

ABOVE: Preliminary floor plan showing the original small house at the bottom and the 1996 addition at the rear (top). The original tiny house thus maintains its visual prominence on the street while the rear addition makes it suitable for modern living.

Too many important and historic buildings are demolished because they are "too far gone" and "ugly" as well. Thousands of successful restorations show 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.





No
Cornice
crown

20th c.
"Bunch"
sashes

Manufact
porch

N
E

c.1899 Bernstein Jones (Historic, badly treated)
110. Steel St., Huntsville, AL.
photo April 1994 Harvie P. Jones FAHB



open
traces

N
E

→ N

20th c. manshuff near address

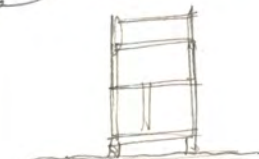
1065



Chim. gone
Cornice on old
gone



c.1950 sashes

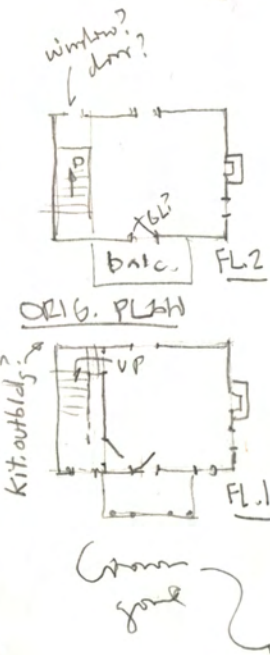


① BRIDGE
LOW SILL, FLOODS



② LATE-FIXED
ROUND INSIDE
STANDS IN CRAWL
SPACE.
ROT.

N



Plastic film



Front Door - note Italianate handles at frame, top & bottom



2011 c
Core





N

Modern
ply.
panels

Chimney
Foundation
at S. wall

Modern
front door,
1888 framed
trim

3 of 5



1888
door
to
space
under
stairs



Italianate
Mantel
probably
original
in place,
S. Wall
P.S. - Aug 96
this mantle was
not kept in the
Bernstein restor.
(too small for code)
& donated to
1211 Av. Franklin.
In 1997 it was
installed on fl. 2
of the Ch. of Nativ.
Off. on Easton Ave



1888 door & frame at Parker
to space below stairs



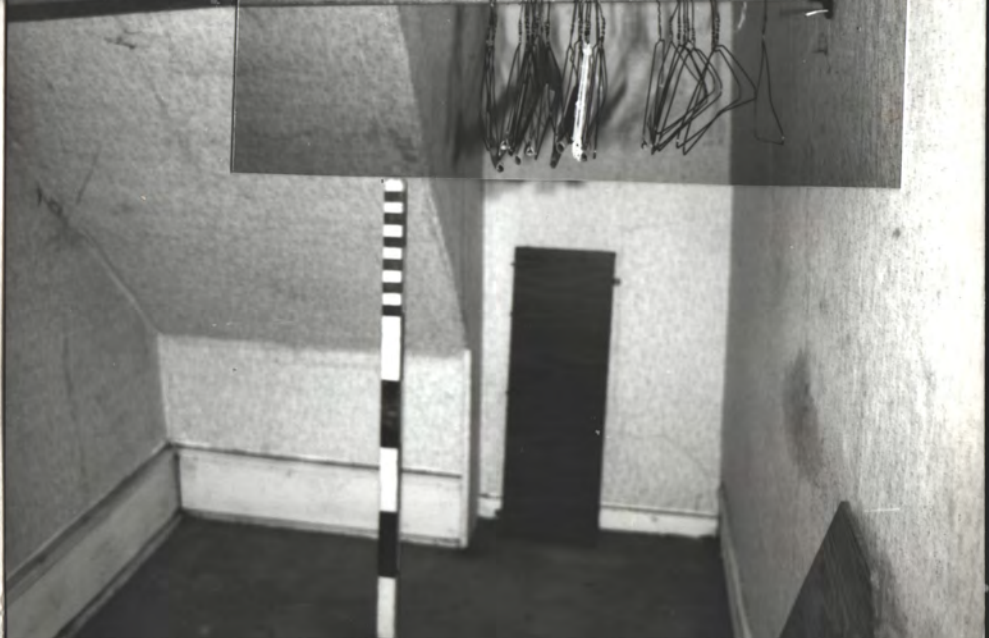
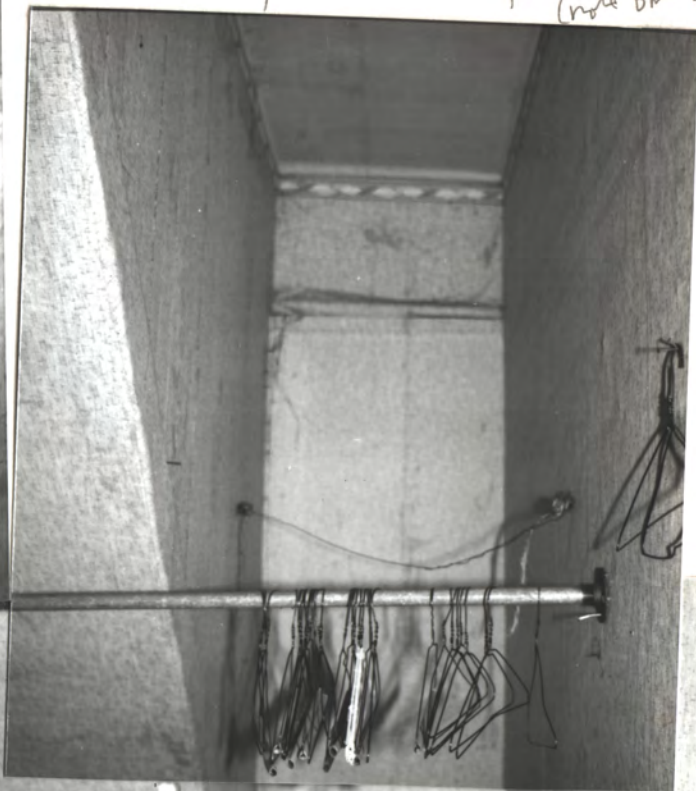
Stair → N
(orig?)

this was open to
space below stairs

Space
below
stairs

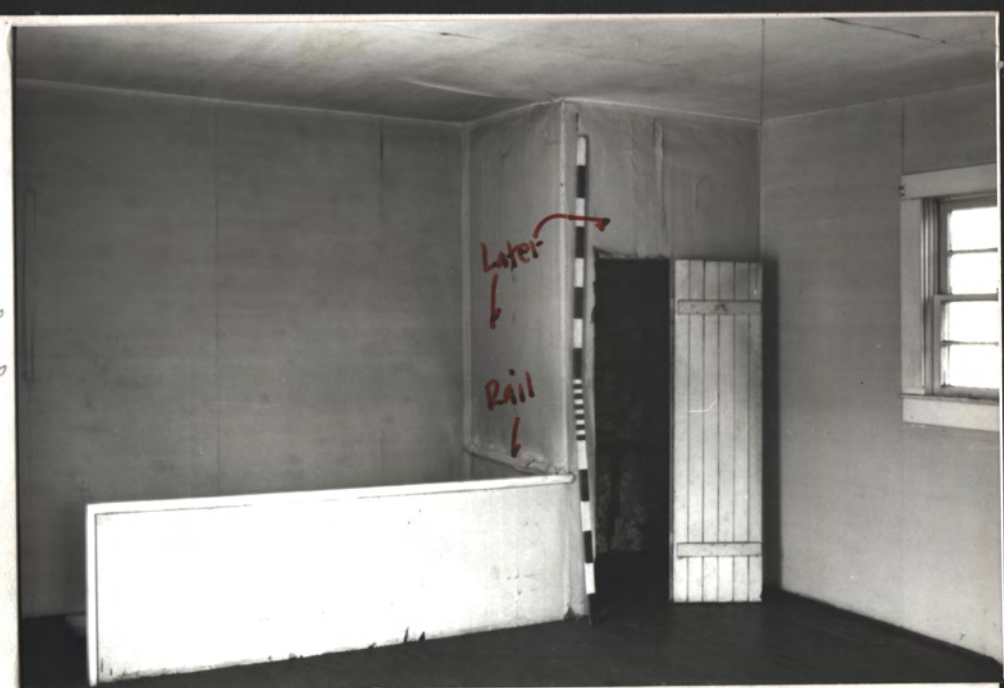
→ N

this was open, apparently,
to stair
(note board)

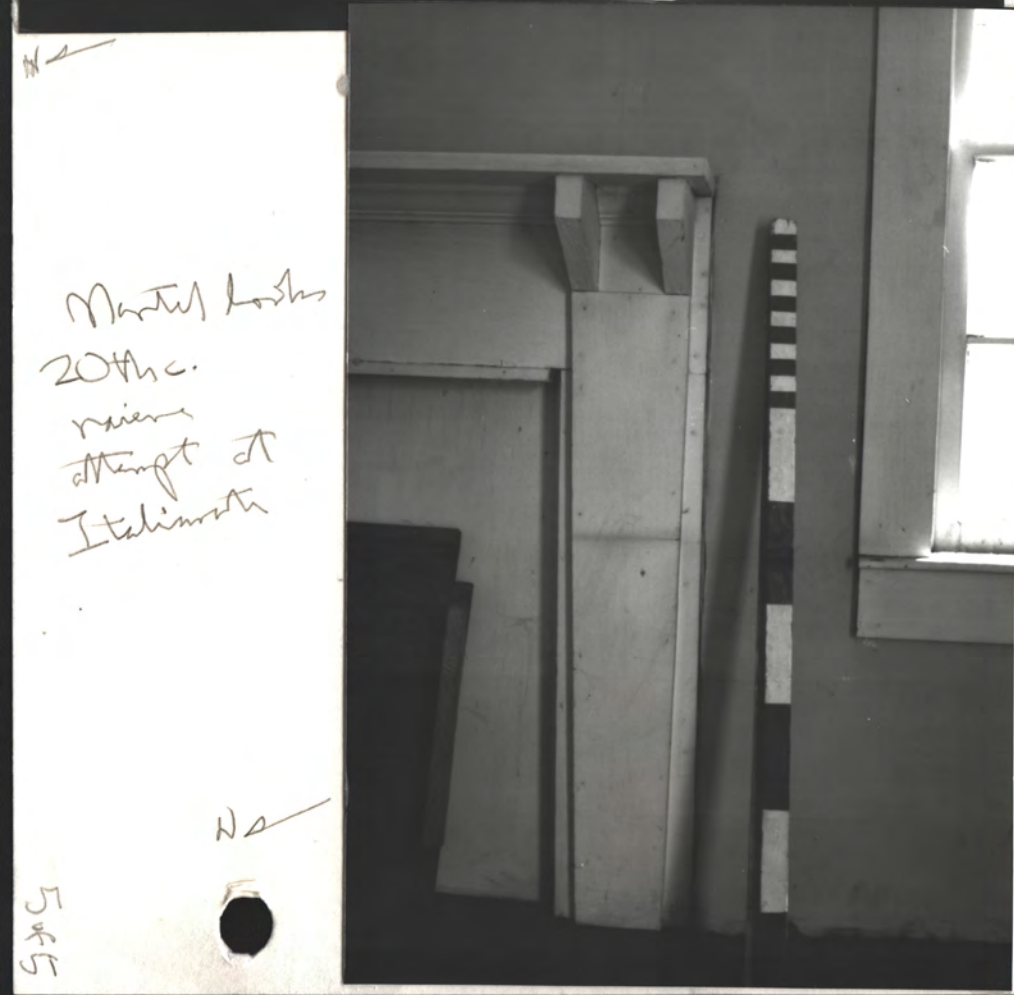




c. 1950
"Punch"
windows



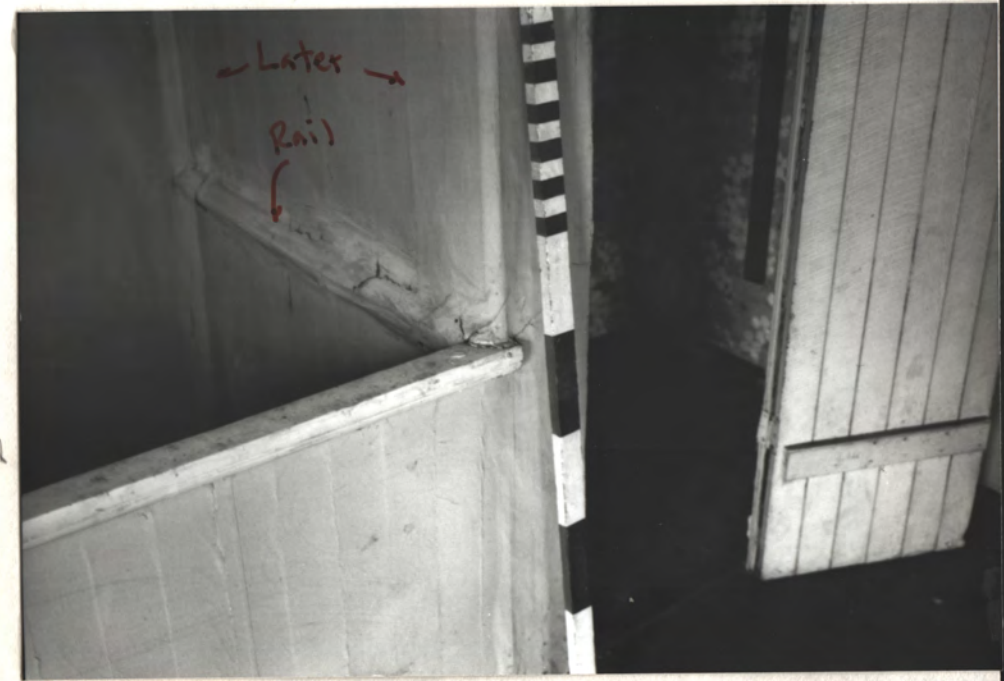
FL. 2 (one km)



