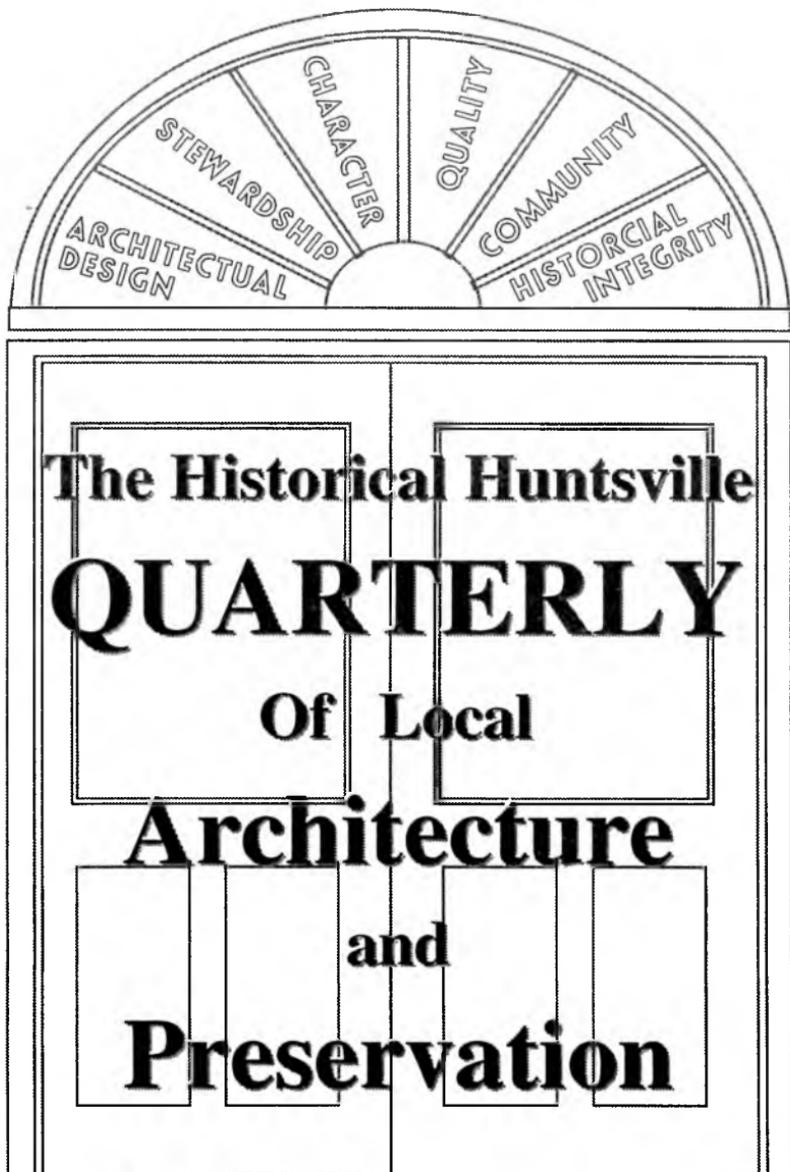


Three Dollars



Fall

1996

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Founded 1974

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***THE HISTORIC HUNTSVILLE
QUARTERLY***
of Local Architecture and Preservation

Vol. XXII, No. 3

Fall— 1996

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From the Chair...Diane Ellis

Dear Foundation Friends,

How do they find buyers for historic houses in Mobile? What are folks in Fayetteville and Pulaski doing to revitalize their downtowns? Who determines what changes can be made to buildings on Huntsville's square? Where do we apply for a CLG grant? What IS a CLG grant?

These are the kinds of questions we've been tossing back and forth in committees and board meetings as we try to "practice preservation" in Huntsville and the county while educating ourselves about how the Foundation fits into the whole scheme of preservation efforts and resources nationwide. What we've been discovering as we try to figure out who does what and how and where—besides the fact that the more we learn, the more we need to know—is the variety and number of preservation programs that we can look to for aid, advice, and inspiration.

The venerable National Trust for Historic Preservation is one of those programs. The Foundation has a membership in the Trust, and it paid for itself during *Preservation Week*, when we used the Trust's theme, Preserving Community, and its excellent PR packet to publicize the Foundation's activities for the week. (The Trust is suffering major funding cuts in Washington and needs your support. I urge you to look into joining the Trust and to consider protesting the cuts to your congressional representatives.)

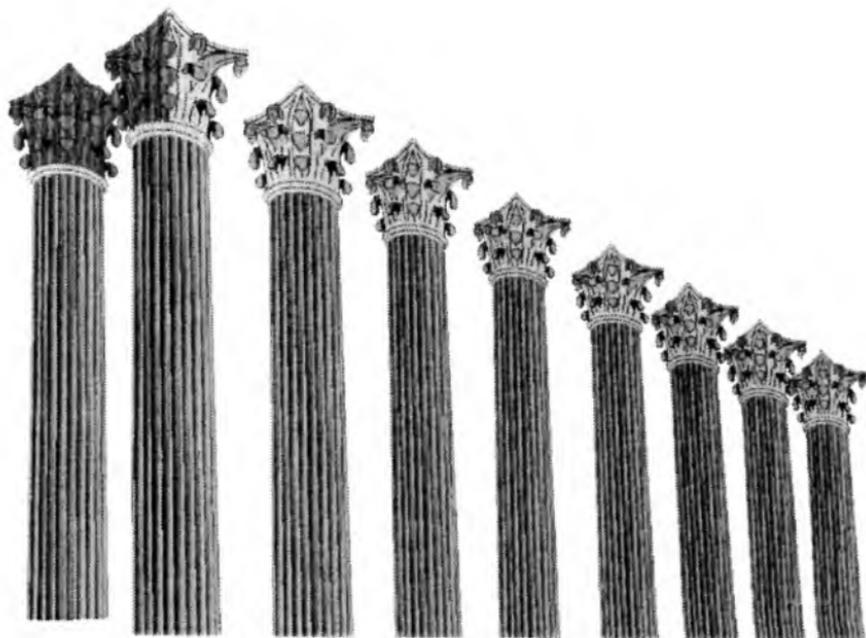
The Foundation also has a year's membership in the National Trust's Main Street Network to gather information about downtown revitalization. Main Street has years of experience reviving the declining centers of America's cities and towns, and the program now includes more than 1,200 revitalized communities across the country.

Preservation resources closer to home include the Alabama Historical Commission, the Alabama Humanities Foundation, the Alabama Preservation Alliance, and the Mobile Historic Development Commission. (We benefited from the considerable expertise of Mobile's Mark McDonald at our revolving fund workshop in early October.)

Here in Huntsville, we're blessed with the Land Trust, the Huntsville-Madison County Historical Society, good museums, and helpful city staff. Several current preservation initiatives educate and inspire: Jane Barr and the Monte Sano Historical Society adding the Monte Sano State Park Historic District to the Alabama Register of Landmarks and Heritage; Carol Ann Samples completing the impressive adaptive-use restoration of the 1907 Freeman House for Central Presbyterian Church; Brenda Heinsch and others working for neighborhood preservation in Five Points; and Dr. Ben Ferrill trying to recycle a turn-of-the-century bridge to help showcase an historic canal site downtown.

The Huntsville Historic Preservation Commission also plays a key role in the preservation of our community. In looking into the Commission's work, I was struck by the debt we owe to earlier preservation efforts. The vision and determination of citizens who created our historic districts, established the commission, surveyed the downtown, brought to life the Weeden House, and saved our historic passenger depot are preservation models we honor. I hope we can keep up the good work.

I'm looking forward to seeing you at the Foundation's Holiday Tea, Sunday, December 8.



From the Editor...Elise Stephens

About the Cover...

Historic preservation is like environmental protection: essential to the maintenance of quality living. Education unlocks the door to historic preservation. Usually the Foundation logo, the fanlight, is empty. It lets in more light that way. But for the *Quarterly*, the light is meant to bring forth enLIGHTenment as we introduce six essential elements in the *Quarterly's* historical preservation mission which is clearly stated at the base of the fanlight: Knowledge Is Preservation Power.

At the base of the fan stand two corner stones of our purpose: Architectural Design and Historical Integrity. Nestled in the beautiful Tennessee Valley, citizens of North Alabama and especially Huntsville, are blessed with extraordinary natural settings for all our human endeavors. We need only blend our gifts and God-given talents to continue the work of forefathers—which is to preserve the historical integrity of our community and be ever mindful of the importance of protecting, practicing, and perpetuating vigorous and harmonious architectural design. History is as intrinsically expressed through architecture as love is through poetry.

The next two elements: Character and Stewardship, represent the stuff we are made of, what we are, and what we are about. The Foundation consists of citizens, proud of their city and dedicated to its betterment. How does a private citizen make a contribution? What better way than joining together in stewardship. Yes, this built and natural environment requires our care and commitment. The past calls to us to pay our dues and build for the future. Continuity is expressed in buildings like the First Alabama Bank and I. Schiffman on the Square. It is also expressed in the canal that runs from Hunt's Big Spring. By working together to restore our past and bring it safely into the 21st century we will be building a bridge as surely as the one we are trying to bring to the Canal from Geneva County.

At the heart of our fanlight are Community and Quality of life: the coming together from diverse backgrounds in pursuit of common goals. The quality of this community is nationally, even internationally, recognized. Bricks and mortar as well as rockets and missiles embody our nobler selves. EnLIGHTened preservation is the key to a quality community.

Let us consider for a moment, the name of our group and the nature of our mission. Historic Huntsville goes without saying. Foundation is what makes us strong and will keep us strong. Our mission is founded on sound principles as expressed in the fanlight. And underlying/girding all is the truth of our shibboleth: Knowledge Is Preservation Power. Is there any better Foundation?

This *Quarterly* is organized around two themes: **Why Not** and **Putting the Preservation Puzzle Pieces Together**. **Why Not** goes first because knowledge that seeks no application is not the sort that generates Preservation Power. So, here are some **Why Nots** followed by the wherefores which we need to solve the **Preservation Puzzle**.

This issue owes an especial debt of gratitude to Dr. Sarah Hall Edwards who brainstormed the Fanlight motif and then designed and executed the computer graphics for the cover and the issue. She was ably assisted by Lori Walton. Last minute information was graciously Fed-Expressed from the Alabama Historical Commission's Mary Shell who fielded a slew of questions. Thanks also go to Jerry Galloway of Community Development, Linda Allen of City Planning, board members Carol Harless, Ira Jones, Lauren Martinson, the Chair Diane Ellis, the Historical Commission members Frances Roberts and Harvie P. Jones, and lover of downtown, Kathryn Welborn McGuffey, whose words kept sounding in my mind and urging this effort forward. Kathy, who works in the Old Times Building, draws renewal, even at the end of the day, when she walks to her car. The feel of history is strong as she looks up at the varied architectural details and relishes "all the little things that someone cared about at one time." The Kress Building, she remarked, "abounds in little things that appear if one just stares at it. A friend and I stood and looked and daydreamed and thought about putting in a downtown athletic club."

Why Not?

Beware The Voice Of Progress...?

For instance, in 1928, *The Huntsville Daily Times* carried the following editorial:

...It is not a remodeling of the present before the Civil War shack but a new depot out and out, one in keeping with the up-to-date progress of this community that the people are demanding. Of course a remodeling, cleaning up, etc., of the old depot is better than nothing at all, but that will in no way meet the public convenience and necessity: so let's go ahead and build new while we are at it. (March 22, 1928)

OR

Harken To The Voice Of Progress...?

The Huntsville Daily Times also carried the following editorial two weeks later:

Canal Street IS Now Bringing Up Thoughts Of Local Beach

Spreading of crushed stone and other street building material along the north banks of Canal Street [Big Spring Branch] reminds us of the beauties that would come to the development of a local beach. Canal Street begins at Gallatin near the ice factory and proceeds west along the spring branch to Blount's Alley. And, by the way, this latter thoroughfare could be cleaned up so that you could drive out West Clinton Street, turn south at the ice cream factory and come back into the city via the beach route, overlooking to the south as it would be a beautiful parkway and other attractions would further the development of the city as a whole. ...someday we confidently expect to see this waterway brought into its own with private yachting up and down it from the city to the Tennessee River and back. Our city is entitled to all of these blessings and more. (April 5, 1928)



**Attach an Easement
to Protect Your
Historic
Property for
Posterity?**

**Start a
Revolving
Fund?**



**Try a Main
Street
Program in
Huntsville?**

**Mill Village
Rehabilitation?**



KNOWLEDGE IS PRESERVATION POWER: HHF Board Attends Saturday Seminar

by
Elise Stephens

Mobile's Mark McDonald, one of the South's leading professional Preservationists shared his expertise on the *Ins and Outs of Revolving Funds* with the foundation board, Saturday, October 5, 1996.

