it drained. The resin was then collected and taken to the still where it was distilled into turpentine. Some of these workers came with the Rawls family from Georgia, for when the old stills were shut down, they were in need of another job. The transient workers were furnished small cabins in which to live, and normally purchased their provisions at the company commissary.

Captain Rawls and his wife were not privileged to have children of their own, but reared some thirteen children....family relatives..ranging from nine months to eighteen years of age. J.P. Rawls, in addition to his turpentine responsibilities, was charged with building a home for Captain Rawls, before they came to Enterprise. The site of this large home was at the Arlington Place, located on the Dothan Highway US 84 about where it intersects with the Enterprise Eastern By-Pass. This spacious home contained some 13 rooms.

During the time that this house was being built, the railroad had not come into Enterprise, and the materials had to be brought by wagon from Ozark. Once the Rawls home was finished, Captain Rawls, his wife, and the thirteen children became passengers on the first train that came into Enterprise in February of 1898.

Captain Rawls and family lived at the Arlington Place until 1920 when he sold the place to Mr. V.O. Warren. In those days rain barrels were used to collect water for combating fires. In 1920 some sparks ignited some leaves on the Rawls house and it burned. After selling the home place Captain Rawls moved in with the J.P. Rawls family at 301 College Street.

J.P. Rawls owned and operated a variety mill about where the Gulf Oil Bulk Plant is located. He was active in drilling the first artesian water well in Enterprise, and built the first electric power plant in Enterprise. From 1910-1912 he engaged in the saw-mill business at Boggy Bayou (Niceville), Florida. When he returned to Enterprise he put in a cotton gin and warehouse on the NW corner of West Lee and North Main Streets...the present location of Rawls Warehouse Company. He later added a coal dealership and building materials.

There was a small brick hotel (Enterprise Hotel-built by Mr. Japheth Rawls in 1903 on South Main (then Carmichael) Street which J.P. Rawls remodeled as the Rawls Hotel in 1928. The front faced the railroad depot, so that visitors coming in on the train could go right into the hotel. The ownership of this hotel remained in the Rawls family until 1978 when it was sold to Mr. Hayden Pursley. Although it is not now operated as a hotel, it houses a number of businesses and offices.

1913-1943 J.P. Rawls (Jesse Perry Rawls)

1943-1951 Margaret E Rawls, a widow

1951-1978 J.E. Rawls (Japheth Elisha Rawls)

1978-2006 William H Thead, III, a married person; Mary Thead Thorpe, a married person;
David Rawls Thead, a single person; and Virginia Rawls Beckwith, a married
person.

2006-2011 Ronnie Gilley Properties, LLC

2011-Present BCC, LLC