Mantel looks
20th c.
reins
attempt at
Itahimoth

ND

545
545



Striv

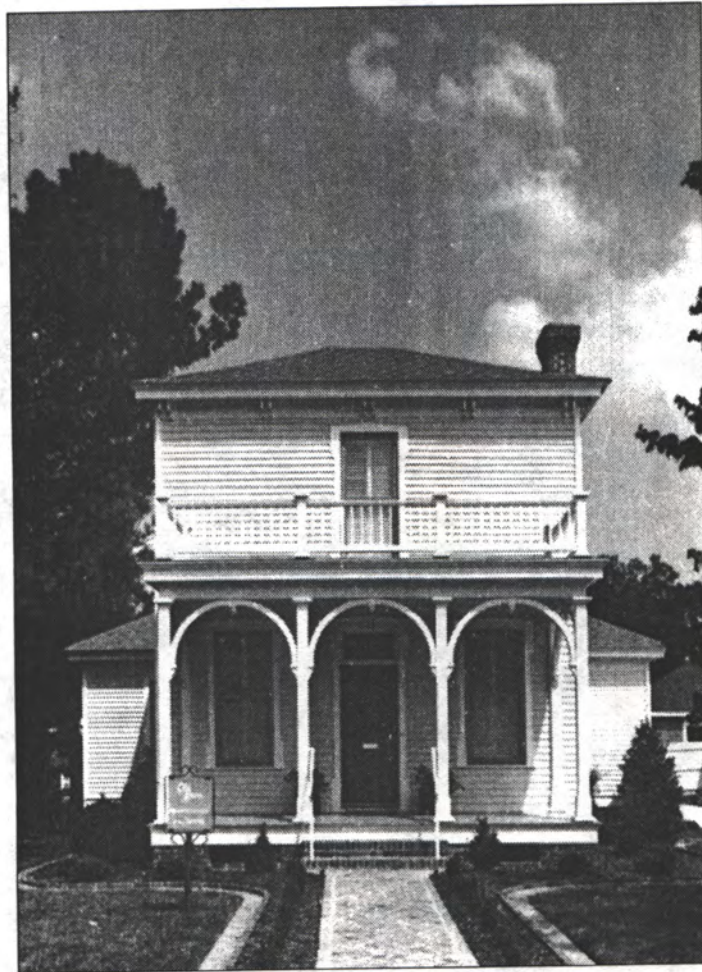
to later class

66

THREE DOLLARS

SPRING 1998

THE
HISTORIC HUNTSVILLE QUARTERLY
OF LOCAL ARCHITECTURE AND PRESERVATION



**RESTORATION AND REMEMBRANCE:
THE HUNTSVILLE PILGRIMAGE**

1881 Beornstem Lane
110 Steub St. - H'ville
HJ was invited with services

Article re 12th Pilgrimage, excerpt

In the 1880s Charles Lane, who had a growing family, decided to build a residence next door to his father, who lived at 511 Adams Street. The family moved into the house in 1889. The residence has an asymmetrical front gable and a full-width porch. It is a fine example of Colonial Revival architecture, a style which became very popular after the 1876 Philadelphia Centennial Exposition.

Next door to the Lane-Davidson House is another Colonial Revival residence, the White-Fursdon House. It was built about 1912 by Edith Branch Law White as a residence for her mother. In later years, the front porch was enclosed. The property was inherited by Mrs. White's son and remained in the family until 1994, when it was sold to Huntsville antiques dealer Valerie Fursdon.

Of particular interest are the furnishings reflecting Ms. Fursdon's love of antiques and objects d'art. Ms. Fursdon is a native of England; her collection reflects her taste and knowledge of English and Continental styles.

Across town is an area known as the East Huntsville Addition that was developed by the Dallas Manufacturing Company in the late 1880s. In 1892, the company deeded property in the addition to Moses H. Neece, who built a Victorian residence on the lot at 704 Holmes Street. Its original style—Free Classic Hipped Roof Queen Anne—is a complex blend of late 19th century architectural features. In 1995, it was acquired by Peter Lotz, the present owner.

Extensive modifications to the Neece-Lotz house show a blend of Victorian and modern Greek Revival styles. The second story has been opened and dormer windows added. A period staircase from a Victorian residence in south Alabama now enhances the entrance hall.

Perhaps the most innovative house on the 1998 Pilgrimage is the Bernstein-Charlton House at 110 Steele Street. The property was originally part of a large tract purchased by John Brahan in 1809. Later, Huntsville's noted antebellum architect George Steele acquired much of the land bounded by Holmes, Lincoln, Clinton and Calhoun Streets for his business. In 1881, merchant Morris Bernstein purchased the 110 Steele Street lot. Bernstein built the first house on the site, a small two-story house with one room on each floor, probably as rental property.

"HAF Quarterly" Spring '96

Run-down and regarded as an eyesore, the Bernstein house has recently been imaginatively restored. Mr. and Mrs. Jack Charlton, who acquired the property in 1995, worked with builder Joe Watson and architect Harvie Jones to rescue and improve the small house. A low, inconspicuous addition creates a large living space for the new owners. A porch with Victorian-style "gingerbread" creates an inviting entrance into the old building and the new addition.

The 1917 Masonic Temple, Helion Lodge Number 1 (Alabama's oldest Masonic lodge) will be on view throughout the day. The Temple's entrance hall contains early memorabilia of the Lodge, including the large-scale portrait of George Washington, painted by Huntsville artist William Halsey in 1849 for the original 1825 Lodge building. The portrait, a copy of the well-known Gilbert Stuart "Lansdowne Washington," is one of the state's most important art treasures by an Alabama artist.



Helion Lodge Number 1, 409 Lincoln Street. Courtesy Huntsville Pilgrimage Association.

JONES & HERRIN

Architecture/Interior Design

August 26, 1996

Mr. Rusty Troth
Church of the Nativity
208 Eustis Avenue
Huntsville, Alabama 35801

Re: Project No. 95075

Dear Rusty:

In writing an article on the 1881 Bernstein House restoration at 110 Steele Street I realized via my 1993 photographs that the Italianate mantel from that house is the one I recently found in the Historic Huntsville Foundation salvage warehouse as highly appropriate to put at the upstairs fireplace in the Nativity Administration Building. The mantel could not be reinstalled at the Bernstein House because it is (per today's code) too small for a working fireplace (the Administration fireplace will be non-working).

This is a stroke of good luck for Nativity, inasmuch as none of the other numerous Historic Huntsville Foundation mantels were of either the right size (small) or design (Italianate).

Respectfully,



Harvie P. Jones, FAIA
HPJ/tm

copy: Ms. Lori Bates
Ms. Kristine Ritter
Mr. Dave Ely
HJ
file

JONES & HERRIN

Architecture/Interior Design

July 28-96 Harvie P. Jones, F.A.I.A.

Mr & Mrs Jack Charlton
110 Steele St 35801

Dear Jack & Varette -

Congratulations on your
beautiful rear / old house!
You are to be complimented
on the preservation of this
rare (probably unique) example
of a small Italianate house
of N. Al.

I'll call later to see if
I can take some "after"
photos to go with my "before"
Hj

copy: Hist. Arch. Files - Dir. G. H. Jones
HJ

104 Jefferson Street
Huntsville, Alabama 35801
Telephone 205/539-0764
Fax 205/534-2289

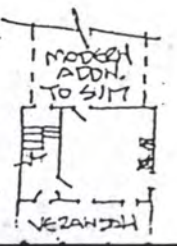




RESTORED VIEW, CA. 1881 BEENSTEIN HOUSE
 (ITALIANATE) 110 STEELE ST.
 OLD TOWN HISTORIC DISTRICT
 HUNTSVILLE, ALABAMA 15 MAY 1993
 HARVIE P. JONES, P.A.I.A.

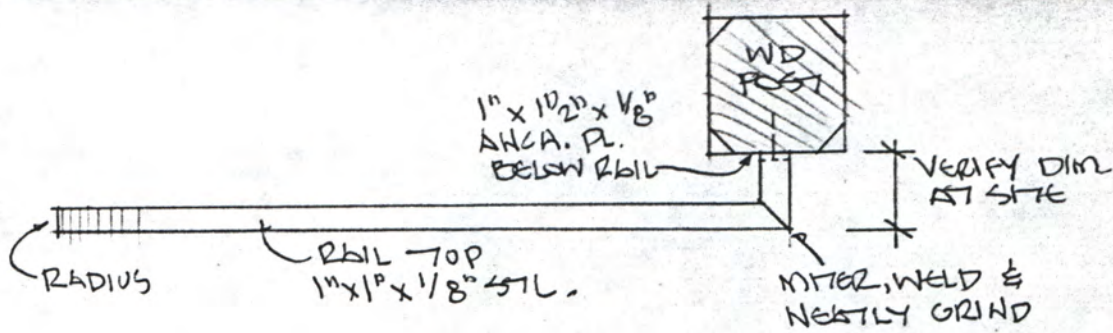
+ front walk

16 April 95 NBS and
 Address for Joe Watson, Bldg.
 (free service to help save hwy)

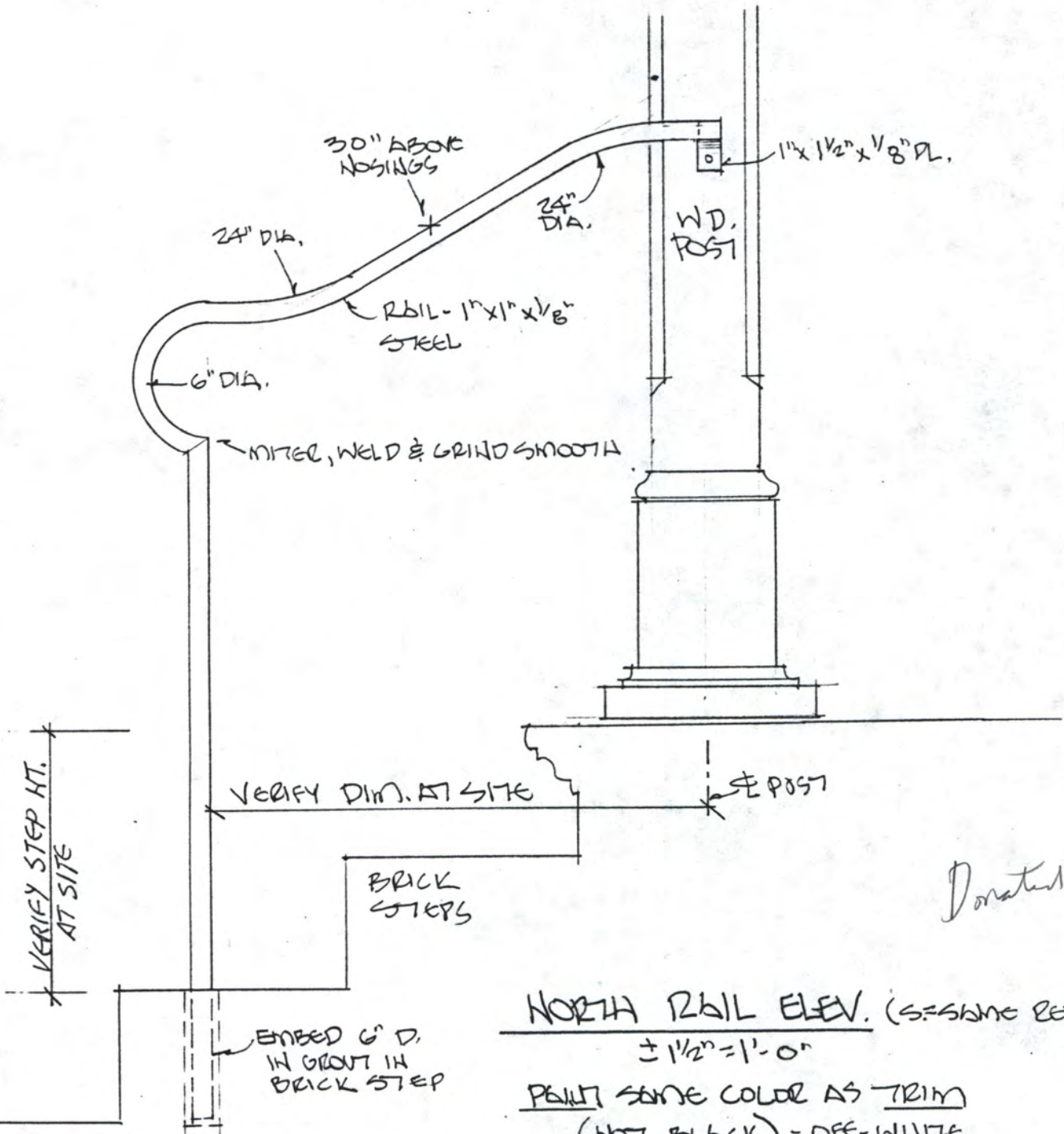


PER 1913 MAP
 & ARCHITECTURAL
 EVIDENCE

VERANDAH SIZE PER 1913 MAP.
 EVIDENCE FOR ARCH. EVIDENCE (DOOR-SIZE TRICE
 AT 2ND FL. WINDOW)
 ENTRY LOC. (AT LEFT, TO STAIR-HALL) PER EVIDENCE
 AT SITE
 HSE. RAISED, PER ORIG. RELATIONSHIP TO ORIGIN



RBIL PLAN
1 1/2" = 1'-0"



Donated

NORTH RBIL ELEV. (S=SHAW REVERSED)

± 1 1/2" = 1'-0"

PAINT SAME COLOR AS TRIM

(NOT BLACK) = OFF-WHITE SEMI-GLOSS ENAMEL

FRONT STEP RBIL DETAIL (2 REQ'D)
1880'S BERNSTEIN H&B
110 STEELE ST. - LV. DL. 23 JULY 1996 - L.P. JONES

JONES & HERRIN

Architecture/Interior Design

July 23, 1996

Mr. Bob Gamble
Alabama Historical Commission
468 South Perry Street
Montgomery, Alabama 36130-0900

Dear Bob:

Here is another "*Perils of Pauline*" thriller. The 1880's Bernstein House on Steele Street in Huntsville is a rare and probably unique type in this area - a tiny one-room over one-room Italianate. There was a fire in the early part of the 20th century which destroyed the front veranda (shown on the Sanborn maps) and in doing repairs a makeshift porch and short inappropriate 20th century ranch-house sashes were installed. The chimney base remained to tell us the chimney size, and a patch at the roof cornice gave the size at the top. Most of the roof brackets remained. The stair had been altered, and the crown of the roof cornice had been removed. Enough remained to give good clues except for the details of the veranda. The veranda had a deck on the roof as evidenced by the front upper door trim to it that remained. The veranda roof height was indicated by the second floor door sill. The original window heights and widths were evident by the remaining Italianate jamb-trim. The 1913 Sanborn map gave the approximate size of the veranda.

The low site had been filled-in about a foot in c.1960, making the crawl space into a pond under the house, causing some wood decay and a stubby sunken appearance to the house.

The house was "homely" indeed, and as the street gentrified I could see what was coming, so in May, 1993 I got permission to photograph and study the house, from which I drew a conjectural restored view and sketch-plan to show that the house was once attractive and how it could be adapted to modern living by building a new "background" house behind it, leaving the Italianate house as the "foreground" building. This was distributed with some interest but no results.