The HHF is embarking on an exciting, challenging mission that was part of its original charge. Revolving Fund is a term our readers will encounter with frequency in this and subsequent issues. As Mark McDonald defines it, a Revolving Fund is a fund of money, a line of credit, a guarantee of payment extended by the Foundation to purchase an endangered property, stabilize it if necessary, and sell it. With such a fund in place, the Foundation has at its disposal a plan and the power to act swiftly to save historic properties.

A Revolving Fund is the ultimate recycling tool delivering a triple whammy: 1) Money invested in preservation of a building through purchase and resale can be used over and over; 2) With each reinvestment, the revolving fund is saving another property from the bulldozer; and 3) Each property saved is sold with restrictions which assure continued preservation. Yes Virginia, there is an ultimate Preservation weapon. And even nice old ladies in tennis shoes can enter the fray and take a wack at the foes of preservation.

Who are the foes of Preservation or the FOPs? They are the neglecters with limited vision, absentee owners, slum lords who are usually nice church-going folk like ourselves, although McDonald told us about one owner in prison. At least he had an excuse for letting his property deteriorate.

Mobile's Revolving Fund does not operate alone. It works in tandem with another program: The Mobile Historic Development Commission's

Endangered Properties List. To make this list, a property must be salvageable and worth saving. Often only an architect or preservation contractor can see the diamond in the rough. Historic old buildings have withstood and can withstand overwhelming abuse and still respond to the preservationist's loving care. Interestingly, the properties on this list are put there without notifying or gaining permission from the owners. The newspaper does a Sunday spread on a recent listee. In many cases, the embarrassment is enough to spur action. Often negligent owners are willing to put their property up for sale. Sometimes they even turn them over cheaply or as a gift to the Mobile Historic Development Commission rather than take the hassle. Building Inspectors can play pivotal roles in bringing pressure to bear on negligent owners.

The Mobile Commission had put together a "sweetener" or motivator for owners to come forth and do their duty or else sell to someone who will. The Commission has initiated a \$10,000 Facade Grant Program which is available for buildings on the Endangered Properties List. Eligible improvements include labor and materials and architectural fees for exterior reconstruction, up to 6% of approved costs. Each grant recipient must show clear title to the property; submit complete plans, cost estimates, proof of insurance, and see that the work is completed within six months. The clincher to the success and value of the program is the provision that all recipients of grants "must convey a perpetual facade easement to the MHDC to protect the historical character of the building for the future, even if the property changes hands." Depending upon how you look at it, \$10,000 is a very reasonable investment for a saved building.

The Mobile program insists that all endangered buildings be listed or eligible to be listed on the National Register. This means that these properties are eligible for easement tax breaks and other benefits.

McDonald stressed the importance of the "But for us" test which, amplified, states "But for us this property would be demolished or lost to preservation." If the local real estate market can save a property then it is best for preservation groups to spend their energies on some other property. McDonald's group does not loan money or give it away, although many Revolving Funds do. (See Alabama Preservation Alliance.) By simply purchasing, stabilizing, restoring the exterior, and selling the property with preservation restrictions attached, the Revolving Fund avoids administrative and bookkeeping tangles.

What are the objectives of the Revolving Fund? First and foremost, to preserve historic properties and neighborhoods. Secondly, to attach deed restrictions or preservation easements on all properties handled. Thirdly, to rehabilitate neighborhoods by selectively purchasing and, in the case of low-income housing, completely renovating the target house.

When that house sells, the Commission reinvests the money in the same the neighborhood is resurging. Usually the houses restored are still reasonably priced so that low or moderate income families may continue buying in the neighborhood. A property on the edge of an historical district could serve as a catalyst to restore a whole block or two.

A rule-of-thumb is always to include provision that the Commission has first right of refusal should the property go on the market. That way the Commission will keep tabs on properties it has recycled, protecting them from purchase by a less than scrupulous buyer who may plan demolition or removal for a parking lot. Urban property is always under pressure to become paved. Churches are especially prone to consider their parishioners' needs for parking their cars in this life tantamount to saving their souls in the next. A better analogy would be that saving old buildings is like saving old souls. Both can be renewed and washed clean.

It's not enough to see how a Revolving Fund works. We must also address the question of who does the work? Mark McDonald is an attorney-turned-preservationist. His skills and knowledge prepare him for his role. His love of old buildings, historic preservation and people come together to empower him. He and his paid staff of five now work for the City and include members of the preservation, historic, and neighborhood associations in new project committee deliberations. Usually there will be some overlap of memberships with a preponderance of new people on each committee.

McDonald observed that neighborhood associations can be especially helpful in addressing neighborhood problems such as vacant "crack" houses or abandoned dwellings. The Commission works with others to address these problems since long-term solutions require neighborhood commitment. Quick fixes turn out to be just that. The Savannah Street rehabilitation project is an example of Mobile's efforts at achieving social as well as architectural preservation goals. The HHF may want to address similar concerns with similar precautions. As the Foundation extends its participa-

tion in the community, its membership should grow. McDonald has found that young adults are especially attracted by neighborhood preservation efforts and enter enthusiastically.

The last topic we touched on was funding. Properly, if something is worth doing then the money to do it will be forthcoming. There IS money out there. McDonald whetted our appetite by sharing Mobile's success stories. Most federal and state dollars that go to preservation are channeled through the Alabama Historical Commission. So, that is an avenue the foundation will be going down soon and often as we expand our role. (See article on the Alabama Historical Commission.)

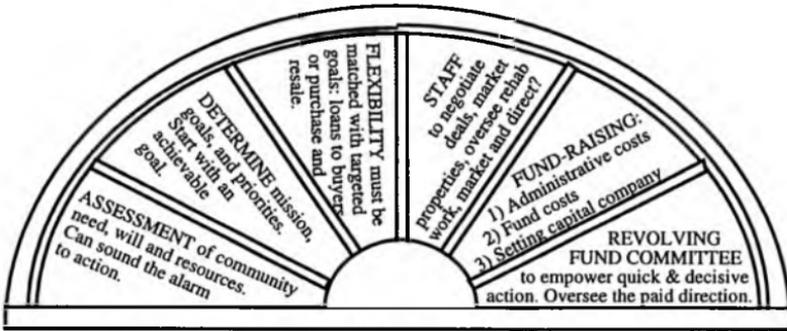
All fund raising for preservation partakes of the proverbial plum pie. Anyone who sticks in his thumb will pull out a plumb. The pie is that rich. Money invested is reinvested; one property saved leads to others being saved, historical districts and historic landmarks attract tourist and convention trade as well as stimulate the local real estate market. It's win, win, win with preservation dollars.

McDonald has found that the Mobilians are generous with their time, skills and extra efforts. When a house becomes endangered, something like "save the whales" occurs. Everyone pitches in. Carpenters, painters, plumbers, carpet layers, masons, and roofers give labor and materials in community-wide campaigns to "save this house or that neighborhood." Huntsvillians can do as well.

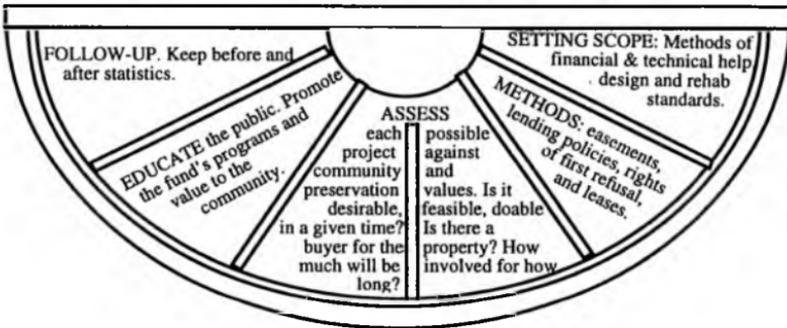
Individuals and families sometime give properties to the Historical Commission knowing that the family name will be honored in perpetuity. There are tax breaks, too, for generosity. The Historic Huntsville Foundation must awaken our citizens to the manifold satisfactions of philanthropy.



REVOLVING



Knowledge Is Preservation Power



FUND



Report from the HHF Preservation Committee Chair...

submitted by
Carol Harless

“The purpose of the Historic Huntsville Foundation is to acquire, hold, improve, sell, exchange, preserve, develop, and restore sites, buildings, residences, and other structures of historical or architectural interest in and around Huntsville, Madison County, Alabama, and to increase knowledge and greater appreciation of such sites, buildings, residences, and structures.”

The Preservation Committee was created in order that HHF could better carry out the goals stated in the by-laws purpose statement above. With this statement as a guideline, the committee has set forth short-term goals during its very short existence—two years.

Of primary concern has been the Norfolk Southern Freight Depot. HHF has previously had a roof patch performed. Recently, another patch has been done. We are attempting to obtain bids from contractors for renovations and restoration of the Depot. We are working with the Alabama Constitution Village/Historic Huntsville Depot Board in these efforts.

The committee is working on a listing of sites and structures in Madison County of architectural or historical significance. This list will include those properties already on the National Register and on the Alabama Register. The listing will not be limited to those properties still existing, but will include those lost. Eventually, the listing may be included in a booklet with maps to show locations of the properties discussed.

The long-discussed revolving fund has been researched by a special subcommittee. Preservation recently held a workshop with a guest who has set up revolving funds in several states. A revolving fund could allow the committee to exercise options on properties considered endangered to the point of needing immediate action. The establishment of such a fund now before us.

Another subcommittee is looking into easements and is sharing with the committee all they learn. The latest preservation effort being undertaken by the committee is support for relocation of a bridge from Geneva County to Huntsville. We were asked to assist the city environmental engineers with this project.

The entire committee has monitored structures and sites—some of which were reported to us by the general public following a feature article in *The Huntsville Times* on preservation. We have not been successful in some cases. In others we have made progress.

The Freeman House, now restored by Central Presbyterian Church, is one of the houses whose fate we monitored closely. The Quick House, which First United Methodist Church purchased, is still under preservation's watchful eye.

Some structures are valuable examples of earlier architecture now hidden by brick or siding. Thanks to occasional photographs and to Harvie Jones' renderings, we are able to better determine what these properties will be like when restored.

The Mastin House issue (i.e., the house being moved out of Madison County before we could save it) did not defeat the committee. It did serve as a painful yet valuable lesson that expedience is a key factor in preservation.



Rules To Guide By

- **R** eal estate worth saving takes time and risk.
- **E** ligible properties must be matched with eligible purchasers.
- **V** olunteer action in education and fund-raising is essential.
- **O** ptions to buy offer a first line of defense.
- **L** enders make good neighbors and friends.
- **V** ital preservation goals must be set.
- **I** ndustrial and retail buildings may have rehab reuse.
- **N** eeded time is purchased by Revolving Fund negotiations.
- **G** oals of good preservation-planning assure wise decision-making and fund-allocation.

- **F** und management requires vigilance, patience, resourcefulness.
- **U** rban neighborhoods and mill villages make good revolving fund projects.
- **N** ote-worthy preservation efforts should be assisted, praised and publicized.
- **D** onors hold the key to the Revolving Fund's success.

Property Values vs Historical Preservation

Property values in historic districts increase as much as 60% to 150%, with some properties such as in Galveston, Texas, rising 440%. Benefits also accrue in cutting down on deserted buildings and neglected neighborhoods. Rehabilitation promotes habitation which promotes property values, taxes, and better services. Tourists flock to these historic sites like latter day pilgrims to Lourdes, and the tourist industry becomes big business. Whole retail streets spring back offering food, books, antiques, boutiques, discount outlets, specialty shops, museums, and civic centers. Tourism feeds off of historic preservation and everyone is invited to the banquet.

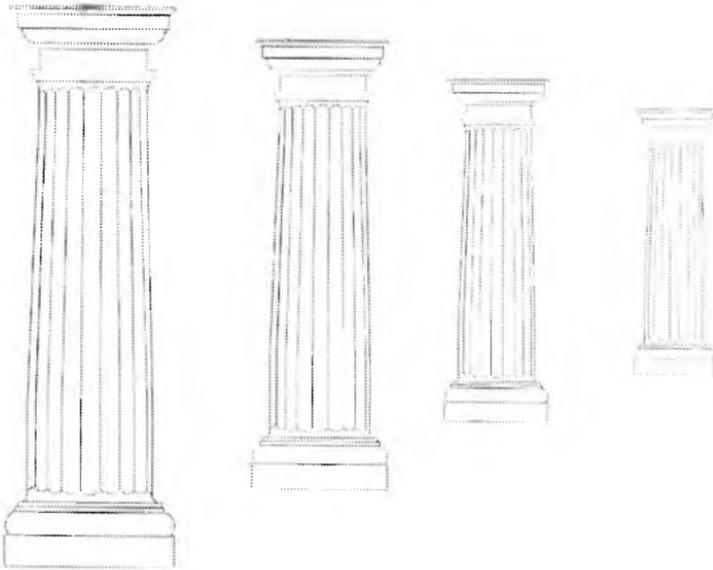
Historic Districts Are Protective, Productive, Not Restrictive AND Do Increase Value.



