



ATTENTION! Tenants and Landlords, CHCA welcomes your attendance and membership! See inside for meeting times and contact information.

Winter 2012

Volume 1

Capitol Heights News

www.capitolheightsmontgomery.org

Historic Heights

The signs are everywhere: Capitol Heights is a historic neighborhood. Yet only a portion of the neighborhood is officially designated “historic.”

In 2009, the Capitol Heights Civic Association appointed a Historic Designation Investigative Committee to study the desirability of expanding the area of historic designation to include the entire neighborhood. This resulted in a recommendation that the CHCA proceed with the expansion. The membership then voted and agreed: Capitol Heights should seek total historic designation.



Why Historic Designation?

Historic designation benefits everyone in the neighborhood: home owners, renters, and businesses. Research of other historically designated areas has proven that after the designation is in place property values stabilize and then begin to increase at a higher rate than similar non-historic areas. According to an Auburn University study in 2002 (*Property Value Appreciation for Historic Districts in Alabama*) residential property values appreciated by 42.35% in the Garden District in a 20 year period post-designation, compared to 8.3% in the Montgomery area.

“This stabilization of property values can be very

important. It tells potential homeowners that their investment is protected, because certain things can’t happen, and if they do happen, there is legal recourse to get the misdeed undone,” says Christy Anderson, the Historic Preservation Coordinator for the City of Montgomery.

The legal recourse Anderson refers to is the Architectural Review Board (ARB) approval process for all improvements, additions, or remodel projects within the historic districts. She explained: “In our residential historic districts, the goal is to allow houses to evolve to meet modern needs while respecting the character of the neighborhood. Is it a pain to go through the process for routine projects, such as fences and paint colors? Sure, but it also means your neighbors have to go through the process when they want a new shed or a parking pad in the front yard. It sends a message that the property owners care about the character of their neighborhood, which can speak volumes.”

What Comes Next?

First a survey must be done of the entire neighborhood. This includes photographing all the houses and then submitting a survey form that lists the architectural details of each property. The CHCA attempted to complete this step using volunteers to take the photos and fill out the forms. Work began in Spring of 2010. However, due to the complexity

HISTORY

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2011 Yuletide Decorating Contest Winners:

Capitol Heights made the holidays bright this year making the judging of the Decorating Contest very competitive.

Congratulations to these neighbors who stood out among all the lights:

Spirit of Christmas

1539 St Charles Ave

Christmas Past:

2310 McKinley Ave

Christmas Present:

117 N Lewis St

Christmas Future:

1915 St Charles Ave

Honorable Mentions:

1927 Madison Ave

11 S Capitol Parkway

109 S Capitol Parkway

209 N Capitol Parkway

225 California St

1917 James Ave

Yard of the Month

Tune up those mowers and get out the seed catalogs... Yard of the Month will start again in April! If you notice a neighbor that has done a good job of helping Capitol Heights look good, please alert the Yard of the Month chair, Cindy Clark, at 593-0699.

“Through the years, many have worked to make historic designation happen in various parts of Capitol Heights. Finally pulling all these efforts together will be the best investment for the sustainability of the neighborhood with diligent design review, increased property values, and soaring community spirit.” – Carole King, Historic Properties

Curator, Landmarks Foundation/Old Alabama Town

of the forms and the volume of work, the task was never completed. Thanks to the efforts of Christy Anderson, the City of Montgomery has received a \$15,880 grant from the Alabama Historical Commission to pay for an experienced individual to do most of this work.

Capitol Heights includes 1,232 properties. Of these, 292 already have a local historic designation (see map). 940 properties remain to be designated as historic.

The cost is approximately \$30 per property. The grant will fund 529 property surveys. CHCA will need an additional \$12,330 to pay for the remaining 411 surveys. To that end, CHCA has launched an Adopt a House campaign to raise the funds to ensure that the entire neighborhood is completed.

