

# PRESERVATION

Alabama Historical Commission

## REPORT

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MAY-JUNE 2010

## PRESERVATION EQUALS JOBS

Historic preservation creates jobs. And Alabama Historical Commission executive director Frank White wants everybody to know it.

"Rehabilitating an historic building or house generates jobs for electricians, masons, carpenters, painters, landscapers, interior decorators, architects and engineers," says White.

"When we restore the AHC's sites (see story below), or assist developers, Main Street merchants, and homeowners rehab historic buildings, we are putting dollars to work in local economies," White added.

Historic rehabilitation and restoration use about 20% more labor than new construction, resulting in more jobs at the local level. These are high skill jobs that pay better and are hard to outsource."

The economic benefits do not stop with construction jobs, White adds. Vacant or underused buildings go back on the tax rolls, helping local government budgets. Tourists drawn by a community's historic character

typically stay longer and spend more money than other kinds of tourists. These are dollars that stay in the community, turning over many times.

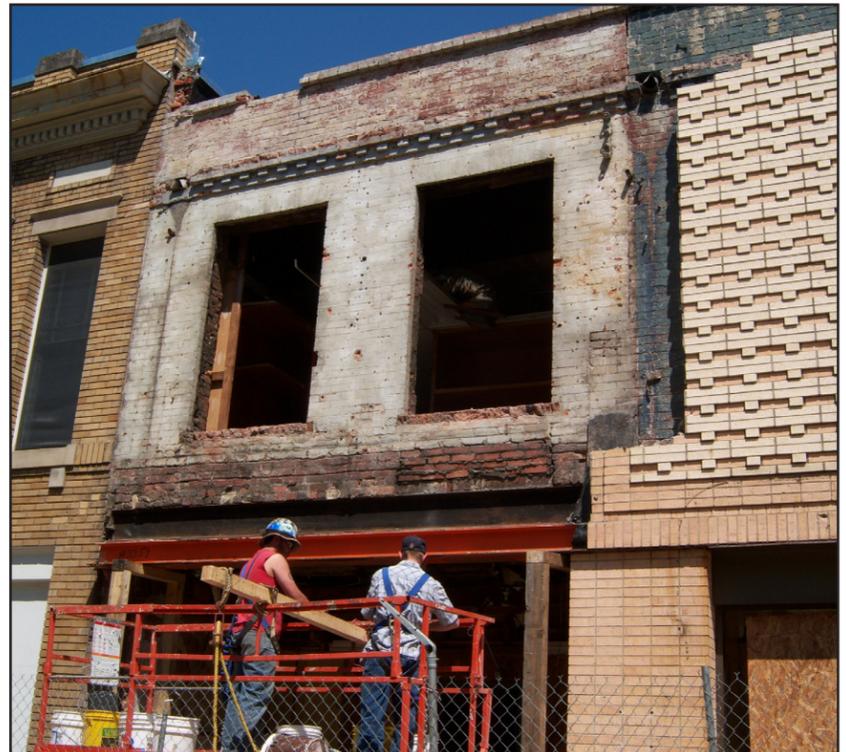
According to White, "With Alabama's unemployment at around 11%, preservationists can make a compelling case that rehabilitation has a stronger stimulus effect than the same money spent on new construction."

He points to studies done by Donovan Rypkema of Place Economics, a firm that specializes in downtown redevelopment.

Rypkema finds that when compared to new construction, every \$1 million spent to rehabilitate a building will initially leave \$120,000 more dollars in the community, create 5-9 more construction jobs and create 4.7 more new jobs.

Household incomes in the community will increase by \$107 more than incomes would under the new construction project.

Retail sales in the community will increase by \$142,000



Construction workers restore the original facade of an historic building in downtown Montgomery. Today, this building houses a restaurant and a private residence.

as a result of the \$1 million rehabilitation expenditure – \$34,000 more than sales would increase under the new construction expenditure.

Additionally, real estate companies, lending institutions, personal service vendors, and

eating and drinking establishments will all receive more monetary benefit from the rehabilitation than the new construction.

Rypkema is the scheduled keynote speaker for the Alabama Preservation Conference in Montgomery, October 7-9, 2010.

## AHC CONTINUES TO IMPROVE HISTORIC SITES FOR VISITORS



DEANGELO MCDANIEL / THE DECATUR DAILY

Workers remove lead paint before painting exterior of Wheeler House.

The AHC is moving forward toward the completion of several major capital projects at its sites.

An example of this progress is the Wheeler Home restoration at Pond Spring. Construction crews are currently making exterior repairs and painting the Wheeler and Sherrod Houses. This exterior work should be finished by the end of May.

After the exterior repairs are complete, a contractor selected through the state bid process will begin work on the final phase of the Wheeler House restoration. The AHC will complete the project by the end of 2011.

At Fort Morgan, a local construction company will begin work in June on phase one of the casemates stabilization project. Additionally, the AHC will start work in May on the rehabilitation of the First Sergeant's House. The house will include an upgraded snack bar, a new gift shop and a public restroom.

The AHC has also completed sever-

al projects at Gaineswood. A new copper roof and support beams are now installed over the ballroom. In addition, the AHC replaced siding, repaired windows and repaired the north columns.