Mill Village Rehabilitation?

Why not use creative bank mortgage financing and Revolving Fund financing to enable moderate-income home buyers to purchase a two-unit house—which most mill housing is. The home buyer would live in one unit and rent the other. Should the rental be to low-income tenants, subsidies from the U.S. Department of Housing and Urban Development tied to each rental would help guarantee sufficient income to help qualify the owner for the bank's mortgage.

Remember, also, the historic rehabilitation tax credit equal to 20 percent of the cost of rehabilitating historic buildings for rental or other income-producing purposes. A smaller, 10 percent rehab tax credit applies to nonresidential, non-historic buildings constructed before 1936.





**WHY NOT: Mill Village Rehabilitation?
A Visit With Jerry Galloway,
Director of Community Development**
by
Elise Stephens

A welcoming office staff, a good fresh cup of coffee, a warm open smile greeted me at Jerry Galloway's Community Development office on the 2nd floor of the renovated Yarbrough Hotel building. The youthful-looking director, a native of Birmingham, has made Huntsville home since 1964. He came just as the Courthouse was being torn down to put up the "modern" one. A large photograph of that 1913 structure hangs on his office wall accompanied by other photographs and paintings of historic structures. Here is a man who values the past and its architectural legacy.

Here, too, is a man dedicated to his job of community development. Proud of his office's role in turning the Weeden House from a "dilapidated structure" to the showplace it is now, Galloway explained that in the 1960s and 1970s, Community Development was instrumental in creating Constitution Village and the Roundhouse as well as restoring the Weeden House and the Depot. All of the preservation projects brought economic development to downtown and helped give Huntsville a tourist base. The Weeden House is still our only downtown house museum open to the public.

In the 1990s, the role of community development has narrowed primarily to that of caretaker of low- to moderate-income families. The emphasis is on people, people in need of decent but inexpensive housing. This includes a large number of elderly as well as children. The gospel according to Jerry Galloway is to keep housing affordable and maintenance costs as low as possible. If vinyl siding is low cost housing's coat of armor, Jerry Galloway must be its knight in shining armor taking on the advocates of historic preservation if "gentrification" is threatened.

Galloway pointed out that the agency was active in assisting moderate-to lower-income housing in the Old Town area in the early 1970s, only to

watch Old Town take off and the value of properties catapult out of “affordable” range for the people the agency was set up to serve. This is what Jerry fears most—that preservation leads to gentrification and subsequent loss of available housing. It is counterproductive to support a preservation plan if it works against agency goals.

Take heart, however, Community Development and the HHF can achieve common goals. The Foundation is the logical citizen group to spearhead restoration of “period Piece” houses that tell the city’s history. Mill Village housing is low income—now and in the past. That is its history and can be its destiny. If restoration costs make sales or rents prohibitive, then the Foundation may want to purposely assume some of the difference. The Foundation and Community Development together can evolve plans and approaches to preservation of low cost housing of historically significant structures.

One of the most notable things about Huntsville is the pride **all** of its citizens take in its history. That is as evident among Mill Village residents as in Twickenham’s. That is the strength of our public and private efforts toward historical preservation. Jerry Galloway is a good man to work with.

Community Development Block Grant Program

Purpose

The U.S. Department of Housing and Urban Development’s (HUD) Community Development Block Grant program provides a formula allocation to certain cities which have a population of 50,000 or more. Huntsville receives a grant award from HUD every year based on the amount congress has allocated to the CDBG program. A majority of Community Development funds must be used for activities which benefit low and moderate income people. All CDBG projects must address one of the national objectives of the program: benefit low and moderate income people and eliminate or prevent slums and blight.

Eligibility

Any state incorporated non-profit which serves low and moderate income individuals or families can apply to the city to receive a portion of these funds.

Eligible Activities

- **Housing Rehabilitation**—Funds may be used to finance the rehabilitation of privately owned buildings and improvements for residential purposes when such activities meet a national objective.
- **Public Facilities**—Funds may be used for the construction or renovation of a public facility (such as a recreation center), when it is located in a lower income area or serves a specific group which is assumed to be eligible—handicapped, elderly, or homeless.
- **Removal of Architectural Barriers**—Funds may be used to remove architectural barriers for the elderly or handicapped when such activities meet a national objective.
- **Code Enforcement**—Funds may be used to enforce local codes when code enforcement, combined with other public improvements, rehabilitation, and services, may be expected to arrest the decline of the area provided activities meet a national objective.
- **Acquisition of Real Property**—Funds may be used to acquire real property in whole or in part by purchase, long-term lease, donation, or otherwise, for any purpose which meets a national objective.
- **Clearance**—Funds may be used for clearance, demolition, and removal of buildings and improvements, when such activities meet a national objective.
- **Public Services**—Funds may be used to establish or expand (but not simply maintain) public services, including but not limited to, services concerned with employment, crime prevention, child care, education, health, etc., when such activities meet a national objective. (HUD places a 15% limit on the amount of the city's CDBG funds which may be spent for public services.)

Budget

Approximately 3 million dollars.

For further information contact: Community Development, 532-1700.



Report from the Easement Subcommittee of the HHF Preservation Committee

The Foundation Board as part of its continuing efforts in historic preservation in Madison County has established an Easement subcommittee under the Preservation Committee. This group will assist individuals to place preservation and conservation easements on their historic property to preserve historic value for future generations. The committee will be available to advise interested owners in establishing the types of easements they should put on their property and inform them of the legal procedures and tax implications. The committee members presently serving are: Elise Stephens, History/Education; Ira Jones, Facilitator; Roger Nicholson, Records; Jack Burwell, Legal; Clayton Jones, Appraiser. Advisors are: Harvie Jones, Historic Architect; and Richard Van Valkenburgh, Real Estate.

How To Make A Difference In History: Preservation Easements

submitted by
Ira Jones

Owners of historic properties devote considerable time and effort to restoration of their homes, gardens, and architectural details in a manner compatible with their properties' historic period and architectural styles. A preservation easement is a means by which you, as owner of an historic property, can be assured of its continued preservation after the property passes from your stewardship. An easement can in some instances also enable the donor to realize significant federal, state, and local tax savings.

What Is A Preservation Easement?

A preservation easement is a legal document which regulates the use of, or changes to, your property. Once imposed, it “runs with the land” in perpetuity, requiring present and future owners to abide by its terms. A preservation easement may be drafted to prohibit alterations to the facade of your home, to preserve notable interior features of your home, or to eternally preserve historic and esthetically important open spaces, gardens, lawns, approaches, or woodlands around your home. A preservation easement is the most effective long-term protection for historic property in private ownership.

Who Will Hold The Preservation Easement?

The Historic Huntsville Foundation and the Alabama Historical Commission are both empowered to hold protective easements. By designating either of these organizations as holder, you are assured of the availability of preservation technicians to share responsibility for future stewardship of your property.

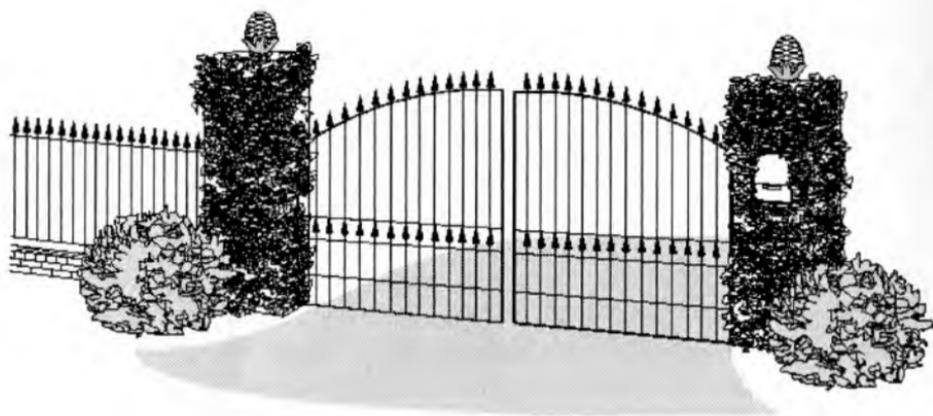
What Are The Tax Benefits Of Preservation Easements?

For federal income tax purposes, a charitable deduction in most cases may be taken for the value of the easement donated, up to 50% of your adjusted gross income. Any remainder may be carried forward and used in subsequent tax years for up to five years. The federal estate tax obligation for heirs of your property may be lessened because of the easement. State income and estate tax savings may also be realized. In some cases, additional local real estate tax savings may be achieved.

What Steps Must Be Taken To Acquire A Preservation Easement?

1. Acquire a legal description of the property you own.
2. Write out exactly what historic elements and features you wish to be covered by the easement.

3. Contact the Alabama Historical Commission (205/242-3184) or the HHF. If either accepts an easement on the property, the staff will work with the donor to finalize the necessary legal documents.
4. When the documents are prepared, the Commission or the HHF will file the easement where it will become public record. Your property will then be protected for the education and enjoyment of generations to come—and you will have made a difference in history!





Revitalizing Downtown: The Main Street Approach

Lauren Martinson

I attended the 10th Annual National Town Meeting on Main Street in Nashville, Tennessee, April 28 through May 1, 1996. The conference was sponsored by the National Main Street Center, the National Trust for Historic Preservation and the Tennessee Department of Economic and Community Development's Main Street Program.

I considered my participation in the conference a quest for knowledge, and upon my arrival I found a fountain of information, case studies and personalities validating a formula for downtown revitalization that has worked miracles time and time again.

According to *Revitalizing Downtown, The Professional's Guide to the Main Street Approach*, the first Main Street project began in 1977. It was designed to study the reasons downtowns were dying, identify the many factors that have an impact on downtown health, and finally, develop a comprehensive revitalization strategy that would save historic commercial buildings. Galesburg, Illinois; Madison, Indiana; and Hot Springs, South Dakota, were chosen as pilots for the Main Street program. The National Trust provided each of the communities with an analysis of each downtown's assets, needs and an economic profile. This served as a basis for design improvements and for the economic revitalization strategies that would make it feasible to rehabilitate and rescue the historic downtown buildings. A full time Main Street program manager was provided for each community to serve as an advocate for downtown, coordinate project activities and convince merchants, property owners and city officials to commit funds that would create long-term benefits.

This trio of three-year projects demonstrated the importance of a strong public/private partnership, a committed organization, a full-time program manager, a commitment to good design, quality promotional programs, and a coordinated, incremental process. Hence the birth of the Main Street approach to downtown revitalization.

The Main Street approach is based on four major points:

- **Design** involves improving the downtown's image by enhancing its physical appearance. This includes the appearance of buildings as well as streetlights, window displays, parking areas, signs, walkways, etc.
- **Organization** means building consensus and cooperation among the groups that have a stake in the economic viability of the downtown. These people include bankers, property owners, city and county officials, merchants, chamber of commerce representatives, civic groups, consumers, real estate agents, and local media.
- **Promotion** involves marketing the downtown's unique characteristics to shoppers, investors, new businesses, tourists and others to create a positive perception of the district.
- **Economic** restructuring involves making the existing economic base of the downtown stronger and more diverse. This includes helping existing downtown businesses expand, recruiting new businesses to provide a balanced mix, converting unused space into productive property, and sharpening the competitiveness of downtown merchants.

Throughout the conference, the comprehensive nature of the Main Street approach was praised as the key to its success. By carefully integrating all four areas into a practical downtown management strategy, the Main Street approach produces changes in the downtown's economic base, making it economically productive to put historic properties to use again. The approach has proven itself successful in over 1,200 communities across the United States.

The conference itself offered many opportunities to see these components of the Main Street approach "in action." Economic restructuring was my primary focus during the information sessions because it was the area with which I was least comfortable.

To create a downtown where more dollars go into more cash registers and the intrinsic value of downtown as a whole is increased, the downtown area must be defined in terms of what it is economically, who has vested interests in downtown, what its boundaries are, and what its building and business inventories are. By defining the characteristics of a "good" downtown and a "not so good" downtown, one can define the reasons that an area changes from good to not so good and determine how the area has lost value.

There are four phases to economic restructuring: identification, evaluation, implementation, and management. Identification provides an opportunity to define the target area. Problems plaguing this area and individuals affected by these issues should be identified, and individuals with vested interest in the area should be enlisted as human resources. An inventory of buildings and businesses should then be taken in order to quantify the target area according to characteristics such as land value and tax base. (This will allow the change in these characteristics to be quantified as well!)