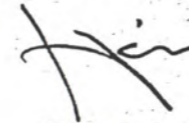
In 1995 a young builder, Joe Watson, came before the Huntsville Historic Preservation Commission with a request to demolish the house, which was "beyond saving". I offered to help him (pro bono) and he then expressed strong doubt that anything could be done. We went immediately to the house and went over all the "problems". He reluctantly agreed to proceed in a tentative way and I agreed to furnish all architectural details and advice at no cost as a member of the Commission and the Huntsville Historic Foundation.

I later learned that the 1993 sketch planted a helpful seed, for the speculative owner of the lot, Jack Charlton, ended up agreeing to buy the restored and expanded house for his own residence, and has just moved in.

This is about the tenth or fifteenth time I've seen a "goner" building saved by working on it before the demolition became imminent. The technique I've found that works well is to make a restored view sketch such as this (traced over the ugly current photograph) to give people an apples-to-apples comparison. I currently have three other such sketches out for endangered Huntsville houses, on behalf of the Historic Huntsville Foundation.

Also attached is a photo of the 1848 Humphreys-Rodgers House with its rebuilt rear wing (assembled from original components) - another "goner" saved not once but twice (1971 and 1990). On the other hand, the Blevins-Mastin House is now cut into four or five pieces to be moved to the Birmingham area. We can't win them all, but I've found that an advance effort (as opposed to lying down in front of the bulldozers) can save a good percentage of them. After the bulldozers arrive it is almost always too late.

Respectfully,



Harvie P. Jones, FAIA
HPJ/tm

copy: HJ

attachments

Historic Huntsville Foundation

P.O. Box 786
Huntsville, Alabama 35804

July 6, 1996

Mr. Joe Watson
P.O. Box 10117
Huntsville, Alabama 35804

Dear Mr. Watson:

At a recent meeting of Historic Huntsville Foundation's Preservation Committee, Harvie Jones told me about the restoration work you have been doing on the 1881 Bernstein House at 110 Steele Street. I have driven by the house several times since then, watching with admiration and delight as the beauty of this rare small Italianate house is revealed through your careful restoration.

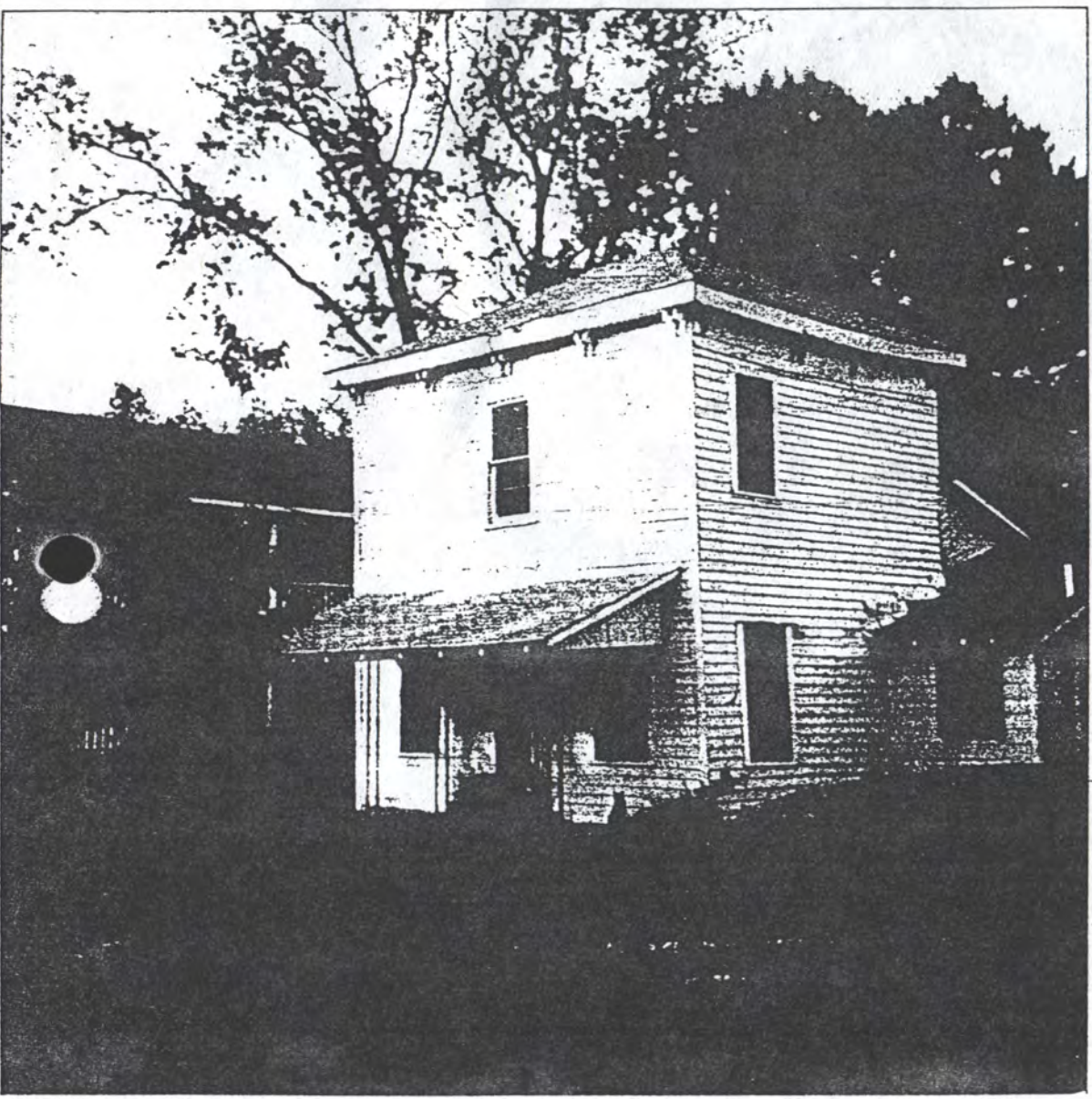
On behalf of the Board of Directors of the Foundation, I want to thank you for the respect for preservation you have shown in undertaking and executing with care this important restoration.

Sincerely,

Diane Ellis

Diane Ellis
Chair
Board of Directors

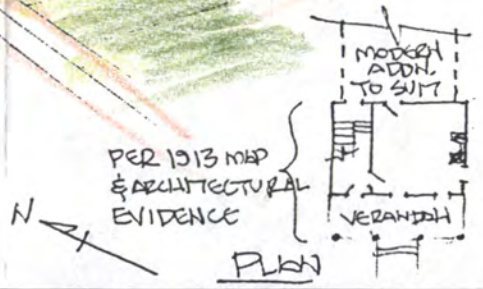
Written at A. Jones' suggestion



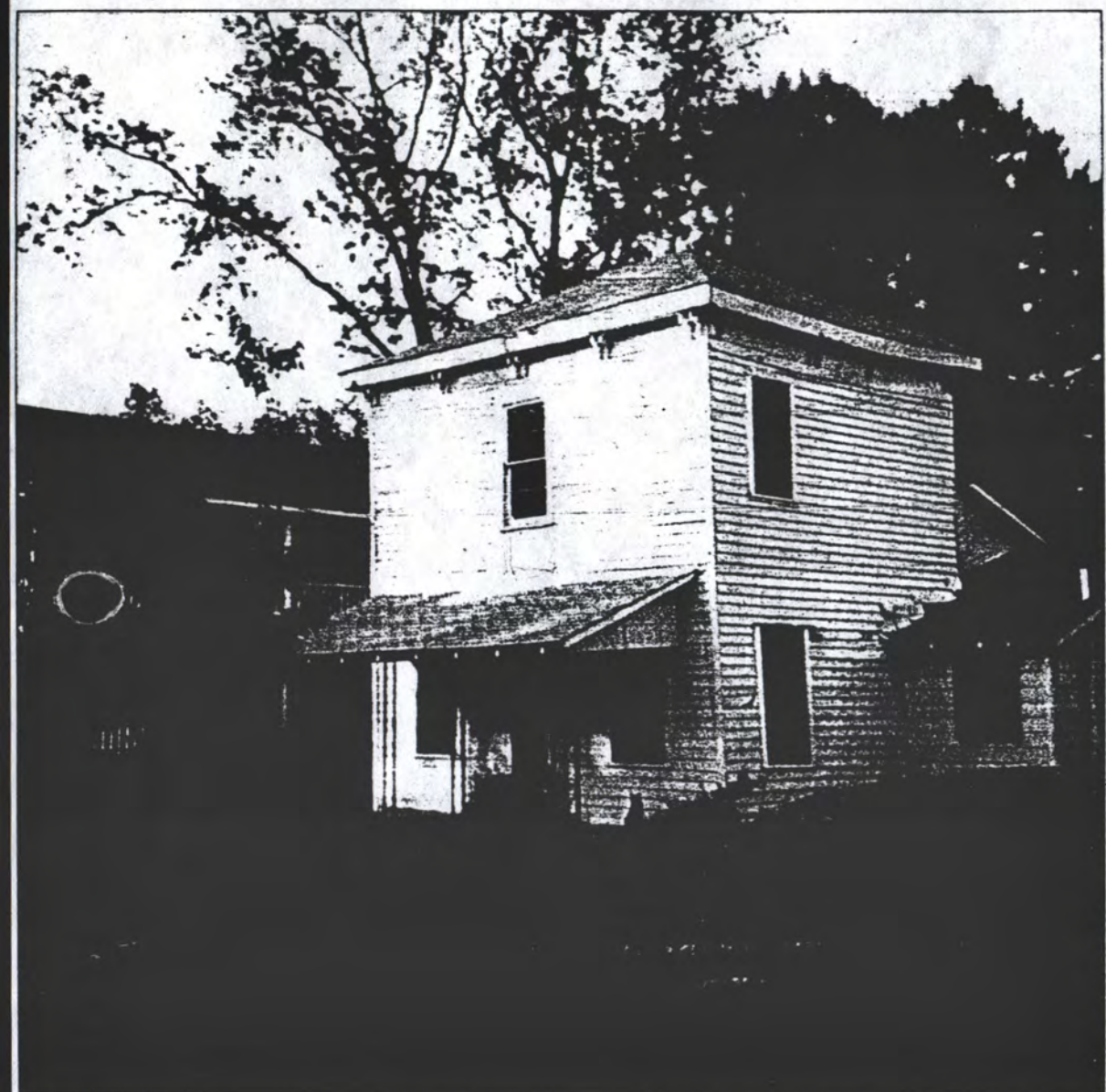
EXISTING PHOTO C.1881 BEHNSTEIN HSE.
 CHIMNEY GONE 110 STEELE ST., HUNTSVILLE, AL
 ORIG. ITALIANATE VERANDAH (ON 1913 MAP) GONE, MAKESHIFT REPLACE.
 ROOF CORNICE STRIPPED
 DOOR SHIFTED TO CENTER (WAS AT LEFT, TO STAIR HALL)
 FL. 2 BALCONY DOOR CHANGED TO 1950'S TYPE WINDOW.
 SITE FILLED AROUND BLDG.
 MAKESHIFT MOD. RMS. AT REAR



RESTORED VIEW, CA.1881 BEHNSTEIN HOUSE
 (ITALIANATE) 110 STEELE ST.
 OLD TOWN HISTORIC DISTRICT
 HUNTSVILLE, ALABAMA 15 MAY 1993
 HARVE P. JONES, F.A.I.A.



VERANDAH SIZE PER 1913 MAP.
 BALCONY PER ARCH. EVIDENCE (DOOR-SIZE TRACE AT 2ND FL. WINDOW)
 ENTRY LOC. (AT LEFT, TO STAIR-HALL) PER EVIDENCE AT SITE
 HSE. RAISED, PER ORIG. RELATIONSHIP TO GRADE
 ITALIANATE VERANDAH DETAILS = TYPICAL 1880'S

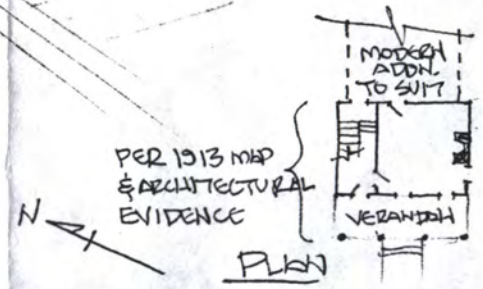


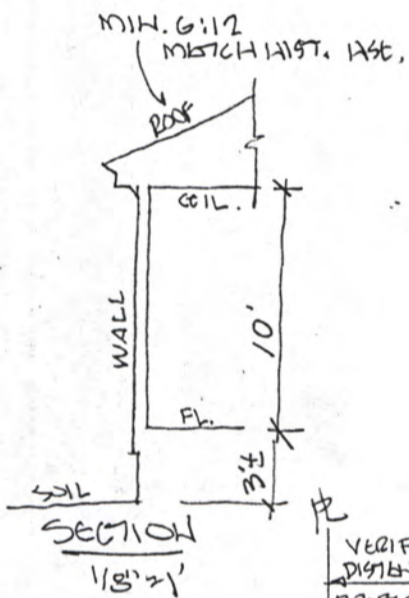
EXISTING PHOTO C. 1881 BEINSTEIN HSE.
 CHIMNEY GONE
 ORIG. ITALIANATE VERANDAH (ON 1913 MAP) GONE, MAKESHIFT REPLACE.
 ROOF CORNICE STRIPPED
 DOOR SHIFTED TO CENTER (WAS AT LEFT, TO STAIR WALL)
 FL. 2 BALCONY DOOR CHANGED TO 1950'S TYPE WINDOW.
 SITE FILLED AROUND BLDG.
 MAKESHIFT MOD. RMS. AT REAR



RESTORED VIEW, CA. 1881 BEINSTEIN HOUSE
 (ITALIANATE) 110 STEELE ST.
 OLD TOWN HISTORIC DISTRICT
 HUNTSVILLE, ALABAMA 15 MAY 1993
 HARVE P. JONES, P.A.I.A.