How You Can Help

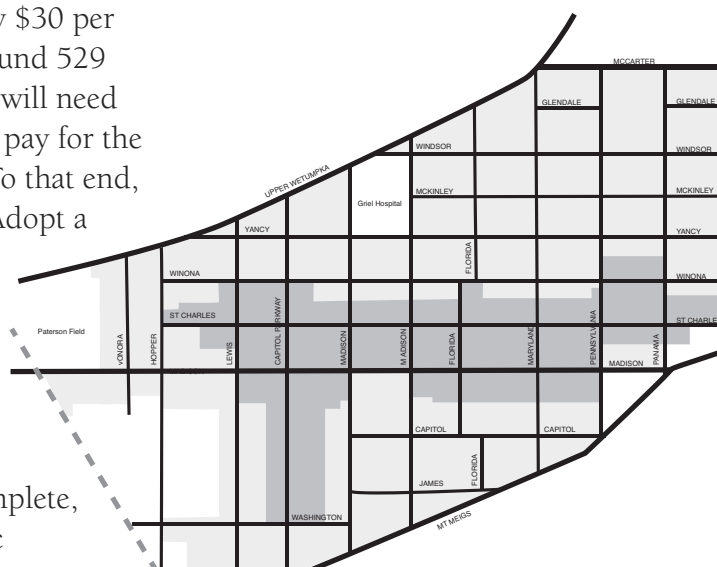
Once the surveys are complete, and a request for Historic Designation is approved by Historic Preservation Commission and the City Council, the neighborhood will vote to approve. Acceptance requires approval by 60% (564) of the property owners of the undesignated properties.

Properties with absentee owners are

known to be the most difficult to obtain a signature agreeing to historic designation. Of the 1,232 properties, approximately 36% (447) of the properties have absentee owners.

Once we have secured the 60% approval of the neighborhood, Capitol Heights will be locally designated as historical and will then be qualified to apply to be listed on the National Register of Historic Places.

The Executive Committee strongly urges you to participate by voting



YES for Historic Designation and by contributing to the Adopt a House campaign. You can also help by talking to your neighbors to help everyone understand the importance and value of historic designation of Capitol Heights.

ADOPT A HOUSE

Help Capitol Heights reach its goal of
Historical Designation
for the entire neighborhood by
donating \$30

to help fund the survey.

You may "adopt" as many houses
as you like. (Adoption is symbolic only.)

Contact Cynthia at 530-1097 or
Cynthia.mccollister@charter.net



HELP MAKE CAPITOL HEIGHTS AN EVEN GREATER PLACE TO LIVE.

CHCA is currently seeking 501(c)3 status as a non-profit. Your donation may be tax deductible.

Season of Lights

There was plenty happening in the Heights during the holiday season. In late November neighbors gathered to decorate Armstrong Park and Capitol Parkway. Special thanks to **Paul Ivey** for providing a lift to help get the lights up to the top of the tree. The CHCA bought all new lights for the Parkway so that all the crepe myrtles in each block were lit. Next year we hope to buy even more lights.

Then families joined Santa in Armstrong Park to light the tree. Home-baked goodies, hot chocolate, and music topped off the party.

Capitol Heights was lit up as neigh-

bors competed in the Yuletide Decorating Contest. See the sidebar on the previous page for the winners.

What goes up must come down — special thanks to **Brenda Bryant, DJ Pollard, Lynn Bryant, and Paul Rawlinson** for getting the final ornaments and lights off the trees.

The CHCA is asking for volunteers to begin planning for the 2012 Capitol Heights by Candlelight that will feature James Avenue, Capitol Avenue, and the streets that branch north and south. Call Cynthia at 530-1097 to help make the holidays festive and bright.

WANT TO GET INVOLVED?

Join the Capitol Heights Civic Association.

Everyone who lives or owns property in Capitol Heights benefits from the efforts of CHCA.

Some of the projects that CHCA is working on for our neighborhood:

- beautification of Madison Avenue
- improvements in Vickers and Armstrong Parks
- 2012 Candlelight Tour committee

If you'd like to participate in any of these projects, or have other ideas to improve our neighborhood, join CHCA today.

To find out how you can make a difference, call Cynthia McCollister at 334-530-1097 today.



ARE YOU RECEIVING CHCA E-MAILS?