The evaluation phase typically lasts from 12 to 18 months and provides an opportunity to define the market place and customer groups of the target area. Customer profiles will indicate customer needs. The trick is then to translate how these needs can represent and become opportunities for current merchants and new businesses. During this phase, design improvements including signage, streetscape, and window display should also be addressed in order to determine the improvements the target area requires or keep the business it has, expand its opportunities, and recruit new ventures.

Business retention, expansion, and recruitment take place during the implementation phase. Opportunities are matched with available facilities, and the economic restructuring process acts as a catalyst for change.

Like implementation, management is an ongoing phase of economic restructuring. It involves the maintenance of current inventories and updated surveys, and tracking the results of the effort. Based upon the status of the results, the effort may need to be redirected, or the process repeated.

What does all this mean for downtown Huntsville? It could mean a great deal. Downtown Huntsville can make a comeback. It will do so because of its uniqueness, and it will take the support of the community to make it happen. The National Main Street program has a proven track record for successfully forming public/private partnerships and guiding the comprehensive transformation necessary for downtown revitalization. Based upon the 1,200-plus examples of Mainstreet member downtown areas that were fading three year ago but now bustle with activity, I cannot help but think that perhaps the National Mainstreet program is on to something—something outstanding. I believe that the potential for our downtown business district is unlimited, and I hope that someday Mainstreet Huntsville will become a reality.

“Looks Can Be Deceiving” The Story of an Ugly House

by
Harvie P. Jones, FAIA

The circa 1881 Bernstein House at 110 Steele Street in Huntsville, Alabama, is an extremely rare example of historic architecture; a tiny one-room-over-one-room Italianate-style house. It is of great importance because it shows how an average family lived in the latter part of the 19th century, and shows that design quality is not limited to costly mansions.

An apocryphal story that illustrates this importance is that a teacher was leading her elementary school students through a historic district, and after viewing several houses little Johnny asked, “*Miss Jones, was everybody rich back then?*” We rush to save mansions but generally neglect the type of house that most of our ancestors lived in, thus giving a warped view of history to the present and future generations, and to ourselves as well.

There had been a fire at the Bernstein House in the mid 20th century. The original tall Italianate 2/2 sashes were then replaced with inappropriate



February, 1991 photograph before restoration. Chimney is gone, original tall sashes replaced by short “ranch house” sashes, original veranda replaced by a makeshift shed, site filled-in about 12 to 18 inches deep, giving the house a stumpy proportion. Roof cornice-mould gone.

short and squarish, horizontal-pane, ranch-style windows. The original front veranda shown on the 1913 Sanborn map was replaced with a makeshift shed-roof, steel-columned, concrete-floored porch. The brick chimney and some roof trim were removed. The house was, in a word, ugly. But it was not the fault of the house's original design. The makeshift and inappropriate 20th century work had done this job.

One of the most important aspects of historic preservation is the knowledge and insight to be able to read beneath the ugly present conditions and see the beauty and good design that was originally present. A careful look at this ugly house showed clear evidences of the original tall Italianate sashes (their remaining trim and the clapboard-infills showed their size and style), The original brick chimney-base remained at the sail line; a patch at the roof eave showed the size of the top chimney-stack. The original Italianate roof frieze, bed mold, and most brackets remained (although the eaves-crown was gone), and a clapboard patch over the porch indicated that there was a door height opening onto a deck on the front veranda roof-top which indicated a flat-roofed, balustraded veranda.

Inside, the first floor Italianate mantel remained, as well as the original dense-pine floor, some trim, and the altered stair.

One of the most important aspects of historic preservation is the knowledge and insight to be able to read beneath the ugly present conditions and see the beauty and good design that was originally present.

The low site had been filled with about a foot of soil in the mid-20th century to improve site-drainage, in effect visually lowering the house a foot down into the ground and giving it a squatty proportion totally out of keeping with the tall and slender Italianate style. This fill also created a foot-deep pond under the house which contributed greatly to its subsequent deterioration.

In the 1980s, the sparsely-built Steele Street began to fill with restored, relocated, and new houses, since this was one of the only areas in the historic districts will available open building sites. There were some comments that this ugly house should be bulldozed, as it detracted from the



Restored view sketch of May 15, 1993 traced over the photograph of the unrestored house to illustrate its potential restored appearance.

now-gentrified street. Recognizing the imminent threat, the house was documented with numerous black/white detail photographs, notes and measurements, and a restored-view perspective drawing was traced over a photograph of the existing “ugly” condition to give the viewer a true apples-to-apples comparison between the original and the present degraded appearance. The only conjecture involved was the trim details of the front veranda, and these details were based on typical circa 1880 examples. The intent of this comparison sketch was to show that the house was originally attractive and could be again, and that the house’s small-size problem could be overcome by adding a “background” addition behind the house, keeping prominence to the Italianate original front portion. This sketch, done in May 1993, circulated for two years with some interest but no buyers.

In June of 1995, a young builder, Joe Watson, appeared before the Huntsville Historic Preservation Commission with the request to demolish the house which he deemed to be “too far gone” to restore. The Commission offered to assist Joe in a further examination of the house, and to donate restoration planning and architectural assistance in order to help save this important house. This was done, and Joe decided to restore and add

to the rear of the house, initially on a speculative basis. This took a lot of courage for someone who had never done restoration, and Joe is to be applauded for this, especially since at that time there was no buyer for this “ugly house.”

Thus the house was raised back up to its original height above the soil-line, a “background” rear addition was planned, a way to conceal an upstairs bath was devised (without chopping into the original room), the details were planned and the house was restored to its now-again beautiful appearance. It just might be the prettiest house on this street where some residents had wanted it demolished.



1996 restored view. All is based on site evidences except the exact trim details of the veranda, for which no details remained. The 1996 addition is behind the house to the right, and the upstairs bath addition is tucked down into the attic of the first floor addition, barely visible at the upper right behind the 1881 second floor room.



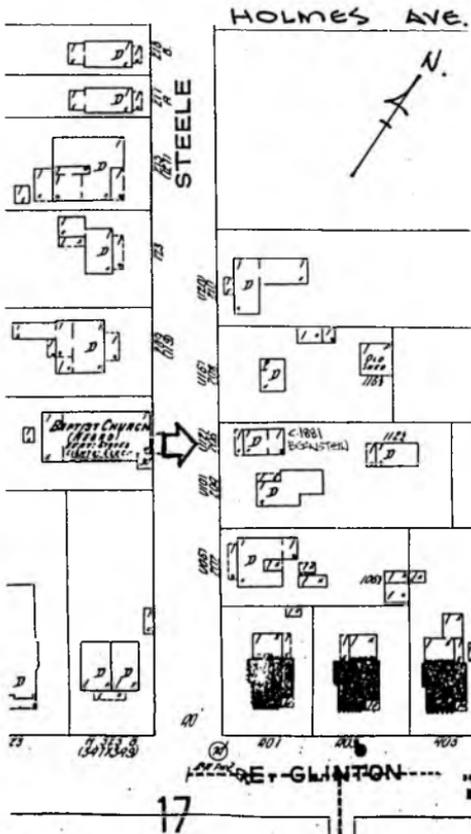
LEFT: 1993 photograph of the unrestored roof cornice. The 1881 brackets, frieze, bed-mould and fascia remain, with only the top cornice-mould missing.

BELOW: 1993 photograph of the upper front wall showing the mid-20th century short ranch-style window that replaced the tall Italianate windows and the second floor door that let onto the veranda roof-balcony. The joints in the infill clapboards below this modern window reveal the height of the tall 1881 opening.





ABOVE: The 1881 brick chimney-base remained at the south side of the house, giving the size of the chimney. Joints in the roof fascia patch gave the size of the top stack of the chimney.



LEFT: Detail of the 1913 Sanborn Insurance Map of Huntsville showing Steele Street and a number of houses present by 1913. The Church shown is the original location of the First Missionary Baptist Church. On Steele Street only two of these houses remain. The Bernstein House is indicated by an arrow.

Too many important and historic buildings are demolished because they are “too far gone” and “ugly” as well. Thousands of successful restorations showed that this is almost never justified. In addition, the vast majority of restorations of “dilapidated” structures are less costly than demolition and the construction of a same-size modern-design building. The most extreme cases cost only as much as the modern building, but the restored building has much more character and beauty than any modern building can muster, and typically has better technical quality since 19th century wood is highly resistant to insect and moisture damage, unlike new fast-growth sapwood which can rot in five or six years in highly-exposed locations.

The 1881 Bernstein House, once an ugly “goner” is now the beauty of Steele Street and a source of pride and pleasure for the owners, Jack and Vanetta Charlton, and for the builder who once thought of tearing it down, Joe Watson. The next time you see an “ugly” and “dilapidated” building, remember that most of this is surface cosmetics and is almost always easily corrected. Most 19th and early 20th century buildings, even small houses, were well-designed and proportioned. These are traits not usually seen today even in half-million dollar houses where the only criterion of quality seems to be cost and size.

We need to save our good architectural heritage instead of swapping it for mediocre-to-bad (technically and esthetically) modern construction.





BEFORE Picture taken in 1985.

Other Case Histories: A Glimpse of What Was and What Has Become

by
Harvie Jones

CIRCA 1825, Cedarhurst
Whitesburg Drive and Drake Avenue
(Federal Period)

Cedarhurst originally had a refined double-tier, eight-columned Tuscan-order Palladian style portico as did many country houses of the early 19th century. In the early 20th century, half of the columns were removed (leaving two columns per floor instead of four) and the first floor columns were cut short and mounted on heavy brick piers in an apparent attempt to give the portico a modern bungalow appearance. However, the original interior features were mostly retained.

In 1982, the house and its once-rural surrounding acres were purchased for a townhouse development. The developer wisely chose to retain this fine Federal Period house and restore it as a guesthouse and for social functions for the townhouse residents.

Many developers would have bulldozed such a house without a second thought; and Huntsville is fortunate that we still have this excellent early house, now carefully restored, with its original and beautiful Palladian double-tier Tuscan portico brought back.



AFTER Picture taken in 1992.

Editor's Note: It would have taken more than bulldozers to kill the story of Miss Sally Carter's ghost and her old cemetery stone that took a tumble one stormy evening. (*Glimpses into Antebellum Homes*, Huntsville AAUW, revised 8th edition, 1992, p. 68.)

CIRCA 1835, Sprague-Chadwick House
307 Randolph Avenue
(Federal Period)

In 1970, the Sprague-Chadwick House had been long empty and in disrepair and was known to local children as “the haunted house.” Its owner offered to donate its bricks to the proposed Constitution Hall Village since it was assumed the late-Federal Period house was of no value. The front porch was rotten and collapsed, windows were broken, paint peeled, etc.

But, as is usually the case, the derelict appearance was just easily- fixed cosmetics, and the house was extremely sound and intact. The rotted porch was an inappropriate late-Victorian addition and was well-gone. The house was purchased for land-value alone, since the previous owner apparently assumed the house was not worth anything and was then nicely renovated for professional offices. The new owner obtained beautiful and prestigious historic offices for only about two-thirds the cost of a modern-design, new, ordinary office building of the same floor area.



BEFORE Picture taken in 1970.



AFTER Picture taken in 1985.

Editor's Note: Built in the mid-1830s, this Federal house contains a Federal stairway "with turned banister, two rectangular balusters per step, and bracketed stair ends." Original Greek Revival features contrast with later Italianate additions, which included heavy roll mouldings, four-panel doors with transoms, and segmental headed windows and front door..

The Sprague house is an important local structure, one of Huntsville's older buildings. The extensive additions during the Victorian era provide excellent contrast with the details of its original three rooms. "This handsome building is a fine example of the value of preservation." (*Glimpses into Antebellum Homes*, revised 8th edition, p. 53.)



BEFORE Picture taken in 1974.
Includes a 1960s carport and kitchen addition.
(Taken after the 1973 fire.)

CIRCA 1858 Ward House
424 McClung Avenue
(Gothic/Italian Villa Style)

The Ward House originally had a tower, as evidenced by the 1871 “Bird’s Eye View” of Huntsville and clear clues on the bobbed-off tower. By 1970, a steel outside stair led to second-floor apartments and the house had been generally cut up in an ad-hoc manner. In 1973, a major fire unroofed the house, and thus it sat until 1974, with no roof, resulting in significant damage to its elaborate decorative plaster. However, since 19th century wood is highly rot-resistant, there was little permanent damage to the framing and flooring.

In 1974, after about two years with no roof, the house was roofed and dried-out. Later in the decade some renovation occurred. Beginning in about 1990, the house was thoroughly restored, including the reconstruction of

its missing tower, with conjectured details similar to other towers of the mid-19th century. The house is once again a beautiful and historic element in Huntsville's historic districts.



AFTER Picture taken in 1996.

Editor's Note: This Gothic Revival, an example of Andrew Jackson Downing's work, was built circa 1858. It's owners included Popes, Walkers, Bollings, Spragins, Watts, Stocktons, and lastly, Dr. and Mrs. Dworsky. (*Glimpses into Antebellum Homes*, revised 8th edition, p. 53.)