VERANDAH SIZE PER 1913 MAP.
 BALCONY PER ARCH. EVIDENCE (DOOR-SIZE TRACE
 AT 2ND FL. WINDOW)
 ENTRY LOC. (AT LEFT, TO STAIR-HALL) PER EVIDENCE
 AT SITE
 AXE. RAISED, PER ORIG. RELATIONSHIP TO GRADE
 ITALIANATE VERANDAH DETAILS = TYPICAL 1880'S



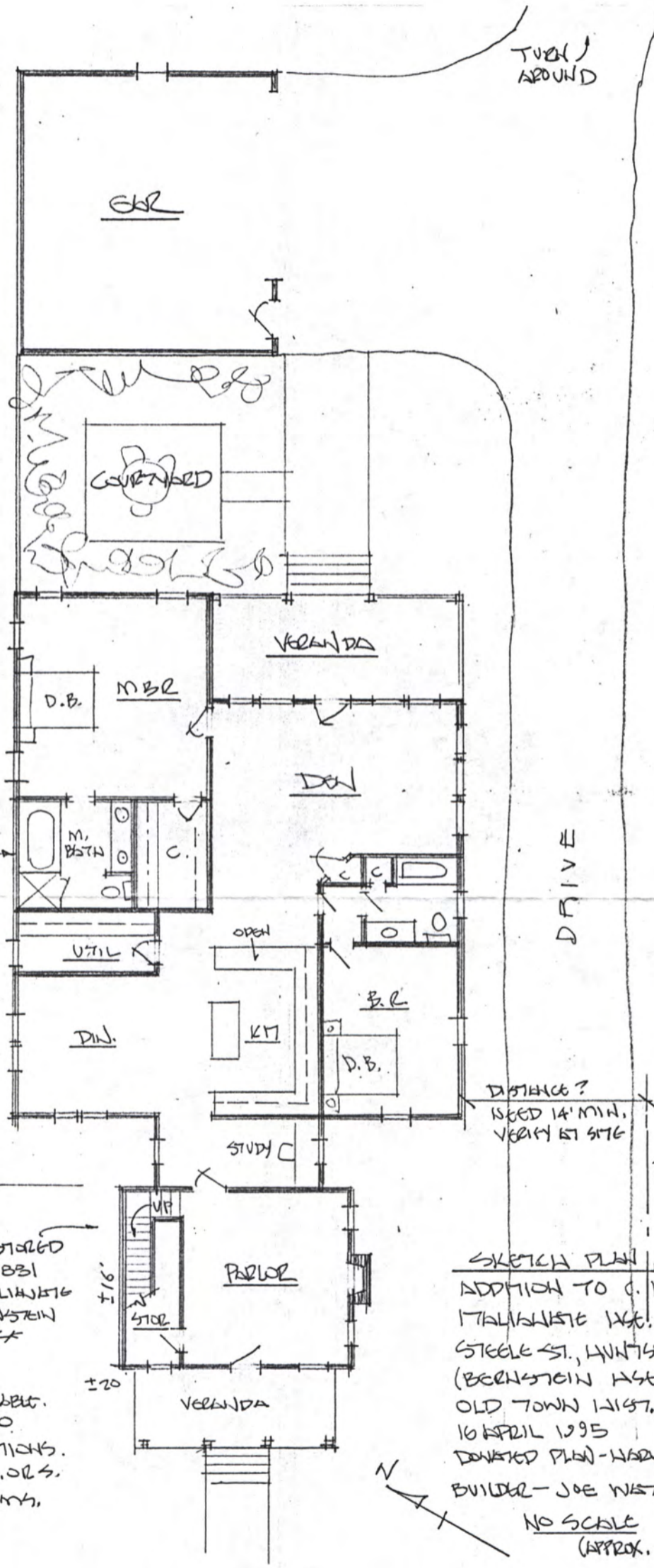


VERIFY DISTANCE PROBABLY NEED ZONING VARIANCE (?)

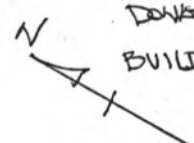
ADDN.

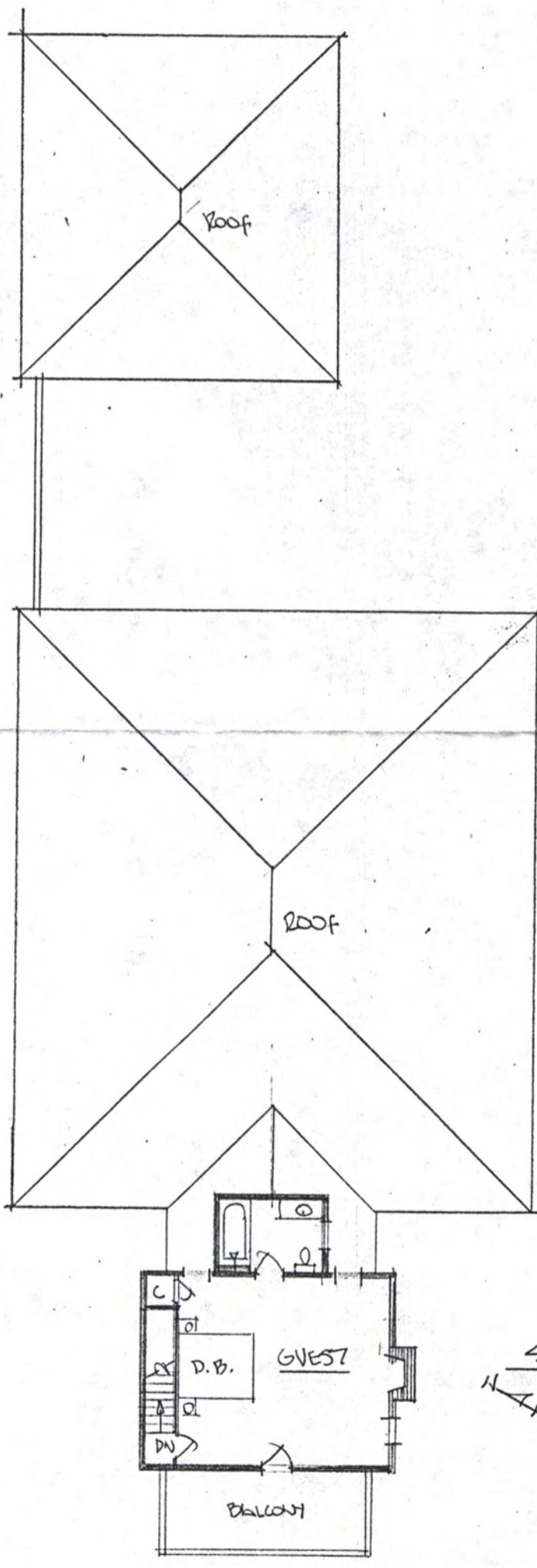
RESTORED C. 1881 ITALIANATE BERNSTEIN HST.

NOTE!
 NO SITE SURVEY AVAILABLE. VERIFY FIT OF PLAN TO SITE + ZONING CONDITIONS. ADDN. CAN SHIFT N. OR S. TO FIT SIDEWALK DIMS.



SKETCH PLAN, FLOOR 1
 ADDITION TO C. 1881 ITALIANATE HST. ON STEELE ST., HUNTSVILLE, AL. (BERNSTEIN HST.)
 OLD TOWN HIST. DISTRICT
 16 APRIL 1995
 DONATED PLAN - HARVE P. JONES
 BUILDER - JOE WATSON!
 NO SCALE
 (APPROX. 1" = 12' ±)

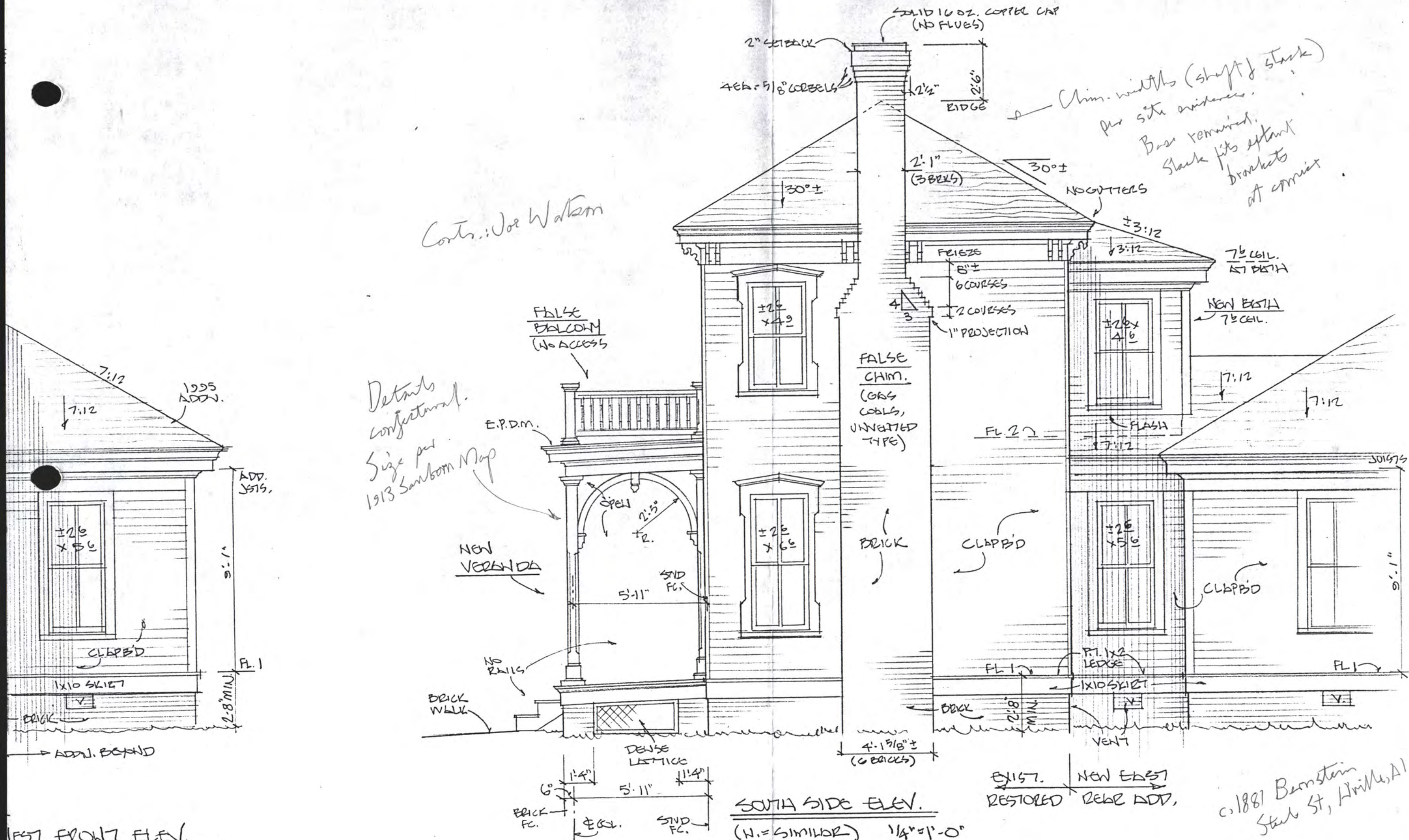




SKETCH PLAN, FLOOR 2
NO SCALE
(1"=12')

Conts.: Joe Watson

Details conjectural.
Size per 1913 Sanborn Map



SOUTH SIDE ELEV.
(N.=SIMILAR) 1/4"=1'-0"

WEST FRONT ELEV.
1/4"=1'-0"

c. 1881 Bernstein
Stark St, Hillsdale, NJ

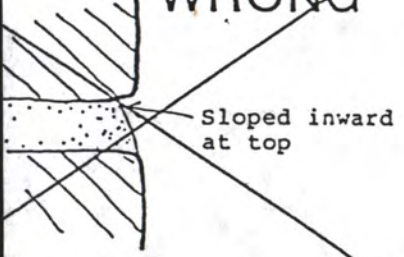
Part of CD's June 95 NJ
donation

1/4" = 1'

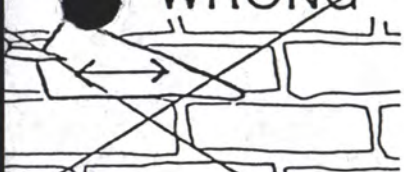
HERRIN ARCHITECTS, AIA
PERSON STREET
LE, ALABAMA 35801

T
all "pointing trowel".
wel almost vertical,
slightly inward at bottom
along joint. Tip ripples
result and remain. Do Not
wel edge back and forth
oint to smooth it up.
should remain. DO NOT
own the fresh mortar after
it. Tool marks should be
when mortar is dry.

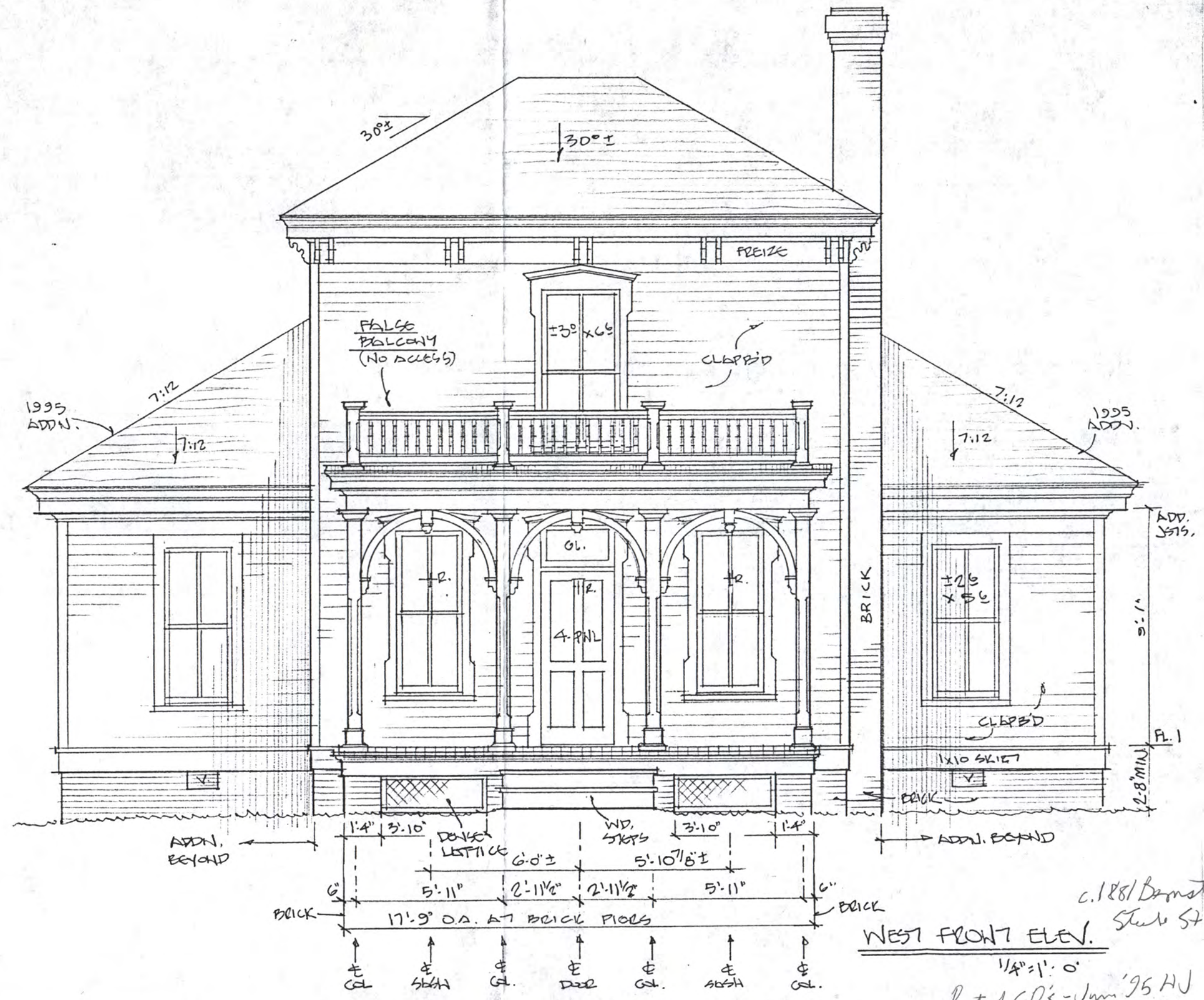
~~WRONG~~



~~WRONG~~



Don't work trowel
edge back and forth along



c. 1881 Barnstein
Stable St - HSW
WEST FRONT ELEV.
1/4" = 1' 0"
Part of CD's - June '95 HJ
donated

c. 1884 Bernstein Hse (Italianate)
 Steele St. - Huntsville AL.
 during restor. of rear add.
 Plans donated by H.P. Jones in order to save it.