Other recently completed site projects include: upgrading electrical service to Fort Toulouse campground; exterior repairs, roof repairs and painting at Magnolia Grove; construction of roof, ceiling, floor joists, and subfloor of St. Luke's Episcopal Church at Old Cahawba; roof replacement and exterior repairs and painting at Fendall Hall.

In April, workers began constructing a new public restroom facility at Belle Mont. Architects are currently working on the design for Middle Bay Lighthouse and the Greyhound Bus Station. The AHC has selected architects for the Old Cahawba Visitors Center and Confederate Memorial Park improvements, and is in the planning stage for restoration of multiple buildings at Magnolia Grove.

# ALABAMA REGISTER UPDATE

Listed April 1, 2010

## Cecil Rosenwald School, Montgomery County

Built c. 1925, this building is one of two remaining Rosenwald Schools in Montgomery County. Between 1912-1932, Booker T. Washington and Julius Rosenwald provided matching grants to African American communities to build school buildings like Cecil.

## Clearman Farm, Lamar County

Clearman Farm near Vernon is listed for its architectural significance. "It is an excellent example of a one story, wood-frame dwelling featuring two rooms separated by an open breezeway or dogtrot," said Lee Anne Wofford of the AHC.

## Eldred W. Foshee House, Jackson County

This dogtrot house type is becoming increasingly rare statewide. Once a common fixture in rural areas, most dogtrots have perished from neglect, demolition, or vandalism. The AHC listed the Eldred W. Foshee House for its architectural significance.

## Fain Webb House, Calhoun County

Constructed in 1921, the Fain Webb House in Piedmont is listed for its architectural significance. The residence is a locally significant example of the Sears, Roebuck & Co. *Magnolia* model house, one of 447 designs Sears sold directly to the public from 1908-1940.

## Jackson's Fourmile Farm, Shelby County

Listed for its architectural and agricultural significance, the farm is an excellent example of an intact farm complex that dates from the late 19th and early 20th century. John S. Jackson purchased land beginning in the 1880s through the 1890s.

## McKenzie High School, Butler County

This school is listed for educational and architectural significance. Built in 1929, the school retains many of its original features. Today, it is a locally significant example of an educational facility that continues to serve the educational needs of the town of McKenzie.

## Moon Lake Club, DeKalb County

Founded in 1945, Moon Lake Club in Mentone consists of 88 acres with a 7.5 acre lake in the middle. "Moon Lake Club is a wonderful example of a private resort community with architectural and historical significance," said Lee Anne Wofford from the AHC.

## Mt. Hebron School, Jefferson County

Constructed in 1915, the Mt. Hebron School near Leeds is an excellent example of an historic schoolhouse. After the school closed in 1942, the Mt. Hebron Home Demonstration Club met in the building. In 1953, the Mt. Hebron Cemetery Association purchased the building. It is used today for a variety of community events.



The Sterling Price Rainer House in Union Springs is one of only a few Queen Anne style homes in the town with a "U" shaped front porch.



Second Saint Siloam Missionary Baptist Church in Brewton.

## Old Bryan Place, Crenshaw County

Built c. 1880 by Mr. and Mrs. E.T. Bryan, the Old Bryan Place near Brantley is listed due to its architectural and agricultural significance. It is a good example of a one-story, wood-frame house featuring two rooms separated by an open breezeway or dogtrot.

## Old Selma Farm, Montgomery County

Established c. 1942, Old Selma Farm is listed for its architectural and agricultural significance. "It is a good, intact example of a Colonial Revival residence and farm complex," said Lee Anne Wofford of the AHC. The current owners raise goats, chickens and calves.

## Peinhardt Farm, Cullman County

Otto Peinhardt started this farm in 1890, and it is listed for its agricultural and architectural significance. Settled by German immigrants, it is a wonderful example of an early 20th century farm. Since 1992 it has been an educational tool and living history farm.

## Providence School, Dallas County

Built c. 1910, the school is one of the oldest schools remaining in the county. The Providence Baptist Church owns the building and would like to restore it as a museum to interpret African American education in Dallas County. "The school is a testament to efforts by African Americans in the community to establish educational opportunities for their children," said Dorothy Walker of the AHC.

## Second Saint Siloam Missionary Baptist Church, Escambia County

Listed for its architecture, Second Saint Siloam in Brewton has been a place of worship for 100 years. Established in 1910, it has an interior core that forms a cross with a three-side cathedral balcony. The church retains much of its historic character and original features.

## Sterling Price Rainer House, Bullock County

Noted for its architectural distinction, this residence is representative of an early 20th century Queen Anne house. Built in 1903, the home contains mahogany wainscoting and other woodwork inside. It also has gold leaf molding and 18 Ionic columns around the porch.

## Theron Cannon & Company, Fayette County

Constructed in 1905, Theron Cannon and Company in Berry is the oldest building and the first store to operate in the town. The store's slogan was: "We handle everything from a cradle to a coffin." The exterior is stamped metal cladding that looks like stone.