BEFORE Picture taken in 1979.

132 Walker Avenue
(Victorian)

This late-Victorian house on Walker Avenue was, in 1979, abused and cut into several makeshift apartments. The scroll-brackets at the front porch columns were gone, an awkward second-floor extension on posts projected on the west side, and the house was empty and neglected. The house was purchased for about what the land alone was worth, because its owner thought the historic house was valueless.

The restoration was easy because the fundamental structural and decorative elements were mostly intact and in good technical condition. The restored cost was considerably less than for a new, modern-design house of the same floor area.



AFTER Picture taken in 1994.

Editor's Note: "Walker Street was developed after the Civil War and was one of the most desirable areas of Huntsville during the late 1800s." Rich in architectural styles, this street adds greatly to the charm of Old Town Historic District. (*A Walking Tour of Huntsville, Alabama*, Madison County Tourism Board, 2nd edition.)

Begin At Your SHPO

If you need to get your building in the National Register of Historic Places, or to find out if your neighborhood is slated to become a historic district, the State Historic Preservation Office (SHPO) is the place to begin. SHPO officers, one per state, are appointed by their respective government. The officers nominate historic properties and districts to the National Register. SHPOs also administer preservation grants and review cases in which properties listed in the National Register are threatened by federal or federally funded programs. For your SHPO officer's name contact your local preservation organization or the Preservation Assistance Division of the National Park Service. (202) 343-9579.

The Advisory Council Can Step In

The Advisory Council on Historic Preservation advises the President and Congress on national historic preservation issues and reviews activities by federal agencies which might adversely affect properties in, or eligible for, the National Register. While it cannot always save historic structures, the Council's track record is generally admirable. Homeowners might find the Council's intervention helpful, for instance, in the case of a highway construction project that endangers homes in a historic district. Advisory Council on Historic Preservation, 1100 Pennsylvania Ave., NW, Washington, D.C. 20006. (202) 786-0603.

The Roster

The National Register of Historic Places is America's and historically significant buildings, structures, sites, and objects. Of the approximately thirty thousand listings, about ten percent are for historic districts, and the number is growing daily. Listing in the National Register provides important protection for buildings threatened by federally financed projects, but it cannot prevent demolitions or alterations paid for with private money. Register listing is also the basic criterion for eligibility for federal tax benefits and preservation grants-in-aid—when such grants are available. The National Register is updated monthly in the Federal Register, and supplements are issued annually. Your local library will have a copy. National Register of Historic Places, U.S. Department of the Interior, Washington, D.C. 20240. (202) 343-9636.

HABS Can Help

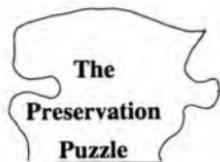
The Historic American Building Survey (HABS), although not in any sense a regulatory agency, can still affect your rehabilitation project if your old house happens to be among the thousands for which HABS photographs, measured drawings, and written documentation have been compiled. HABS's meticulous drawings may be especially helpful to owners whose buildings have suffered severe damage or misguided remodeling. A number of state catalogs of HABS projects are currently available or in preparation, and a nationwide checklist has been recently published. HABS, NPS, U.S. Department of the Interior 20240. (202) 343-9606. The for HABS data is the Prints Division, Library of Congress, Washington, D.C. 20540. (202) 287-8399.

NHLs Make The Register

National Historic Landmark (NHL) is the designation reserved by the National Park Service for buildings, sites, structures, districts, and objects of national, rather than merely state or local, significance. NHLs are automatically entered in the National Register.

Preservation Assistance Holds The Key

The Preservation Assistance Division (Technical Preservation Services) of the National Park Service reviews all applications for certification of rehabilitation projects. The staff in one of its regional offices will decide whether your project complies with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. They've recently published a pamphlet called *Tax Incentives for Rehabilitating Historic Buildings*, which includes an up-to-date list of SHPO addresses. The Division also provides invaluable technical advice and publications on restoration and rehabilitation techniques. Preservation Assistance Division, National Park Service, Department of the Interior, Washington, D.C. 20240. Telephone (202) 343-9579.



Yes Dear, We Know About the Dog, the Cat, Your Horses, and Even Your Husband, But is Your House Registered?

The AKC of preservation is the National Register. The finest pedigrees are found in HABS, the Historic American Building Survey, one of our federal government's wisest and more pardonable expenditures of tax dollars for the not so common good. Many of these homes, and perhaps yours, receive automatic Register Status by virtue of also being among America's National Historic Landmarks or NHLs as designated by the National Park Service.

Your home may have pretensions of local, regional or state importance and not yet been subjected to the scrutiny of its pedigree. In this case, a preservation architect like Harvie Jones is invaluable. Also, the State Historic Preservation Officer, should prove helpful. The local "Bluebook" of historic homes is *Glimpses into Antebellum Homes*, revised 8th edition, AAUW.

Check Your ITC: A Quick Quiz To Investment Tax Credit

1. Is your building on the National Register Historic Plans, singly or as part of an historical district that is a nationally certified state or local district?
2. Is your building at least 50 years old?
3. Can you depreciate your building or part of it because it is used for income-producing purposes?
4. Have you rehabilitated in the last 2 years or have extensive documented plans for future rehabilitation within the next five years?
5. Did or does the rehabilitation leave at least 75% of the exterior walls in their original place and use?

Design Standards

Set By

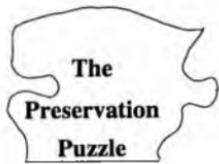
Secretary of the

Interior's Standards

for

Historic Preservation

Projects



National Register of Historic Places

by
Linda Bayer Allen

The National Register of Historic Places is a listing of historic properties in the U.S. and its territories and is composed of individual listings and historic districts. An individual listing may consist of a buildings such as the First Alabama Bank on the Courthouse Square, a structure such as the Redstone Test Stand, an object such as the Saturn V Space Vehicle or the Big Spring, or an archaeological site.

Historic districts are a combination of buildings, spaces and archaeological sites that are important in their totality; although many of the individual components may not qualify for a listing on their own, they play a significant role in establishing the context of the whole ensemble. Historic districts are most often neighborhoods containing a high concentration of historic buildings, often dating from approximately the same period, that taken as a group convey a sense of the period and society that erected them. The buildings constitute the most obvious resource in a district, but there are other elements that are just as important and that contribute to the ambiance of the neighborhood. These can include the kind of terrain and the way it was developed, the size of the building lots and placement of the houses on them, the relationship of the houses to each other and to the street, the landscaping, the presence of parks and other public spaces, the layout of the streets, and the relationship of the district to the surrounding areas. These considerations describe those qualities that can give a neighborhood cohesiveness and a historical identity worth protecting. For this reason, it is not enough just to preserve the buildings in a district; the historic setting must also be respected, because that is what gives meaning to the structures. For the same reason the small modest houses are as important as the large mansions: together they convey a sense of the past that cannot be read from one without the other.

The National Register was established by federal law in 1966, with the stipulation that it include properties of local and state significance as well

as those of national importance. This reflected a growing recognition that many historic properties that were important principally to their own communities were being cleared for urban renewal. People were losing these buildings and neighborhoods that provided their own personal, daily identity and sense of history. Buildings that have significance for the nation as a whole, such as Mount Vernon, are eligible for the special designation of National Historic Landmark.

For a property to be eligible for the Register, it must meet at least one of the following four criteria:

1. Be associated with events or developments—these are properties that contributed to the broad patterns of history, such as industrial, educational and transportation facilities.
2. Be associated with historically significant persons—these properties are often the homes of people who had a lasting impact on local, state or national history.
3. Be of architectural significance—this category covers buildings that represent a specific building type, date from a specific stylistic period, are good examples of a type of construction, or illustrate the work of a prominent architect, builder, or craftsman.
4. Be potential sources of information—these properties are usually archaeological sites but may also include structures possessing information on building technology.

Additional considerations are the building's age and its physical condition. As a rule, a property must be fifty years old before it is considered eligible for the National Register; however, if it is obviously of exceptional significance, it can be listed much earlier. A notable local example is the Saturn V Space Vehicle; its place in history is unquestioned.

Evaluating a property's condition is more difficult; for a building to survive unaltered until its significance is recognized can be a tricky matter. Many buildings undergo repeated alterations to keep them useful and occupied; without alterations, they are often considered obsolete and then razed. However, to qualify for the Register, a property should not have lost those features that locate it in time and place. Its association with the period of its significance should still be readily apparent. Properties that have been moved from their original site will only be considered if their importance derives from some distinction that was not destroyed by the move.

There are two other types of National Register nominations, besides the individual property and the historic district, that should be mentioned. One is the thematic group nomination, which is a finite group of resources related to one another in a clearly definable way—an example of this might be a nomination for all the extant buildings designed by a prominent architect. The second type is a multiple resource nomination. This is a method of nominating at one time all the individual properties, sites, and historic districts within a specific area. A multiple resource nomination for the commercial properties of downtown Huntsville was approved in 1980. This does not create an historic district; it merely provides for many individual properties and historic districts to be listed with one nomination.

Listing on the National Register provides formal recognition that the property is of significance and has historic and/or architectural value to the community, and possibly the state and nation. Such listing does not protect it from alterations or from demolition by a private owner. The only direct protection the National Register provides is from funded, licensed or assisted projects. If a property is threatened by such a project, the federal agency involved must allow the Advisory Council on Historic Preservation to comment before the project proceeds. This has proved to be a successful deterrent in many cases.

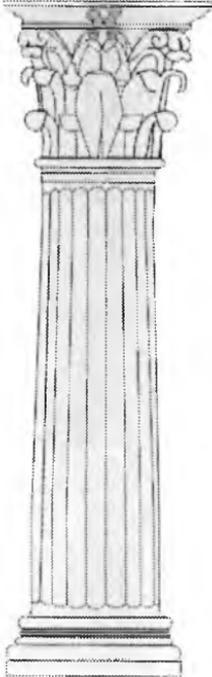
There are several tax incentives available to owners who persevere and rehabilitate National Register code properties. The tax code provides tax advantages for approved rehabilitations of depreciable properties. The State of Alabama has created an additional incentive for preservation by providing a property tax reduction of 50% for depreciable properties listed on the Register.

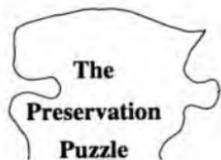
In addition, Register listing makes properties eligible for matching grants-in-aid from the Department of the Interior. These grants are allocated by the states—in Alabama by the Alabama Historical Commission. However, several states including Alabama award these grants only to public agencies and nonprofit groups, not to individuals.

Listing on the Register implies no federal controls on owners other than those just discussed. However, many historic districts do have design controls imposed on them at the local level. These design review boards are established by local ordinance for the purpose of maintaining the historic character of the neighborhood, but they operate independently of the National Register.

The National Register Office is a part of the Heritage Conservation and Recreation Service (HCRS) of the Department of the Interior. Its programs are administered in each state by a State Historic Preservation Officer (SHPO) appointed by the governor. In Alabama, the state agency charged with overseeing the National Register and other preservation programs is the Alabama Historical Commission in Montgomery. The Huntsville Planning Department works with the state Historical Commission staff and can often handle preservation and National Register requests at the local level.

National Register nominations may be initiated by any interested citizen. The completed form is reviewed by the SHPO's staff and by the Historical Commission before it is signed by the SHPO and forwarded to the National Register Office in Washington for final review and listing.





The Alabama Historical Commission: Heart of the Puzzle

The Alabama Historical Commission is “every Alabama citizen’s primary resource for protecting and preserving our historical places.” The safeguarding of Alabama’s historical sites and structures is its charge. Created in 1966 by legislative enactment, the Commission is the hub and nerve center of Alabama’s preservation movement. The preservation puzzle would not be complete without SHPO, the State Historical Preservation Office, which coordinates with the national preservation effort and reaches out to local and private preservation groups.

In Huntsville, the Alabama Historical Commission works with city agencies and the Huntsville Historical Preservation Commission to strengthen their efforts and expertise. Through the Certified Local Government (CLG) Program, the AHC offers grants “made available from the Historic Preservation Fund of the National Park Service.” These are matching grants and the Historic Huntsville Foundation is eligible to apply for these through the local preservation officer, Hulan Smith. To date Huntsville has not availed itself of these funds which are especially earmarked for Survey and Registration of historical, architectural, and archaeological resources (\$10,000), for Planning projects “that contain or address a National Register district, are in areas of high development activity [downtown], demonstrate strong community support, and include educational and public participation programs” (\$7,500).

The HHF would be interested also in two other grant areas: Pre-development, for the preparation of architectural plans, specifications, feasibility studies, and historic structure reports (\$5,000); and Public Awareness and Education grants to projects which “increase the public knowledge of preservation principles, promote preservation as an ethic, and that increase knowledge and awareness of the kinds of properties (both historical and archaeological) that are worthy of preservation and the various methods of preserving them” (\$5,000–\$10,000).