← Contn. for restor. of add. (1995)
 Joe Winters
 PO 10117 - 35804
 Home - 1801 Inspiration Lane 35801
 551-8727 beep
 Purchaser to be
 Jack Charlton of H.S.U.

orig. photo 1915 AM



PN in parlor

1995 N. Add

adjoining base
to c. 1988

porch = 20th. c.

N →



Chimney core



N →

was done to upper porch

Bernstein House c. 1881 Mathianette
110 ← Seale → - Huntsville, AL
photos 8 Feb 1991 H.P. Jones FAIA

Sh. 1 of 1

Bought Spring of '95 by
Joe Watson, Builder
PO Box 10117 (W) 35804
536-2802
551-8727 beeper

bought by Jack & Vanetta
Charlton 1995-6
from Joe Watson

1980's
BERNSTEIN
1995-96

1 of 1

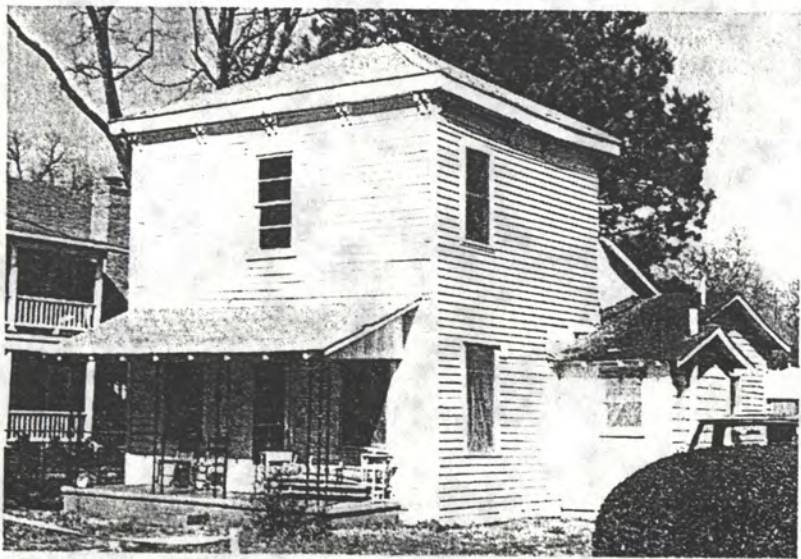
Looks Can Be Deceiving The Story of an Ugly House

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 ⁵⁸fall 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 ^{with} available open building sites. There were some comments that this ugly house should be bulldozed, as it detracted from the

Hist. Huntsville Quarterly Foundation Quarterly - Fall 1997



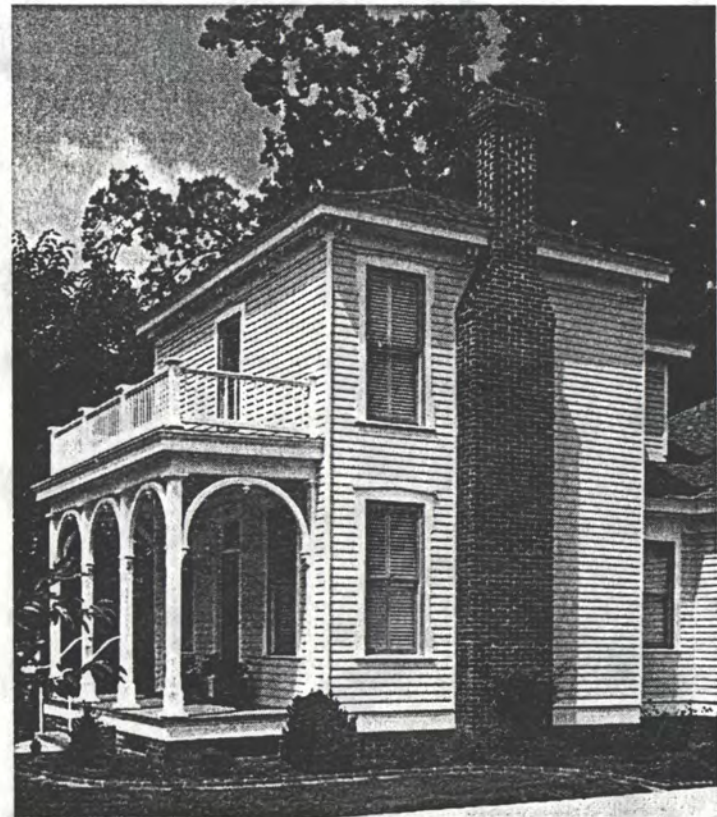
Restored view sketch of May 15, 1993 traced over the photograph of the unrestored house to illustrate its potential restored appearance.

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."

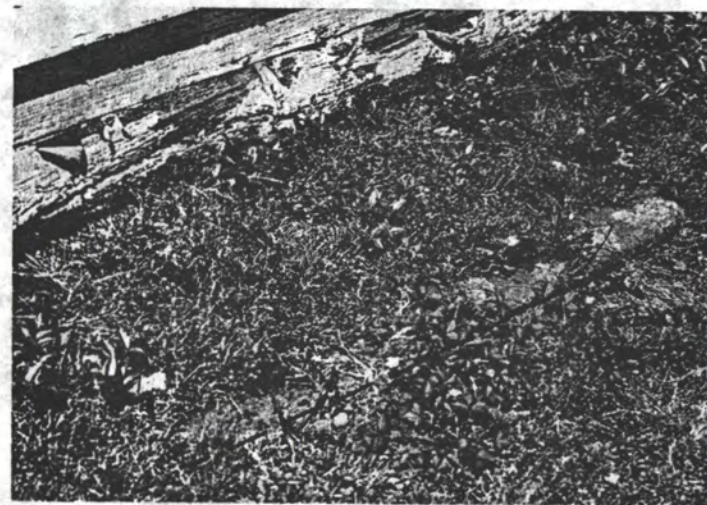
Thus the house was raised back up to its original height above the soil-line, a "background" rear addition was planned, a way to conceal an upstairs bath was devised (without chopping into the original room), the details were planned and the house was restored to its now-again beautiful appearance. It 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.

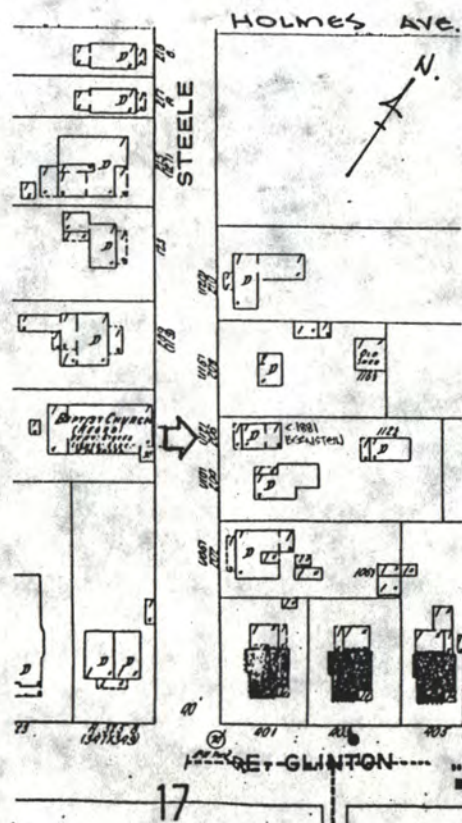
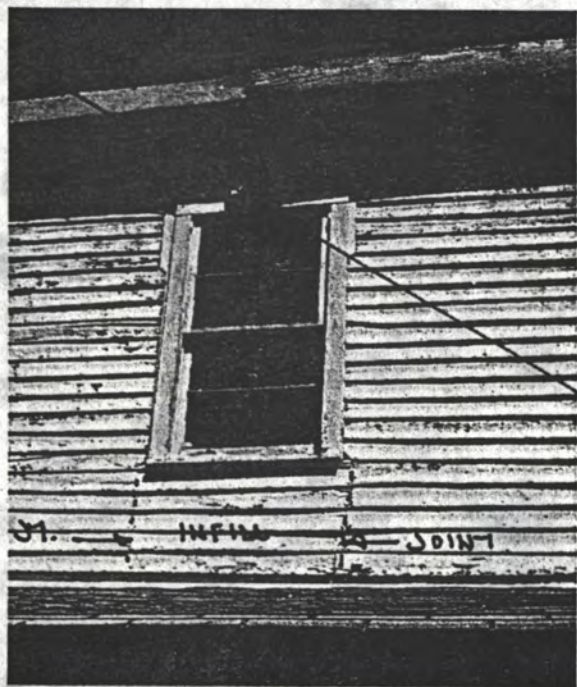


LEFT: 1993 photograph of the unrestored roof cornice. The 1881 brackets, frieze, bed-mould and fascia remain, with only the top cornice-mould missing.



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.

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.



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.



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.)

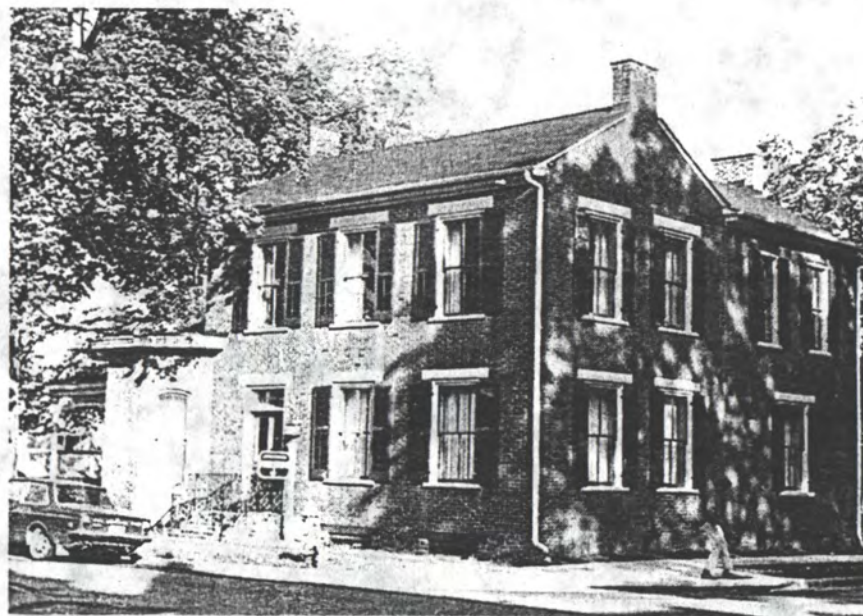
CIRCA 1835, Sprague-Chadwick House
307 Randolph Avenue
(Federal Period)

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.)



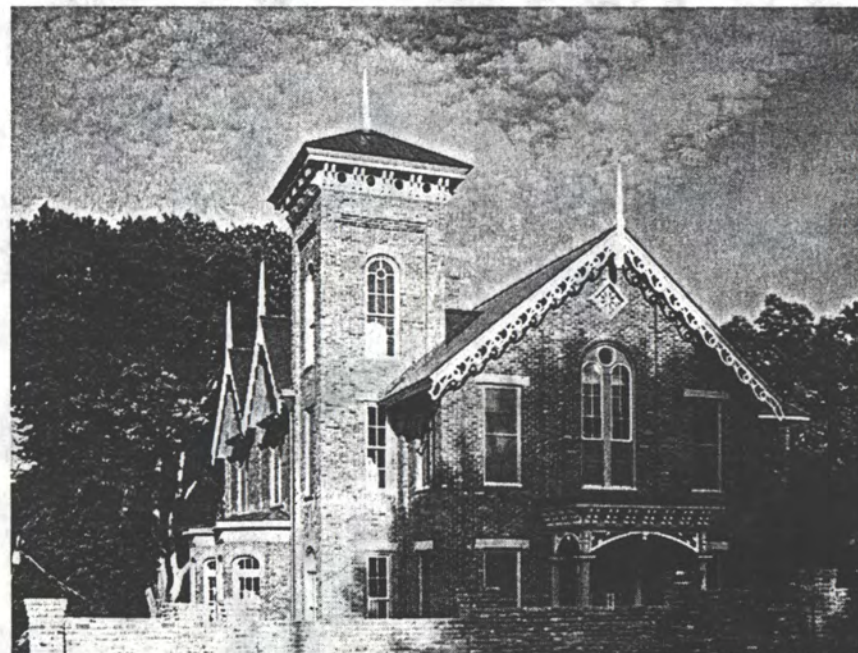
BEFORE Picture taken in 1974.
Includes a 1960s carport and kitchen addition.
(Taken after the 1973 fire.)

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 ^{style} 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.)

All work. services donated by H. Jones
to save the house from demolition.

**RESTORATION OF THE SMALL ITALIANATE CIRCA 1881 BERNSTEIN HOUSE
110 STEELE STREET, HUNTSVILLE, ALABAMA**

December 23, 1996

The Bernstein House, located in a historic district of modest 19th and early 20th century houses, represents a type far more rare than the typical ante-bellum mansion. It is a tiny one-room-over-one-room Italianate town house. It was almost lost. A fire in the mid-20th century and the depredations of time and makeshift repairs had taken the original tall Italianate sashes (infill traces and some trim remained), and the original front veranda, shown on the 1913 Sanborn Insurance Map, had been replaced with a crude shed-roofed, concrete-slab floored porch. "Ranch-style" horizontal-pane short sashes had been inserted and the gaps patched with clapboard infill panels. Various twentieth-century tack-on sheds were in the back. The site had been filled-in about a foot deep to help on drainage, which in effect sunk the house a foot into the ground, destroying its original tall Italianate proportions. The chimney had been removed, but its base remained in the soil, giving its size, and a patch at the roof cornice gave the the size of its upper stack. The original roof cornice remained, complete with Italianate paired brackets and bed-mould and only missing the top cornice-mould.