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To be eligible for the Alabama Register, properties must be at least 40 years old and have national, state, or local significance. For more information on the program, visit: [www.preserveala.org/alabamaregister.aspx](http://www.preserveala.org/alabamaregister.aspx).

# SAVE THE DATE • OCT. 7-9 • MONTGOMERY ANNUAL PRESERVATION CONFERENCE

This year's conference will focus on the connection between economic development and preservation. Donovan Rypkema, principle of *PlaceEconomics* and president of *Heritage Strategies International*, will be offering his insights on economics and historic preservation during Friday's plenary session.

*PlaceEconomics* specializes in services to public and non-profit sector clients who are dealing with downtown and neighborhood commercial district revitalization and the reuse of historic structures.

Rypkema holds a Masters degree in Historic Preservation from Columbia University. He is on the Board of Global Urban Development and teaches a historic preservation course at the University of Pennsylvania. For more information about Rypkema, visit: [www.placeeconomics.com](http://www.placeeconomics.com).

The AHC, the Black Heritage Council, The Alabama Trust for Historic Preservation, and The Landmarks Foundation of Montgomery are working together to make this year's conference a success.



Donovan Rypkema

## 2010 HISTORIC PRESERVATION AWARDS

The AHC and the Black Heritage Council are seeking nominations for the 2010 Historic Preservation Awards. Recipients will be honored during the Alabama Preservation Conference in Montgomery, October 7-9.

### DISTINGUISHED SERVICE AWARD

Since 1969, the Alabama Historical Commission has celebrated achievements in preservation by presenting the Distinguished Service Award to individuals and groups whose contributions demonstrate excellence in historic preservation.

### ROY SWAYZE AWARD

This award recognizes outstanding achievement by a private owner in the restoration of a major Alabama landmark.

### IDELLA CHILDS AWARD

Each year the Black Heritage Council recognizes outstanding preservation projects that highlight Alabama's African American history and culture. The late Idella Childs established an enviable record as a preservationist of Alabama's black landmarks.

***Please return nominations by 5:00, JUNE 15 to:***  
 Alabama Historical Commission - Attention: John Greene

by mail: P.O. Box 300900 Montgomery, AL 31630-0900	by courier: 468 S. Perry St. Montgomery, AL 36104
<a href="mailto:jgreene@preserveala.org">jgreene@preserveala.org</a>	<b>334.230.2680</b>

Nominee: \_\_\_\_\_

Daytime phone and e-mail : \_\_\_\_\_

Address: \_\_\_\_\_

**CATEGORY:** (check one)

- DISTINGUISHED SERVICE AWARD
- ROY SWAYZE AWARD
- IDELLA CHILDS AWARD

On a separate sheet, please list name & address/location of property, or accomplishment:

**DESCRIPTION:** Provide on a separate sheet.

- 1) A brief statement of why the project, person or organization demonstrates excellence in historic preservation
- 2) A detailed narrative, typed, double-spaced, and no more than 3 pages that supports the statement
- 3) Two publication-quality photographs – one showing the project and one showing the person or group (digital photos may be included on a CD or e-mailed)
- 4) Three letters of support
- 5) Any additional documentation including drawings, news coverage, or publications

Nominated by: \_\_\_\_\_

Daytime phone and e-mail: \_\_\_\_\_

Address: \_\_\_\_\_

# SUMMER EVENTS AT AHC SITES

**SATURDAY, MAY 8:** CIVIL WAR WALKING TOUR @ OLD CAHAWBA.....10:00 a.m.  
 . travel back in time through some of Cahawba's most intriguing stories  
 . in conjunction with *Becoming Alabama*

**SATURDAY, MAY 15:** GARDEN FESTIVAL @ FENDALL HALL.....9:00 a.m.–4:00 p.m.  
 . tours of Fendall Hall and private gardens in Eufaula  
 . shop with garden, craft and art vendors on site  
 . \$20 before May 8, \$25 after May 8 or day of event

**MAY 15-16:** LIVING HISTORY @ FORT TOULOUSE.....all day event  
 . French Colonial Marines, admission \$2

**JUNE 1 - JULY 27:** CANDLELIGHT TOURS @ FORT MORGAN.....Tuesday, 7–8:30 p.m.  
 . interpreters in period dress tell the story of the fort's Civil War service  
 . admission \$5 adults, \$3 children 6-18, under 6 free, \$4 for military & seniors

**JUNE 5-6:** LIVING HISTORY @ FORT JACKSON.....all day event  
 . Tennessee Militia, admission \$2

**JUNE 19-21:** HISTORY DAY CAMP @ FENDALL HALL.....9:00 a.m.–4:00 p.m  
 . sponsored by the Friends of Fendall Hall

**JUNE 19-20:** LIVING HISTORY @ FORT TOULOUSE.....all day event  
 . French Colonial Marines, admission \$2

for event details and contact information, visit:  
[www.preserveala.org/calendar](http://www.preserveala.org/calendar)

**PRESERVATION REPORT**  
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**ADDRESS SERVICE REQUESTED**

## PRESERVATION REPORT

Alabama Historical Commission

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The AHC apologizes for any address errors. Please  
 e-mail corrections to: [jgreene@preserveala.org](mailto:jgreene@preserveala.org)

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