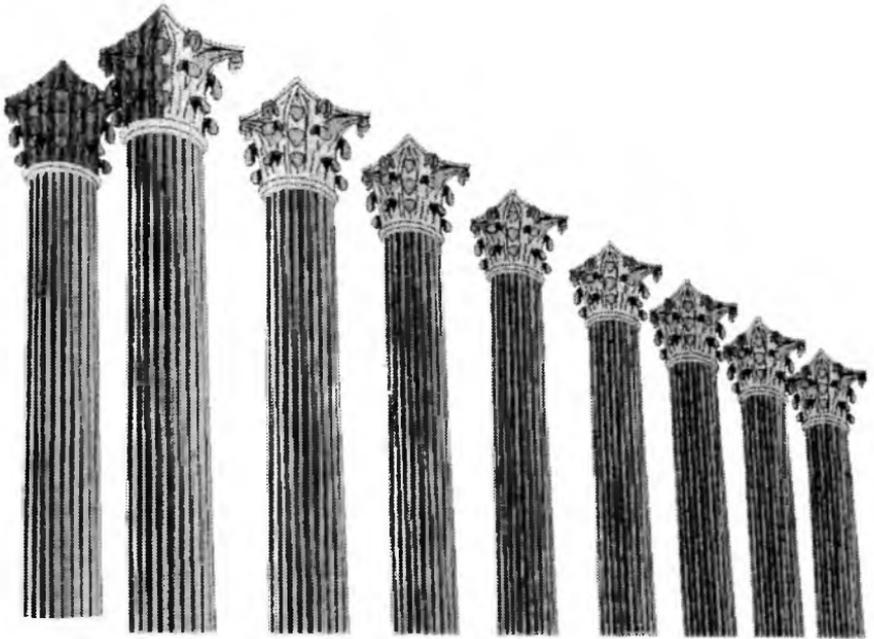
The Alabama Historical Commission also provides grants from monies set aside in the Alabama Cultural Resources Preservation Trust Fund. These may be applied for directly to the Commission without sponsorship by the CLG. In addition to the above-stated categories, funds are awarded for Rehabilitation Development and Archaeological Mitigation of existing historic structures, not reconstruction. All projects must follow the “Secretary of Interior Standards.” Applicants must be legal owners to apply. Buildings publicly owned but transferred to private organizations for historic preservation purposes, will be eligible as long as the lease/transfer period covers the duration of the grant. Facade grants are available to local governments and Alabama Main Street Program participants. Grants will NOT be made for privately-owned structures unless they are of national importance. Another criteria for grant selection is eminent danger. Is the structure or site threatened by demolition? Funding is between \$10,000 to \$25,000.

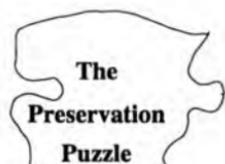
To assist public awareness, the Alabama Historical Commission has established a Historic Endangered Landmark Program or HELP, where properties are listed and attention is directed to their peril. These structures receive funding priority .

The preservation puzzle becomes a real jigsaw puzzle when all the pieces of the Alabama Historical Commission are put together. As the State office of preservation, it is the clearinghouse for all national programs such as the National Trust’s Main Street Program, the exercise of Section 106 Environmental Review to preserve and protect historic landmarks, to review and nominate structures and sites to the National Register, to expand and encourage listings and make nominations to the Alabama Register of Landmarks and Heritage, and to assist with ISTEA funded projects.

The Alabama Historical Preservation Commission is funded by our tax dollars, grants, trust funds, and contributions. It puts money back in a few of our pockets through its certification of historical income-producing buildings whose owners then become eligible for income tax credits for rehabilitation work. It enriches all of us every day through its extensive promotion of such councils and boards as the Black Heritage Council, the Pilgrimage Council, the Live-in-a-Landmark Council, the Archaeological Council, and the statewide-private-nonprofit Alabama Preservation Alliance.

As if that weren't enough to keep it busy beyond belief, the AHC also owns and must administer historic properties from one end of the state to the other, numbering over 15. Its Executive Director, F. Lawrence Oaks, is supported by an extremely dedicated staff. The HHF has certainly profited from the guidance given it by Robert Gamble, Chief Architectural Historian. This article could not have been written without the aid of Mary Shell and Tara Lanier, editor of the highly informative and essential Preservation Report, published bimonthly.





Questions and Answers Concerning Local Historic Districts in Huntsville, Alabama

Linda Allen

How Does Local District Designation Protect A Historic Neighborhood?

Once a historic district is designated, all exterior changes occurring within its boundaries are reviewed by the Huntsville Historic Preservation Commission prior to issuance of a building permit or demolition permit to ensure that changes are not made that would diminish the architectural character of the individual structure or the historic appearance of the district. The purpose of the review is to encourage persons to make exterior changes that are in keeping with the distinctive physical features of the neighborhood and to prevent alterations that would be damaging. While each property owner must relinquish a small amount of control over his property, he is assured that his neighbor will also be held to the same standards. It is this design review feature that is primarily responsible for elevating the value of real estate and creating stability because it provides a sense of security that attracts increased investment.

What Kind Of Work Is Subject To The Review Process?

Any exterior work such as remodeling, new construction, alterations, relocation or demolition of a building or structure. Work that does not require review includes repainting the exterior with the existing colors, replacing window glass, and reroofing with identical materials and color. (A building permit is required for any structural work and for any work costing \$250 or more.) Interior work is not reviewed by the Commission unless it causes a change in exterior appearance.

Who Does This Reviewing?

The Historic Preservation Commission is composed of six members appointed by the mayor for 6-year terms, who serve without compensa-

tion, and three city officials being the Building Inspector, the Planning Director, and one member of the City Council. Appointed members are selected because of their special interest or experience in fields related to historic preservation and history.

What Is The Review Procedure?

Applications for exterior changes are filed at the City of Huntsville Building Inspection office, which is located on the second floor of the Public Service Building at 320 Fountain Circle. Applications are reviewed by the Huntsville Historic Preservation Commission which meets at 4:30 pm on the second Monday of each month in the conference room of the Environmental Services Building at 305 Church Street. Commission meetings are open to the public.

Each applicant must be present at the meeting or have a representative present who can explain the proposed work. Commission members will ask questions and consider the request. Comment is taken from the public. After discussion, the members vote on the question of the appropriateness of the proposed work. Once approved by the Commission, the applicant follows normal procedures to get a permit for the described work.

How Does The Commission Evaluate Proposed Work For Appropriateness?

In general, the Commission considers the historical and architectural significance of the structure under review, its relationship to adjacent buildings, and the specific character of the district as a whole; however, each request is then reviewed specifically taking into account the original character of the structure, its current condition, and the proposed changes. Depending on the proposal, the Commission may look at any or all of the following visual and spatial qualities that the district is designed to protect:

- Orientation, setbacks, and spacing of structures
- Building heights
- Building scale
- Facade proportions
- Window proportions, shapes, positions, and patterns
- Size, shape and proportions of entrances and porches

- Roof forms and materials
- Architectural detailing
- Materials, textures, and colors
- Horizontal, vertical or nondirectional emphasis
- Fences, walls, landscaping, walks, and accessory structures.

Obviously changes that may be acceptable in one district would not necessarily be suitable for a different structure in another district having a dissimilar history of development.

What If The Commission Denies A Certificate Of Appropriateness?

The applicant may appeal the Commission's denial to the Circuit Court.

How Is A Local Historic District Established?

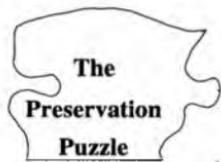
Local Act No. 1307 (1971) and statewide enabling Act No. 89-536 (1989) permit the Huntsville City Council to establish historic districts under certain defined conditions. City Ordinances No. 72-47 and 91-597 established the Huntsville Historic Preservation Commission. The procedure required to designate a local historic district in Huntsville is as follows:

1. The neighborhood desiring to be designated as a historic district must collect and submit to the city a petition requesting establishment of a historic district. The petition must contain the signatures of at least 60 percent of the property owners as recorded at the tax assessor's office. The percentage will be computed by dividing the number of owners signing by the total number of owners in the proposed district. The wording for the petition will be provided by the planning department.
2. On receipt of the petition, the planning staff will conduct a survey of the proposed historic district in accordance with the rules and regulations of the Alabama Historical Commission. The survey and a statement of significance will be forwarded to the Huntsville Historic Preservation Commission.

3. The Huntsville Historic Preservation Commission must hold a public hearing on the proposal. In addition to a general notice of public hearing, all owners of property to be included in the proposed historic district must be notified by mail.
4. The Huntsville Planning Commission will review and consider for adoption the proposed historic district as an element of the comprehensive plan.
5. The Huntsville Historic Preservation Commission must make a recommendation to the City Council on the historic district proposal. It will be accompanied by an ordinance for adoption prepared by the planning staff. The Huntsville City Council will consider the recommendation and take action on the ordinance.
6. Following enactment of an ordinance designating a historic district, the inspection staff must give notice in writing of that designation to all agencies of the city and to all owners of property included in the historic district. The planning staff will add the historic district boundaries to the city maps. The Huntsville Historic Preservation Commission begins review of exterior changes to structures in the new historic district.

What Makes A Local Historic District Successful?

For a historic district to be successful, it is imperative that the owners support the idea; if they are not willing to abide by the extra level of regulation, then the advantages of an upgraded and stabilized neighborhood probably will not be realized.



“The Commission” Explained

by
Diane Ellis

Information for the following article derives from conversations with Linda Allen of the city planning department and Dr. Frances Roberts, as well as from material printed in the Twickenham Historic District’s directory.

It’s become clear that many of us haven’t a clue about what the Huntsville Historic Preservation Commission is or does. The name is a mouthful, confusingly similar to names of several other organizations in town, including our own. We hear people talk about “the commission,” but the bureaucratic vagueness of that term isn’t enlightening. If we’re confused, we said to ourselves, what about everyone else? It was time to do some research. Here’s what we learned.

The Huntsville Historic Preservation Commission was established as a consequence of a major preservation triumph, the establishment of the Twickenham Historic District. As explained in the Twickenham Historic District’s directory, when urban renewal plans in the 1950s threatened many historic structures and streets in the original core of the city, members of the Huntsville-Madison County Historical Society and the Antiquarian Society surveyed the area to identify structures worthy of preservation. The directory tells us that “they drew up a plan to create a historic district which would encompass many of the early architectural treasures and reflect the architectural history of the community.”

In 1965, the Twickenham Historic Preservation District Association was formed to promote the formation of the district “and to aid the city in acquiring the necessary legislation at the state level to provide a commission to enforce the necessary regulations for securing and maintaining its integrity.” Frances Roberts remembers that it

took from 1965 to 1970 just to get approval from the legislative delegation to get the act to create the district passed in the legislature, and another two years to get petitions from the required sixty percent of property owners in the proposed district, whose boundaries had been set by the city planning department after guidance from the National Trust. Finally, in 1972, the directory states, “the City Council passed an ordinance which gave legal status to the District and provided for a commission of nine members for its oversight.”

Today the commission that was established to “maintain the integrity and attractiveness” of Twickenham oversees Huntsville’s three historic districts: Twickenham, Old Town, and the older section of the Alabama A&M University campus, which achieved historic district status in 1992. The area around Huntsville’s square is not an historic district, but comes under the purview of the planning department. Dr. Roberts credits Linda Allen with doing an excellent job of surveying those buildings during the early days of forming the Twickenham Historic District.

Dr. Roberts defines the Huntsville Historic Preservation Commission as “a judicial body that examines proposals for changes in properties within historic districts in light of elements that affect the districts’ architecture, history and environment.” Regarding those petitioners who claim their projects won’t be visible, she says the commission works on the thesis that “it shows somewhere.”

The districts include both residential and non-residential properties. All applications to build or demolish a structure in an historic district are automatically referred to the commission. The commission reviews proposals for new construction; major and minor renovations; major and minor alterations; and repairs, additions, fences, walls, signs, and site work for game courts, pools, decks, terraces, drives and accessory structures. The Twickenham District directory states that “the architectural review process helps to protect the rights, amenities, and investments of all property owners in the districts, and aids in ensuring that future Huntsvillians will be aware of their rich heritage of architecture.”

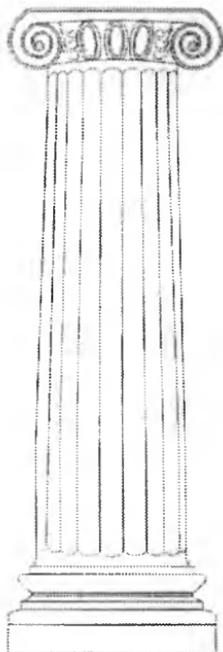
The commission makes recommendations, but it is the city inspection department's responsibility to enforce them. There are fines and other penalties for failure to adhere to commission and/or inspection department regulations. A petitioner to the commission can appeal a commission decision to the circuit court. The commission does NOT regulate zoning, some sign ordinance matters, planting, or interior building modifications.