The original 1881 house was restored by raising it a foot to regain its original vertical proportions, rebuilding the chimney, inserting windows of the original tall proportion, and adding an Italianate-style veranda of the size shown on the 1913 map, with necessarily conjectural but typical details of the style, utilizing stock modern moulds and materials to date it for future observers. The deck on the flat veranda roof was evidenced by the original tall patched-in opening at the front upper floor, and is also a common detail of this style.

To make the tiny house suitable for today's living, a deliberately low and inconspicuous "background" addition was made to the rear so that the 1818 house would visually "read" in its original configuration (see Slide No. 4). A second-floor bath was hidden (see Slides 5 and 8) by sinking it into the new rear attic and keeping the bath roof-eave as low as practicable.

The two -bedroom house is now the residence of a retired couple.

Slide 1 - 1994 front view with makeshift c.1950 porch, short c.1950 ranch-style replacement windows, missing chimney, makeshift shed-additions, and site filled in a foot, in effect shortening the house proportions by a foot. Most of the roof cornice and some 1881 sash trim remain. Chimney-size clues remain.

Slide 2 - 1993 restored-view sketch based on the clues on the house and the 1713 Sanborn Map. Veranda details conjectural but typical of the Italianate style. Roof deck evidenced by tall (patched-in) opening on the second-floor front.

Slide 3 - Restored view. House raised 12" to regain its original proportions.

Slide 4 - Restored view. Note new low background addition to the rear designed to allow the 1881 house to regain its original configuration and prominence.

Slide 5 - Side view. The new addition is to the right, with a new Floor 2 bath and closet addition tucked low behind the 1881 house roof.

Slide 6 - Veranda detail. Cornice-mould is stock modern to date the veranda, and all the materials are modern for the same result.

Slide 7 - 1994 rear view with various makeshift 20th century additions.

Slide 8 - Rear "background" addition, kept low and simple to not compete with the 1881 house.

Slide 9 - 1994 view of interior, Floor 2, before restoration.

Slide 10 - 1996 view of interior, Floor 1 parlor and stairs, after restoration/renovation of the interior.

Written for article in 1996
Hot Hill Quarterly, w/ Mrs.

PRESENT LOOKS CAN BE DECEIVING THE STORY OF AN UGLY HOUSE

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 short and squarish, horizontal-pane ~~aluminum~~ 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 soil 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 rooftop; 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.

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 1980's, 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 with available open building sites. There were some comments that this ugly house should be bulldozed, as it detracted from the 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 1975 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.

Too many important and historic buildings are demolished because they are "too far gone" and "ugly" as well. Thousands of successful restorations show 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.



Harvie P. Jones, FAIA
August 26, 1996

HUNTSVILLE HISTORICAL PRESERVATION COMMISSION

JUNE 12, 1995

The Huntsville Historical Preservation Commission met in the conference room of the Environmental Services Building located at 305 Church Street on June 12, 1995, beginning at 4:30 p.m. The members present were:

..Ms. Dorothy Adair
..Mr. Jack Burwell
..Mr. Harvie Jones
..Mr. Harry Rhett

..Dr. Frances Roberts
..Councilman Richard Showers
..Mr. Hulan Smith

Mr. Solomon Miller, 407 Echols Avenue, explained that he was requesting approval for an addition which would consist of a family room and a one-car carport with a storage room above the carport.

Mr. Miller stated that the family room would take over half of their existing back porch. He stated that he was proposing to extend the existing back porch behind the proposed carport so that the porch would remain approximately the size that it is now.

Mr. Miller stated that, since the proposed carport would be one foot from the side property line, he would need a variance from the Board of Zoning Adjustment, and was on the agenda for the June 20, 1995, meeting. He stated that should a variance not be granted for the carport, he would still like to build the family room.

Mr. Miller stated that the proposed additions would be in harmony with the style and character of the existing house. The appellant explained that the bricks removed for the addition would be reused and where necessary compatible brick would be used. Mr. Miller explained that the window removed from the rear of the house would be installed over the carport in the front of the house.

Mr. Jones made a motion for approval with the understanding that should a zoning variance not be granted then the approval would be for the proposed family room only. The motion was seconded by Councilman Showers and approved by a vote of the members present.

Mr. Joe Watson, 110 Steele Street, stated that he was requesting approval to raise and repair the original house on the subject property, add a front portico, and add 2,000 square feet to the rear of the existing house.

Mr. Watson displayed photographs of houses in the area, and explained that all new construction would match and be compatible with the existing structure. He stated that there was no foundation under the structure, and he was proposing to raise the structure four blocks high and construct a foundation. He stated that the middle of the house was bowed because of sinking.

Mr. Jones explained that the size of the previous verandah was known, but no details were available.

1861 BERNSTEIN CASE
Add'n design, verandah design & details
donated by H.P. Jones
in order to encourage pres. of hse

Did initially wanted to
take down this house.
WAS not w/ him & STE of showed that it
could easily be restored & added to interior.

Mr. Watson continued by stating that he proposed to join the house to the garage with a causeway, use Biggerstaff Regency brick if available, use Timberline Weathered Gray shingles, and the following Benjamin Moore paint colors:

Mooreguard Low Lustre "Annapolis Gray" for the main house.
Mooreglo soft gloss "Sailcloth" for the trim.
Mooreglo soft gloss "Yarmouth Blue" for the porch ceiling.
Caradco pre-painted aluminum clad for the window sashes

Mr. Watson stated that the porch floor would be a tone deeper than the color for the main house.

Dr. Roberts made a motion for approval. The motion was seconded by Mr. Burwell and approved by a vote of the members with Mr. Jones abstaining.

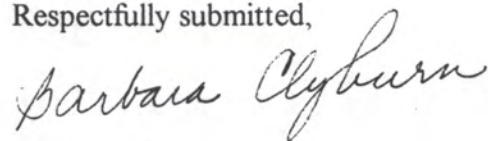
Mr. Jones reported that a builder had purchased the house at the corner of Newman Avenue and Madison Street, that he had removed the aluminum siding, and found that there was a marvelous house underneath. Mr. Jones stated that Newman Avenue was not in either of the Historic Districts but should be.

Dr. Roberts stated that Newman Avenue had been two votes short for inclusion in a historic district.

Mr. Jones stated that he had offered to help the builder to get the house registered individually.

The minutes of the May 8, 1995, meeting were approved as mailed, and there being no further business, the meeting was adjourned.

Respectfully submitted,



Barbara Clyburn
Recording Secretary

JONES & HERRIN

Architecture/Interior Design

July 23, 1996

Mr. Bob Gamble
Alabama Historical Commission
468 South Perry Street
Montgomery, Alabama 36130-0900

Dear Bob:

Here is another "*Perils of Pauline*" thriller. The 1880's Bernstein House on Steele Street in Huntsville is a rare and probably unique type in this area - a tiny one-room over one-room Italianate. There was a fire in the early part of the 20th century which destroyed the front veranda (shown on the Sanborn maps) and in doing repairs a makeshift porch and short inappropriate 20th century ranch-house sashes were installed. The chimney base remained to tell us the chimney size, and a patch at the roof cornice gave the size at the top. Most of the roof brackets remained. The stair had been altered, and the crown of the roof cornice had been removed. Enough remained to give good clues except for the details of the veranda. The veranda had a deck on the roof as evidenced by the front upper door trim to it that remained. The veranda roof height was indicated by the second floor door sill. The original window heights and widths were evident by the remaining Italianate jamb-trim. The 1913 Sanborn map gave the approximate size of the veranda.

The low site had been filled-in about a foot in c.1960, making the crawl space into a pond under the house, causing some wood decay and a stubby sunken appearance to the house.

The house was "homely" indeed, and as the street gentrified I could see what was coming, so in May, 1993 I got permission to photograph and study the house, from which I drew a conjectural restored view and sketch-plan to show that the house was once attractive and how it could be adapted to modern living by building a new "background" house behind it, leaving the Italianate house as the "foreground" building. This was distributed with some interest but no results.

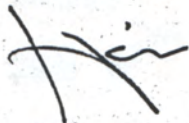
In 1995 a young builder, Joe Watson, came before the Huntsville Historic Preservation Commission with a request to demolish the house, which was "beyond saving". I offered to help him (pro bono) and he then expressed strong doubt that anything could be done. We went immediately to the house and went over all the "problems" He reluctantly agreed to proceed in a tentative way and I agreed to furnish all architectural details and advice at no cost as a member of the Commission and the Huntsville Historic Foundation.

I later learned that the 1993 sketch planted a helpful seed, for the speculative owner of the lot, Jack Charlton, ended up agreeing to buy the restored and expanded house for his own residence, and has just moved in.

This is about the tenth or fifteenth time I've seen a "goner" building saved by working on it before the demolition became imminent. The technique I've found that works well is to make a restored view sketch such as this (traced over the ugly current photograph) to give people an apples-to-apples comparison. I currently have three other such sketches out for endangered Huntsville houses, on behalf of the Historic Huntsville Foundation.

Also attached is a photo of the 1848 Humphreys-Rodgers House with its rebuilt rear wing (assembled from original components) - another "goner" saved not once but twice (1971 and 1990). On the other hand, the Blevins-Mastin House is now cut into four or five pieces to be moved to the Birmingham area. We can't win them all, but I've found that an advance effort (as opposed to lying down in front of the bulldozers) can save a good percentage of them. After the bulldozers arrive it is almost always too late.

Respectfully,



Harvie P. Jones, FAIA
HPJ/tm

copy: HJ

attachments



2nd fl.
birth trucked down
into roof

1996 added
to rear

1880's Bernstein Ave
110 Steele St.
Huntsville, AL.
photo July '96 H. Jones



c. 1848
Humphreys -
Rudgers like
(remade in
c. 1900)
photo July '96 H. Jones

→ moved c. 1994 to
same from demol.

→ ~~reconst'd~~ 1996
from orig parts

June 10, 1996

Mr. Joe Watson, Builder
P. O. Box 10117
Huntsville, Alabama 35804

Re: Bernstein-Charlton House, Steele Street

Dear Joe:

The Bernstein House is looking ^{corrected} very good. On June 8, however, I noticed that the columns do not have the detailed and approved chamfers. These are very important. The columns will look **chunky** and inappropriate to the Italianate style without them. *clunky*

I also see that the sashes do not yet have the approximately 1-1/4" wide vertical center muntin shown on the approved drawings. These can be applied to the present 1/1 sashes.

You have done a nice job on this small and unique Italianate house. Please keep up the good work.

Respectfully,

Harvie P. Jones, FAIA
HPJ/tm

copy: file

not corrected

JONES & HERRIN

Architecture/Interior Design

October 9, 1995

Mr. Joe Watson
P.O. Box 10117
Huntsville, Alabama 35804

Re: Bernstein House

Dear Joe:

The plans are drawn for a false chimney of the same size as the original. If this is made a working chimney, there is a serious problem. If a 12" square flue liner is used, the chimney will have to be at least 2'-5" thick rather than the 1' - 8-1/2" thick that it originally was. This will make a very fat appearance, and will greatly detract from the appearance of the house. If you put working fireplaces on both floors, the stack would have to be 2'-5" x 3'-5", entirely out of scale for the house.

I suggest that an approved ventless gas coal set be used. As you see from the attached photograph, the fireplaces were meant to burn coal, not wood. Coal was the normal fuel in the 1880's. The openings were narrow and shallow, proper for a coal-grate. This ventless system will allow the slender (solid) chimney shown on the plans that will look in proportion to the house and to chimneys of this period. This is much more important than it may seem. I've seen several old houses ruined by new fat chimneys.

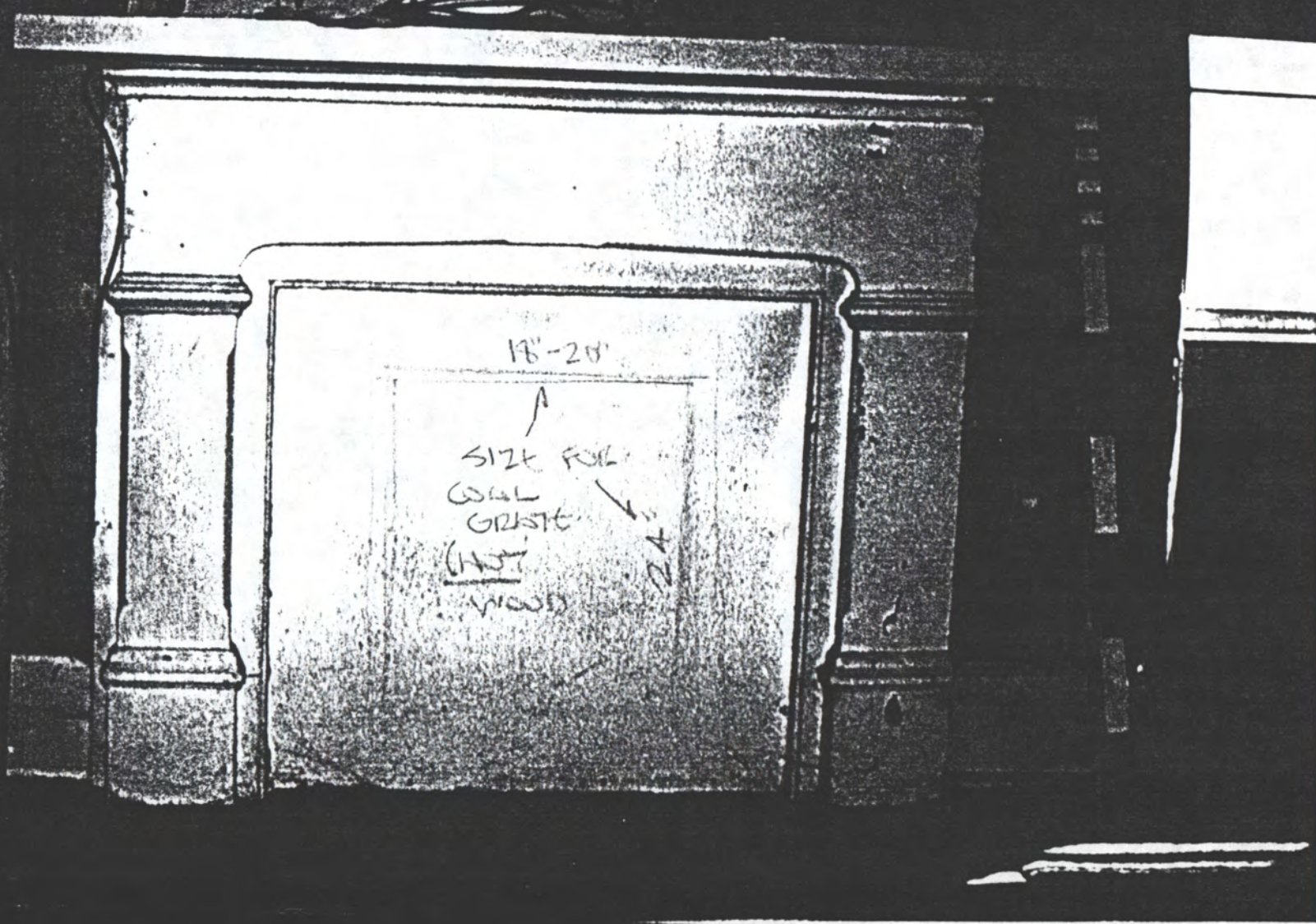
Respectfully,



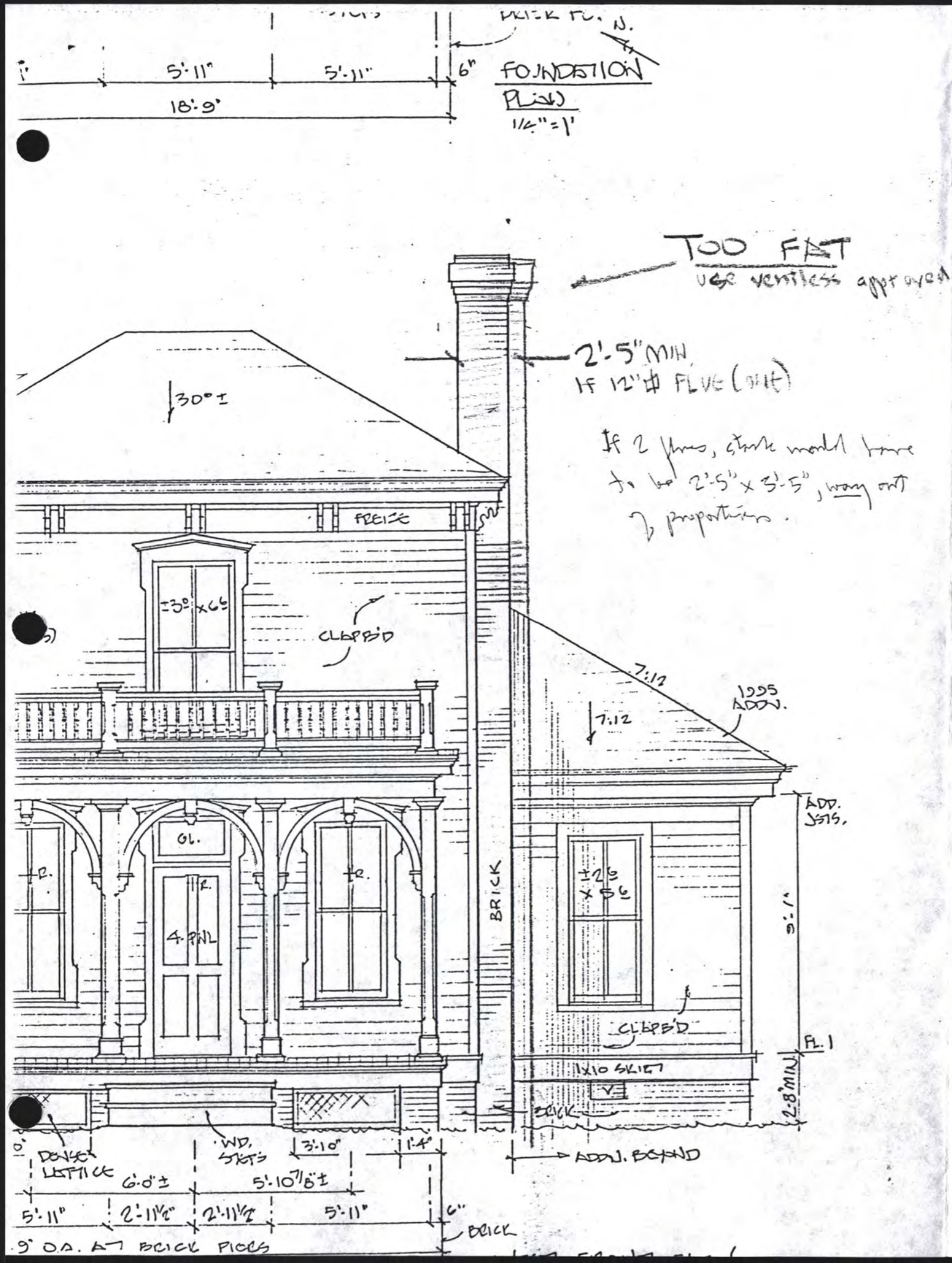
Harvie P. Jones, FAIA
HPJ/tm

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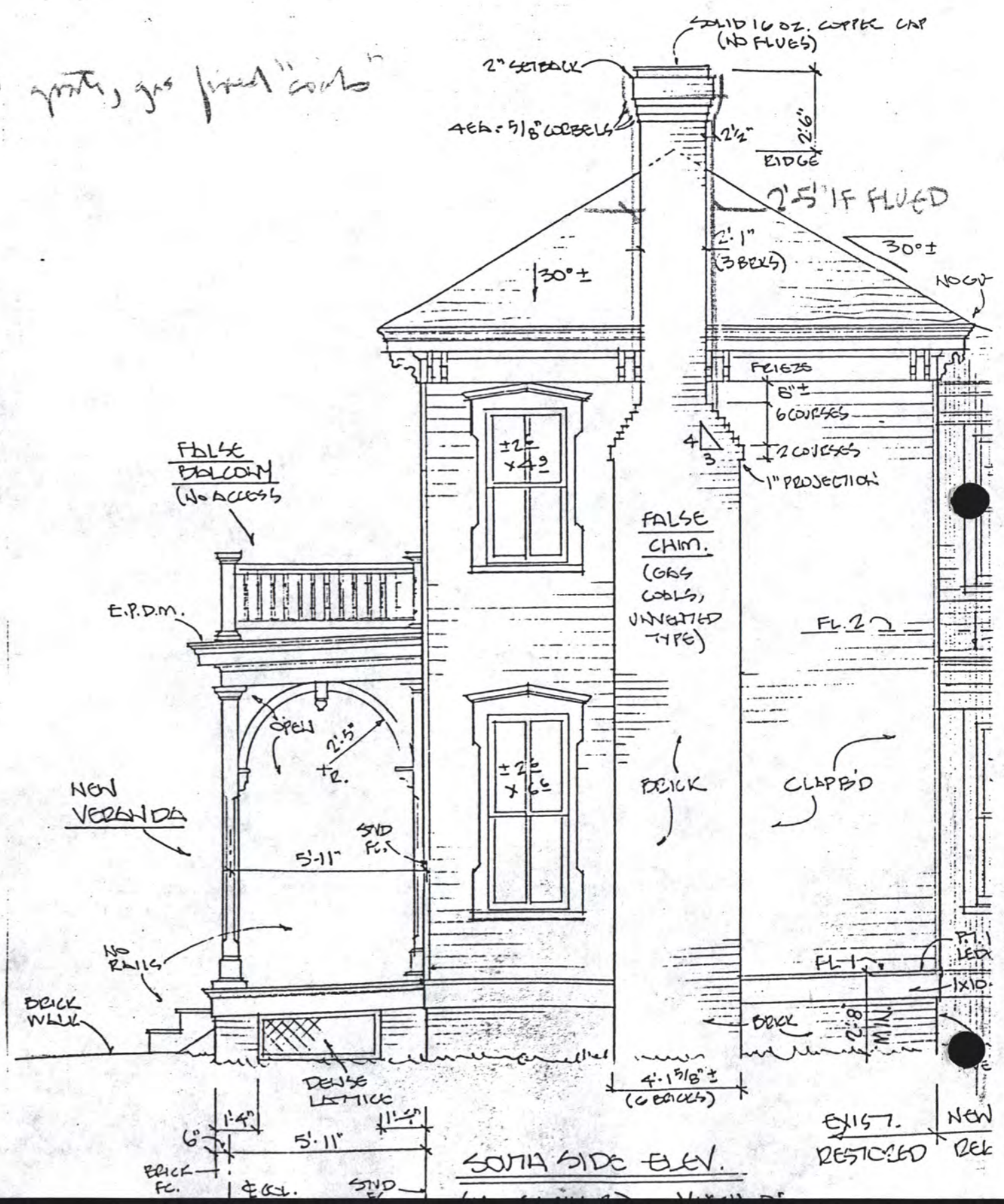
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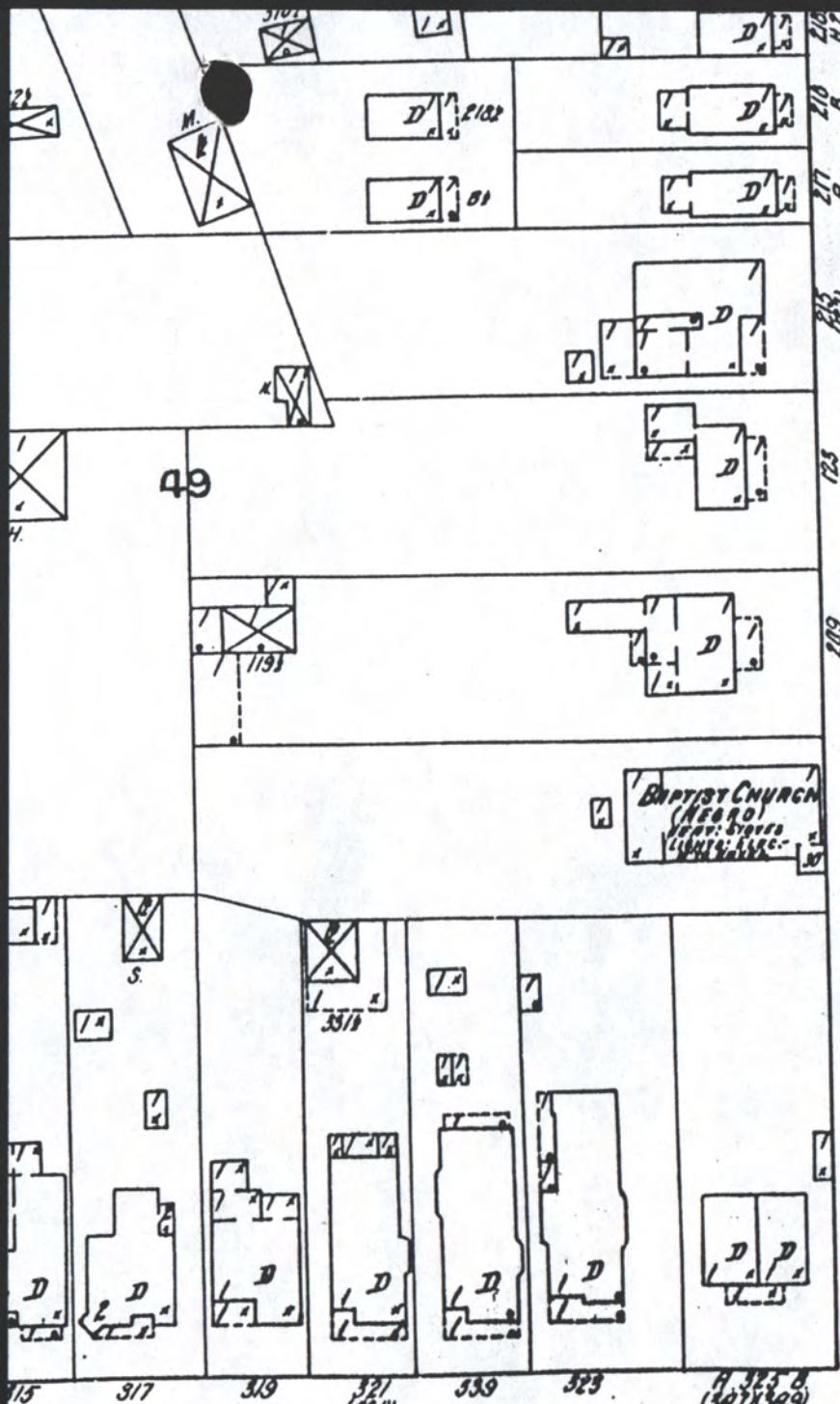


Bernstein

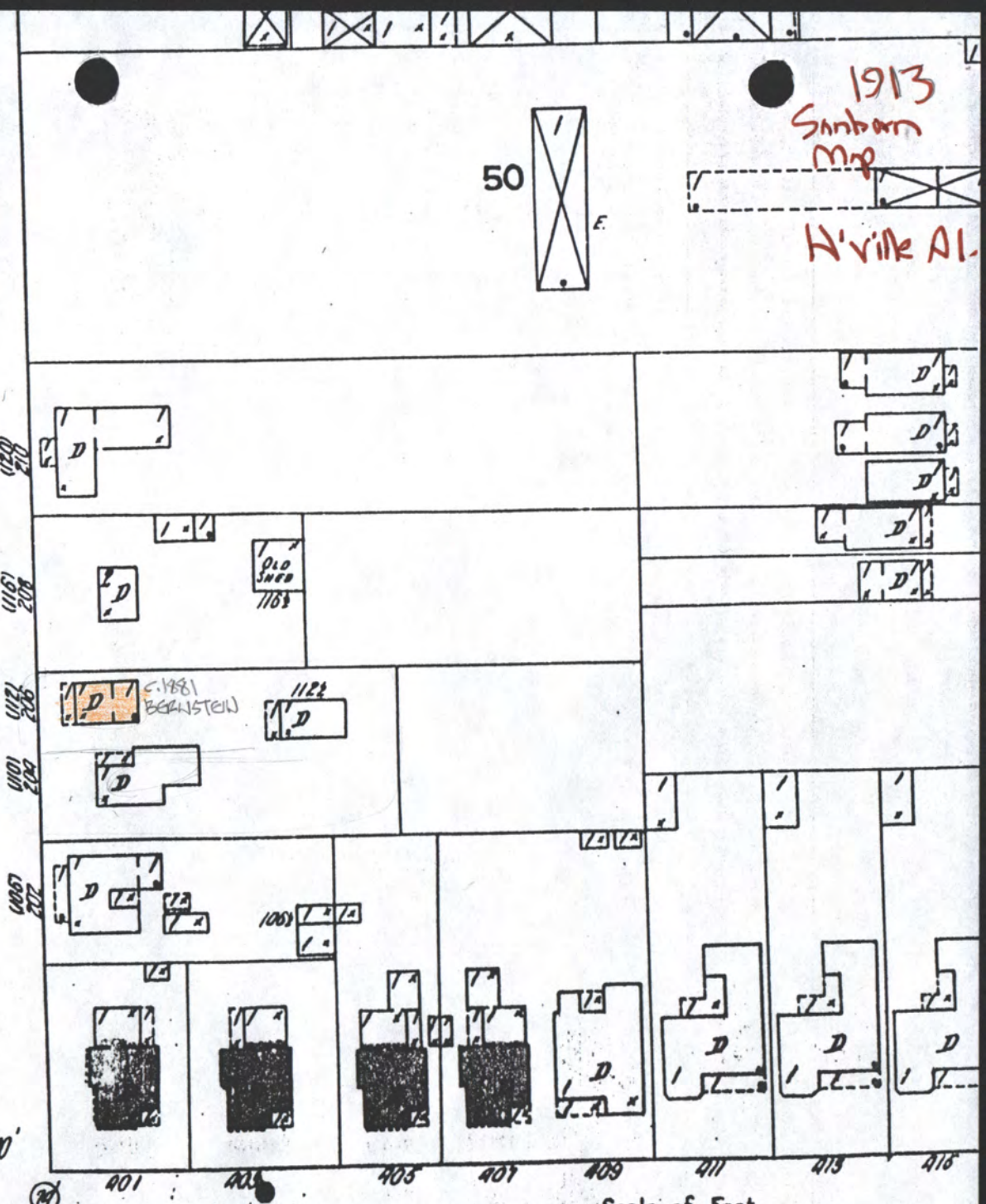


EXISTING BADLY-REMODELED CONDITION W/ MID 20TH CENT
 MISSING S. CHIMNEY, MISSING CROWN MOULD AT
 SOIL IS FILLED ± 12" D. ALL AROUND ARE, TRAPPING