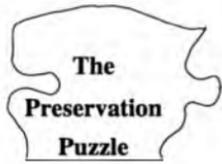
Members of the nine-member commission are appointed by the mayor and serve for six years. Historian Roberts and architect Harvie Jones have served on the commission since its inception. Others serving on the commission currently are Old Town resident Dorothy Adair, architect Rob Van Peurseem, lawyer Jack Burwell, city engineer Will Lewis, city planner Dallas Fanning, city inspector Hulan Smith, and city councilman Richard Showers. The commission has been successful throughout the years. Dr. Roberts believes, because dedicated, knowledgeable people with the right expertise have been appointed to serve.

The Huntsville Historic Preservation Commission is the legal guardian of the legacy of stewardship established by those early preservation pioneers who helped create our historic districts. The commission's oversight of our architectural treasures reassures us that the beauty and livability of our community will endure as permanent characteristics of a changing city.

The Huntsville Historic Preservation Commission meets the second Monday of the month in the meeting room of the old Chamber of Commerce building at the corner of Gallatin and Williams. Meetings are open to the public.

The HHF is the largest citizenship group without a paid professional staff. Our volunteer army has been ably led by inspired chairmen and dedicated boards of directors. Always in the wings if not in the vanguard has been the unassuming, self-effacing, indispensable and awesomely capable Harvie Jones. More than any other person Harvie embodies the spirit of Huntsville's historic preservation movement. Harvie has lent his architectural talents, historic knowledge, and time far beyond any calculable rate of return. The informed role Harvie plays in the community as its chief preservation architect is similar to Dr. Frances Roberts' role as historian. These two stellar citizens combine with other members of the Huntsville Historic preservation Commission to oversee our historic districts. They set the standard of excellence Huntsvillians could come to expect. The Foundation salutes, supports, and seeks to strengthen the role and sway of the Commission.





Where To look For Funds

Compiled from *Landmark Yellow Pages*,
National Trust for Historic Preservation, 1993.
(Available at the Public Library Heritage Room)

U.S. Department of Agriculture

- *Home Ownership Loans*: Loans for the construction, repair, improvement, or rehabilitation of rural homes and buildings.
Contact FMHA district office.
- *Rural Rental Housing Loans*: To build, purchase, or repair apartment style housing and related facilities.
Contact FMHA district office.
- *Rural Housing Preservation Grants*: For rehabilitation, preservation, or modernization efforts for low-income housing.
Contact FMHA state or district office.

U.S. Department of Commerce

Herbert C. Hoover Building

14th Street & Constitution Avenue, N.W.

Washington, DC 20230

(202) 377-2000

Economic Development Administration

Room 7807

(202) 377-5113

- *Economic Adjustment Assistance Program*: Grants for economic development projects in areas experiencing long-term economic deterioration or sudden and severe economic dislocation.
Contact EDA regional office or (202) 377-2659.
- *Public Works Impact Projects*: Grants for the renovation or construction of public works and development facilities that stimulate employment in the project area.
Contact EDA regional office or (202) 377-2813.

U.S. Department of Education

400 Maryland Avenue, S.W.

Washington, DC 20202

(202) 708-5366

U.S. Department of Education (continued)

- *Institutional Conservation Program:* Grants for the analysis of ideal conservation methods in a specific public building, school, or hospital, as well as actual implementation of such conservation.
Contact state energy office.
- *Public Library Construction and Technology Enhancement Program:* Grants for the acquisition, expansion, renovation, and equipping of buildings that will serve as public libraries.
Contact (202) 219-2293.

U.S. Department of Energy

1000 Independence Avenue, S.W.

Room 5G-045

Washington, DC 20585

(202) 586-8034

- *State Energy Conservation Programs:* Grants for energy conservation in schools and hospitals.
Contact Dept. of Energy Conservation Regional Office.

U.S. Department of Health and Human Services

330 Independence Avenue, S.W.

Washington, DC 20447

(202) 619-0257

Administration on Aging

3330 Independence Avenue S.W.

(202) 619-0011

- *Supportive Services and Senior Centers:* Grants for the construction or renovation of multipurpose facilities in homes for older people.
Contact state and area agencies on aging.

U.S. Department of Housing and Urban Development

451 7th Street, S.W.

Washington, DC 20410

(202) 708-1112

Housing and Urban Development (HUD) programs focus on improving housing in both urban and rural communities through acquisition, rehabilitation, and new construction.

- *Community Development Block Grant Program:* Grants for a wide range of activities, such as restoration and preservation, designed to improve community development.
Contact local community development office.

U.S. Department of Housing and Urban Development (continued)

- *Emergency Shelter Grants:* Grants for the renovation, rehabilitation, or conversion of buildings for use as emergency shelters for the homeless.
Contact regional HED office.
- *Historic Preservation Loans:* Loans for the preservation, rehabilitation, or restoration of historic residential structures.
Contact HUD regional office.

U.S. Department of the Interior

1849 C Street, N.W.

Washington, DC 20240

(202) 208-3100

National Park Service

P.O. Box 37127

Washington, DC 20013-7127

(202) 208-4747

National Park Service programs that focus on the rehabilitation, innovation, and recovery of parks, recreation facilities, and historic buildings.

- *Historic Preservation Grants-In-Aid Program:* Grants for equipment, materials, architectural planning, and construction necessary for the restoration, acquisition, or development of historic properties.
Contact state historic preservation offices.
- *National Historic Landmark Program:* Advisory services and counseling to study and identify historic landmarks., A bronze plaque and certificate are presented to selected landmarks at a formal ceremony.
Contact regional Parks Service office.
- *National Natural Landmarks Program:* Technical information to help designate natural landmarks and to preserve those already selected.
Contact regional Parks Service office.
- *National Register of Historic Places:* Advisory services and counseling to determine a property's eligibility for inclusion in the National Register.
Contact Regional Park Service or State Historic Preservation offices.
- *Urban Park and Recreation Recovery Program:* Funds for the rehabilitation and improvement of existing park and recreation systems.
Contact regional park service offices.

U.S. Department of Transportation

400 7th Street, S.W.

Washington, DC 20590

(202) 366-4000

Urban Mass Transportation Administration

Office of Public Affairs

Room 9400

(202) 366-4043

Addresses public mass transit operations and related construction, extension, refurbishment and rehabilitation activities.

- *Discretionary Capital Grant Program:* Grants for projects including land acquisition, construction, and modernization for the improvement of the transit system.
Contact regional UMTA office.
- *Rural Transit Assistance Programs* Grants for public transportation projects in non-urban areas.
Contact regional UMTA office.

Federal Railroad Administration

Room 8206

Attn: Grant Program

(202) 366-0881

- *Local Freight Assistance Program:* Grants for acquisition, rehabilitation, and construction of rural facilities.
Contact regional Fed. RR. Adm. (FRA) office.

Commission on National and Community Service

National Press Building

529 14th Street, N.W.

Suite 428

Washington, DC 20045

(202) 724-0600

The National and Community Service Act of 1990 created the Commission to provide program funds, training and technical assistance to states and communities for developing and expanding service opportunities. The types of service activities are broadly defined, participants may perform any educational, human, environmental, or public safety service project that will benefit the community.

- *Serve America:* Funds for programs sponsored by schools or community-based agencies to involve school-age or adult volunteers in schools.

Federal Highway Administration

Office of Engineering (HNG-12)

Room 3132 Attn: Grant Programs

(202) 366-4658

Federal programs that focus on construction, reconstruction, and improvement of roads, as well as landscaping, engineering, and bridge rehabilitation. Contact Regional FHA Office for all the following.

- *Construction Program:* Grants for the construction of highways, roadsides, high-occupancy vehicle facilities, and pedestrian walkways.
- *Highway Bridge Replacement and Rehabilitation Programs:* Grants.
- *Secondary Programs:* Secondary roads.
- *Urban Programs:* Grants for construction, reconstruction, and improvement of road facilities.

Institute of Museum Services

1100 Pennsylvania Avenue, N.W.

Washington, DC 20506

(202) 606-8539

Created in 1976, this independent government agency supports all types of museums, including historic houses and sites, history museums, zoological parks, aquariums, and botanical gardens.

- *General Operating Support Program:* Competitive grants are awarded to museums based on the extent to which they effectively use their resources.
- *Conservation Assessment Program:* Grants for an overall assessment of the conditions of a museum's environment and collections to identify conservation needs and priorities.
- *Conservation Project Support Programs:* Matching grants for projects geared to conserve a museum's collection.

National Endowment for the Arts

1100 Pennsylvania Ave.

- *Challenge III Grants:* To cultural organizations to open new funding sources and require 3:1 match.
Contact (202) 682-5436.

National Endowment for the Arts (continued)

- *Design Arts Program:* Grants for activities in fields of architecture, landscape architecture, urban design, and planning, historic preservation, interior design, industrial and product design, and graphic design.
Contact (202) 682-5437.
- *Folk Arts Program:* Grants to preserve and enhance our country's multi-cultural artistic heritage.
Contact (202) 682-5437.
- *Local Program:* Grants to local agencies on behalf of their local government for the support and development of the arts within a city or county.
Contact (202) 682-5431.
- *Museum Program:* Grants for projects of artistic significance in the museum field, awarding in three categories;
1) Utilization of Museum Resources—presentation of collections, education, and catalog; 2) Care of Collections—conservation collection and maintenance; and 3) Museum Purchase Plan—purchase of items for museum collections.
Contact (202) 682-5442.

National Endowment for the Humanities

1100 Pennsylvania Ave.

- *Challenge Grant Programs:* Grants for projects designed to enhance activities in the humanities. Construction, renovation, and temporary exhibitions are funded on a 3:1 or 4:1 matching grant basis.
Contact (202) 786-0361, Room 429.
- *Human Projects in Libraries and Archives:* Grants for activities that increase public appreciation and understanding of the humanities through the use of books and other resources in the collections of American libraries and archives.
Contact (202) 786-0271, Room 426.
- *Human Projects in Museums and Historical Organizations:* Grants for planning and implementing of exhibitions as well as interpretation of historic sites.
Contact (202) 786-0284, Room 420.

National Endowment for the Humanities (continued)

- *National Heritage Preservation Program:* Grants for projects that solve problems posed by the disintegration of significant resources. Contact (202) 786-0570, Room 802.

Small Business Administration

409 Third Street, S.W.

Washington, DC 20416

(800) 827-5722

- *Certified Development Company Program:* Loans help small businesses pay for construction, renovation, machinery, and architectural service costs, promoting community and economic development. Contact SBA field office.

(TO BE CONTINUED)



Preservation Reading in The Library

The following is a list of the preservation-related publications that the Alabama Historical Commission has purchased and placed in the Heritage Room of the Huntsville-Madison County Public Library. The Heritage Room is located on the third floor of the library.

Architectural History

Collecting and Preserving Architectural Records. American Association for State and Local History, Nashville, Tennessee.

Gamble, Robert. *The Alabama Catalog.* The University of Alabama Press, 1987.

Longstreth, Richard. *The Buildings of Main Street: A Guide to American Commercial Architecture.* Preservation Press.

McAlester, Virginia and Lee. *Field Guide to American Houses.* New York: Knopf Press, 1989.

Poppeliers, John. *What Style Is It? A Guide To American Architecture.* Preservation Press.

Archaeology

Historical Archaeology as a Tool. American Association for State and Local History. Nashville, Tennessee.

Deetz, James. *In Small Things Forgotten: The Archaeology of Early American Life.* National Trust for Historic Preservation. Washington, D.C.

Kitchen, Judith. *Caring for Your Old House: A Guide for Owners and Residents.* Preservation Press.

London, Mark. *Masonry: How to Care for Old and Historic Brick and Stone.* Preservation Press.

Moss, Roger. *Lighting for Historic Buildings.* Preservation Press.

1994 Old House Journal Restoration Directory. Dovetail Publishers, 1994.

Nylander, Jane. *Fabrics for Historic Buildings*, Revised Edition. Preservation Press.

Old House Journal. (Various Yearbooks from 1980–1989, and Restoration Manual #11).

Shivers, Natalie. *Walls and Moulding: How to Care for Old and Historic Wood and Plaster*. Preservation Press.

General Preservation

American Association for State and Local History Technical Leaflet Series, Nashville, Tennessee:

- “The Eight Most Common Mistakes.”
- “Establishing a Plaque Program.”
- “Historic Houses as Learning Laboratories.”
- “Historical Markers: Planning Local Programs.”
- “Site Analysis for Tourism Potential.”
- “Understanding the RFP.”
- “Using Memoirs to Write Local History.”
- “Wood Floor Management.”
- “Working Effectively with the Press.”