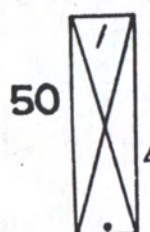




STEELE



1913
Sanborn
Map
N'ville Al.

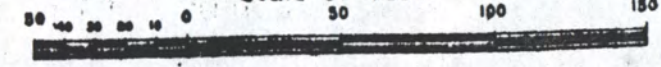


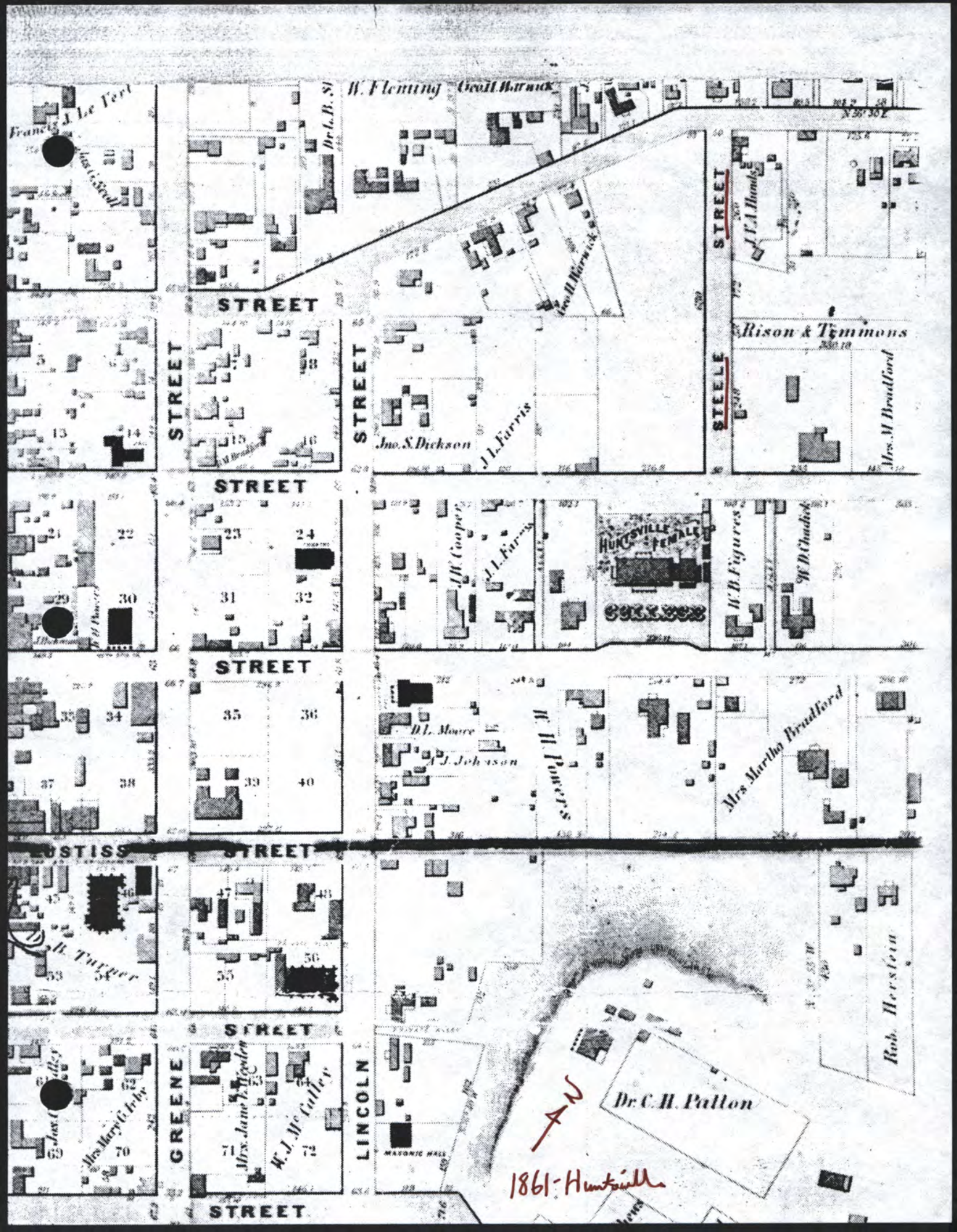
BAPTIST CHURCH
(See No. 319)
Conv. 1881
1881-1882

C-1881
BERNSTEIN

STEELE ST. - GLINTON

Scale of Feet.





Francis J. Le Veer
Huntsville

W. Fleming Geo. H. Harnick

Del. B. S.

STEELE STREET

J.A. Hands

STREET

Rison & Tommons

STREET

STREET

Jno. S. Dickson

J.L. Farris

Mrs. M. Bradford

STREET

J.W. Cooper
J.L. Farris

HUNTSVILLE FEMALE COLLEGE

W.D. Figures

W.D. Chadwick

STREET

D.L. Moore

A.J. Johnson

W.H. Powers

Mrs. Martha Bradford

JUSTISS STREET

STREET

H. Turner

47 48
55 56

STREET

GREENE STREET

Mrs. Jane F. Higdon
W.J. McCuller

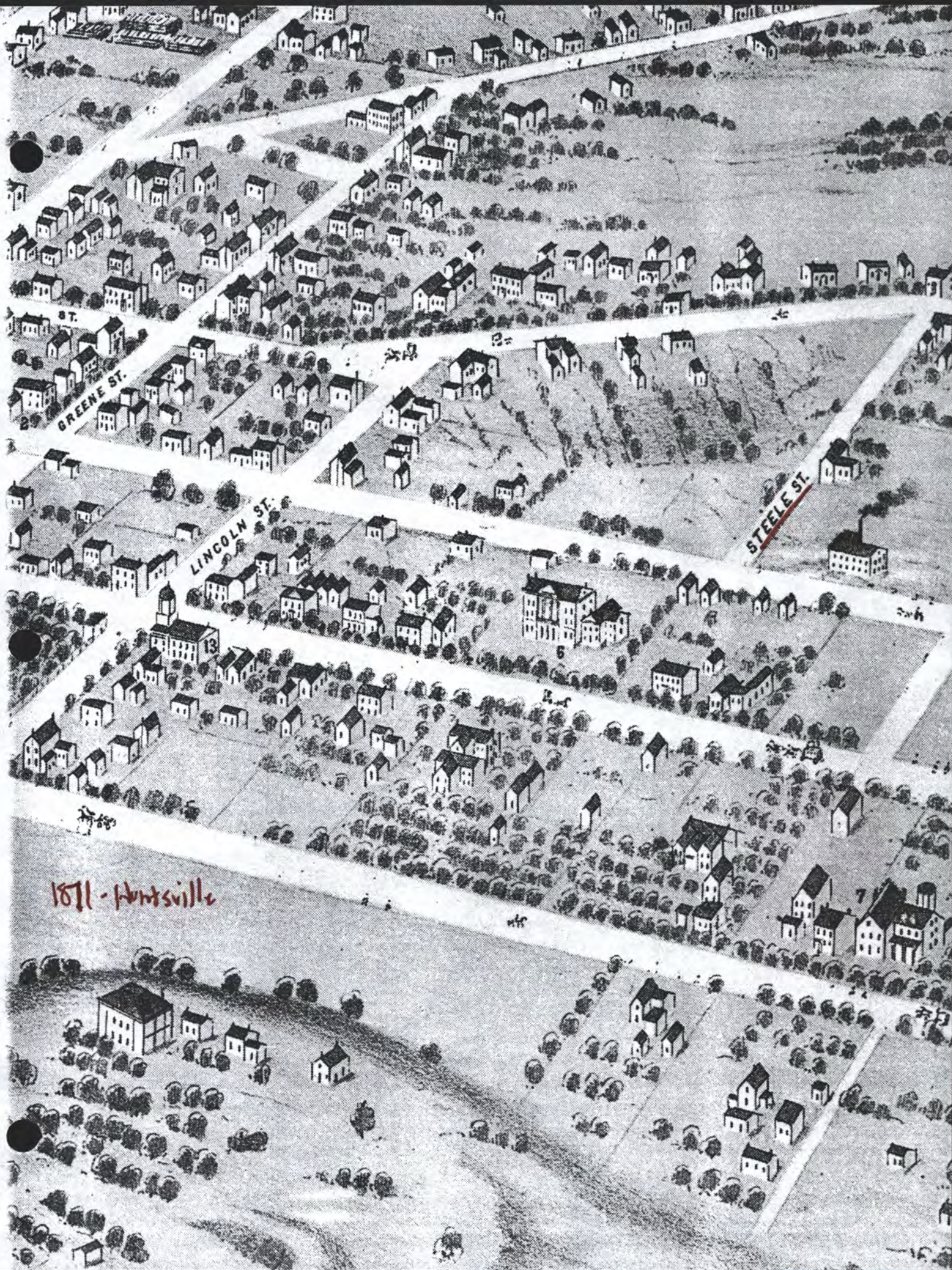
LINCOLN STREET

MASONIC HALL

Dr. C.H. Patton

Rob. Herstein

AN
1861-Huntsville



1871 - Huntsville

DATE: MAY 20, 1995

HUNTSVILLE HISTORICAL PRESERVATION COMMISSION

P. O. BOX 308
HUNTSVILLE, ALABAMA 35804-0308

JUNE 12, 1995
(Date of Meeting)

Request is to demolish erect alter repair property.

Location: 110 STEELE ST.

Owner's Name: JOE WATSON DBA: WATSON CONTRACTING

Owner's Mailing Address: P.O. Box 10117 HUNTSVILLE, AL 35801

Owner's Telephone Number: 536-5434

Brief description of work to be performed:

RAISE AND REPAIR ORIGINAL HOUSE AND ADD FRONT PORTICO. ADD 2000 S.F. TO BACK.

*Portico & chim. details
drawn by W Jones*



JOE WATSON

Appellant

Owner Architect Contractor

P.O. Box 10117
Street Address

HUNTSVILLE, AL 35801
City, State, Zip Code

536-5434
Telephone Number

Disposition by Huntsville Historical Preservation Commission:

Approved Disapproved Approved as modified: _____

(Date)

Application must be submitted to the City of Huntsville Inspection Division, 320 Fountain Circle, by:

(Time)

(Date)



Orig. + conjectural details ← ca 1996 Add. at veranda

c.1881 Bernstein Hse, 110 Steele St., Huntsville, AL
 Restored 1995-6, Donated arch. detailing by HP Jones
 Joe Watson, Conts.
 Jack + Vanette Charlton, Owners
 Photos July '96 HP Jones FAIA

steps should be fin. wood

Stakes should be 2/2

f.l.2 bath tucked down into roof to minimize ext. impact

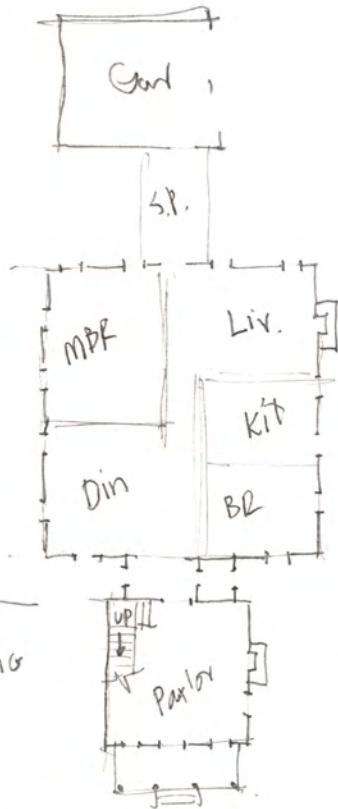


1996 ADD

810

1996 ADD

N



East view

Scr. porch not complete

GAR

N

Stark St



8N



8N



A7



8N



N ←

c.1881 Bernstein Hse - 110 Steele St. - Huntsville, AL. After 1996 restoration.
 Arch. services donated to Save Hse, by Harwin P. Jones FAIA, Builder = Jay Watson
 Owner - Jack + Vernetta Clayton



N
A

N
A

2076



W



N



N

restored s + r w 1941

Use fl. 2 bath above
x on f. trucked down
into attic

3 of 6



orig ~~+~~ 1994 GW

N →



N →

orig ~~+~~ ADD



↑
1996
Sitting Room

1996 Scr. porch

1996
GW

N →





Renovated
1886 Parlor
NOT restored



1996 Mantel. Owners wanted you keep of the original 1886 mantel was too small to meet 1996 clearance codes. Mantel to be installed at fl. 2 of 208 Eustis Ave (Watkins Off)

Stairs new but in original configuration → to 1996 Din Rm etc



1996 Din Rm



1996 S.E. Sitting Rm

526

409



1996 Sitting Rm.



1996 Kt. — N



1996 Sct. Rm

1996 Screened Porch

1996
gar