Beaumont, Constance. *A Citizen's Guide to Protecting Historic Places: Local Preservation Ordinances*. Center for Preservation Policy Studies/National Trust for Historic Preservation.

Beaumont, Constance. *Local Incentives for Historic Preservation*. Center for Preservation Policy Studies/National Trust for Historic Preservation.

Cassity, Pratt. *Local Preservation Ordinances and Cultural Resources Protection in the Mid-South*. Center for Preservation Policy Studies/National Trust for Historic Preservation.

Diehl, Janet and Barrett, Thomas. *The Conservation Easement Handbook*. Land Trust Exchange & The Trust for Public Land.

- Dwight, Pamela. *Landmark Yellow Pages*. Preservation Press.
- George, Gerald. *Starting Right*. American Association of State and Local History.
- Mantell, Michael. *Creating Successful Communities: A Guidebook to Growth Management Services*. The Conservation Foundation. Island Press, 1990.
- Murtaugh, William. *Keeping Time: The History of Theory and Preservation in America*. Sterling Press, 1988.
- Petersen, John and Robinson, Susan. *Fiscal Incentives for Historic Preservation*. Center for Preservation Policy Studies/NTHP.
- Robin, Peggy. *Saving the Neighborhood*. Preservation Press.
- Stangstad, Lynnette. *A Graveyard Preservation Primer*. AASLH.
- Stokes, Samuel. *Saving America's Countryside: A Guide to Rural Conservation*. Johns Hopkins Press, 1989.
- Sullebarger, Beth. *Historic Preservation: Forging a Discipline*. Proceedings of a Symposium in honor of James Marston Fitch and 20 Years of Historic Preservation at Columbia University. 1985. Preservation Alumni.

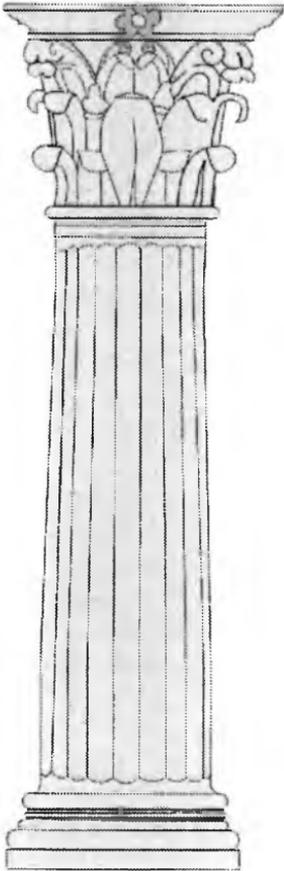
Technical

- Chambers, Henry. *Cyclical Maintenance for Historic Buildings*. National Parks Service.
- Grimmer, Anne. *Keeping It Clean: Removing Dirt, Paint, Stains, and Graffiti from Historic Exterior Masonry*. National Parks Service.
- Guild, Robin. *The Victorian Handbook*. Rizzoli Press, 1992.
- Southern Exposure: #10 Building South; #19 Liberating Our Past; #39 The South's Social History; #40 The South's Diverse Culture.

Stipe, Robert and Lee, Antoinette. *The American Mosaic: Preserving A Nation's Heritage*. Preservation Press.

Vlach, John Michael. *Back of the Big House: The Architecture of Plantation Slavery*. University of North Carolina Press, 1993.

Westmacott, Richard. *African-American Gardens and Yards in the Rural South*. The University of Tennessee Press, 1992.



KAP

Kids' Architectural Press

PRESS RELEASE

Take A Walk Climbs Readers' Choice List

Take A Walk is a guidebook to the different architectural styles that one can find in downtown Huntsville. It is published by Kids' Architectural Press (KAP) at Chapman Elementary.

Take A Walk differs from other publications available because its main focus is on architectural styles rather than on the history of buildings and homes. Someone can take this book and learn how to recognize ten architectural styles by looking at homes and buildings in Huntsville's Old Town. Therefore, it is a reference book that can be used in cities other than Huntsville.

Each style is illustrated by one home or building. For instance, Art Deco features East Clinton Elementary; Greek Revival, First Alabama Bank; and Romanesque, the Schiffman Building. The text includes a list of characteristics of the style, a brief description, one historical fact about the building illustrated, and a quote from the owner or user of the building.

Kids' Architectural Press was organized last year by fourth and fifth grade SPACE students. Each student began the year by writing application letters for jobs such as Editor, Art Editor, Marketing Manager, and Accounting Chief. The staff then designed the logo, determined the format of the book, set up bookkeeping, and applied for a loan from their principal. They also did all the research, drawing, and writing. Their research included writing letters to owners of the homes asking for information.

This year, the KAP staff will prepare the book for a Second Printing, since they have distributed or sold the first run of 200 copies. KAP may also initiate other projects—perhaps publishing such items as note cards.

Take A Walk is available at Harrison Brothers Hardware or by calling Chapman Elementary. The cost is \$2. The guidebook was also on sale at Trade Day at the Historic Huntsville Foundation booth. Members of Kids' Architectural Press were present to answer questions and direct an architectural game.

Even though the KAP office is at Chapman, the staff is composed of students from Colonial Hills, East Clinton, Lincoln, as well as Chapman. KAP staff members for 1996-1997 include Dylan Castelle, J. J. Johnston, Willie Littlepage, Jonathan Rizor, and Baylee Welch of Chapman; Stacy Leskowsky and Chrissie Rodes of Colonial Hills; Leigh Thomas of Lincoln; and Patrick Culpepper, Mary Carson Peterson, and Trent Thomas of East Clinton. For more information contact; Carol Kamback, 532-4777; 533-2223.

After reading *Take A Walk*, you will be a wiz kid too, and should be able to easily pass the quiz on the following pages.

Quiz
designed by
Kids' Architectural Press

- What is the difference between a hipped roof and a pitched roof?

- What architectural style uses chevrons as decoration?

- What is a projected bay?

- What are dentils?

- What architectural style is illustrated on the cover of *Take A Walk*?

- What is a fanlight?

- What is a duplex?

- What is the difference between a pilaster and a column?

- Name three kinds of columns based on Greek orders.

- Name an architectural style that usually has a symmetrical facade.

- What is jigsaw ornamentation?

- Who designed the first Prairie house?

- Where was Tallulah Bankhead born?

- What does an Ionic column look like?

- What is the difference between a bay window and a bow window?

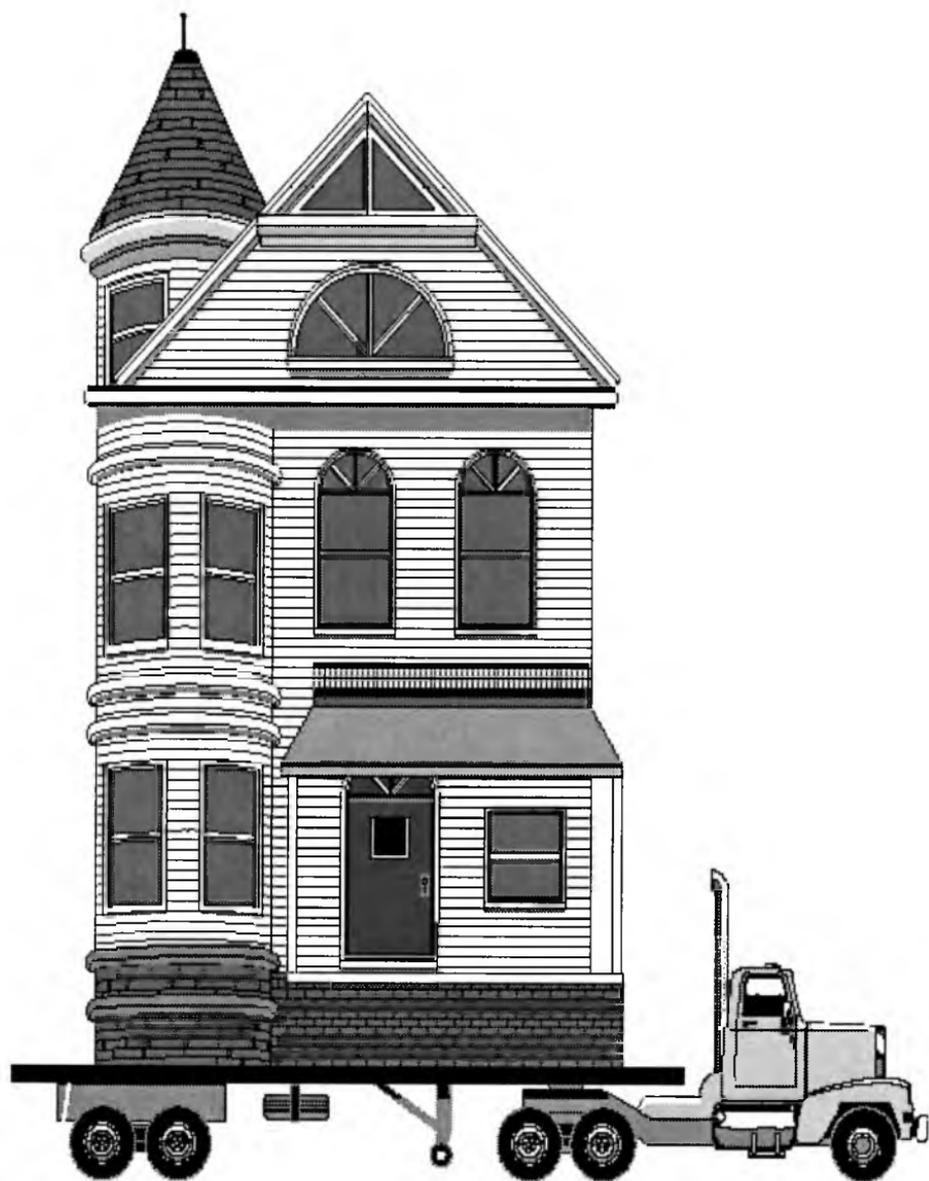
- Which architectural style does not have a big front porch?

Computer Graphics... Pictures Speak Louder Than Words...

Adaptive use is the dynamic secret to preservation of historic structures. Change the use but keep the building—especially the facade and its most important internal enhancements.

The articles behind these graphics
will be featured in the Winter Issue.





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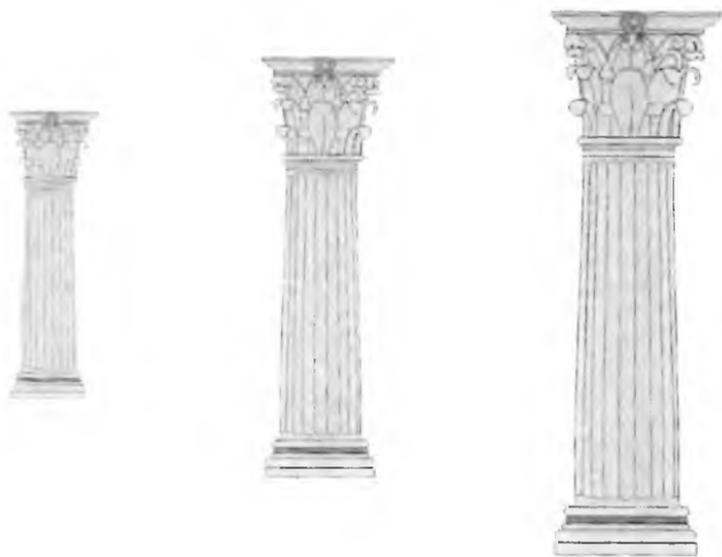
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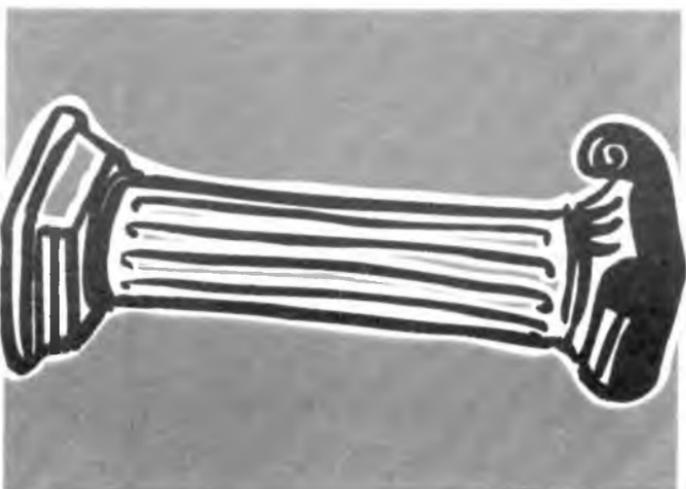
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