Send your e-mail address to: Cynthia.mccollister@charter.net to be added. Membership not required.



Neighborhood Watch

If you would like to become a block captain or join the Neighborhood Watch network please contact Cindy Keeping at 315-0344.

Cindy also has some NW signs available for anyone who would like to display one at their home. These are metal signs with a wooden stake and are exclusive to Capitol Heights. Cost for each sign is \$22.

Please join in the efforts to keep Capitol Heights crime free.

EXCITING NEWS FOR CHCA MEMBERS

CHCA has applied to be a 501(c)3 non-profit organization. This means that, when approved, all donations to CHCA may be tax deductible. Please consult your tax advisor for more details.

REACHING NEW HEIGHTS

Changes all Around Us

The City of Montgomery Planning Department is currently studying ideas for improvement for Atlanta Highway between Ann Street and Faulkner University, and Madison Avenue from the Curb Market to Hopper Street.

Construction to alter the intersection at Ann Street, Mt. Meigs Road, Madison Avenue and Federal Drive is already scheduled to begin pending acquisition of one more property.

And movement continues toward a park and trail incorporating Cypress Pond (below the cemetery) and Cypress Creek, which begins below



Highland Gardens and flows to the river at the amphitheater.

All this activity is good news for Montgomery and especially for Capitol Heights.

To see beautiful photos of Cypress Pond, go to cypressnaturecenter.org

“I definitely think Capitol Heights is on the upward trend which is helped by the activity downtown. I work with some neighborhoods who do not have historic designation and want to, that are desperately fighting a downward trend.” – Christy Anderson, Historic Preservation Coordinator, City of Montgomery

Join your neighbors in
ARMSTRONG PARK
for the Annual Capitol Heights

Spring Fling

Watch your email for details.

Please contact Cynthia McCollister **334-530-1097**

or Cynthia.mccollister@charter.net

to volunteer for the Spring Fling organizing committee.

It won't be fun without you!

Join your neighbors **April 27** at the
BONDS night out with the



\$12 Tickets (includes \$2 donation to BONDS
on sale now through **March 23**
at www.biscuitsbaseball.com

Got Junk?

CAPITOL HEIGHTS NEIGHBORHOOD YARD SALE Saturday, April 21 • 7:00 – noon

Everybody participating sets up their own sale and keeps their own money.
Residents can host their sale at their homes or partner with a neighbor.

NEW THIS YEAR: CHCA is reserving Vickers Park (corner of N. Madison Terrace and James Avenue) for neighbors to set up and have their sale (please note: tables will NOT be provided in the park). Set up at the Park begins at 6:30 AM on the day of the sale. *When the sale ends the park should be as clean as when you arrived by 1PM.*

CHCA will do the publicity for this annual event.

Neighbors hosting a sale should contact Cynthia by April 11 to have their address included on a publicity flyer and Facebook.

Please contact Cynthia McCollister at: Cynthia.mccollister@charter.net or 530-1097

CHCA recommends everyone post their own signs directing guests to their sales.

Kids: lemonade stands? Girl Scouts: cookies?
Gardeners: thinned plants to sell? Artists: art for sale?
Church groups: baked goods or craft items?

Let's clear out our houses, recycle to willing buyers, and get people into the neighborhood.

OFFICERS NEEDED

The CHCA executive committee is now accepting (and encouraging) nominations of officers for 2012-2013.

Elections will be held at the May meeting for President, Vice President, Secretary, Treasurer, and Members at Large.

If you are interested or would like to nominate someone please contact any member of the nominating committee:

Lynn Bryant
(263-5179, mntgmry-bryant@charter.net),

Cindy Clark (593-0699,
cindydcclark@charter.net)

Randall Culp (264-1353,
rculp.dimensions@hotmail.com),

Cindy Keeping
(315-0344, cindykeepingreal-tor@gmail.com),

Karren Pell (264-6826,
karrenpell@charter.net),

Donna Pollard
(dj4ala@bellsouth.net)

Paul Rawlinson
(399-3176,
paulych1927@gmail.com)

We have several very exciting projects in the works that need people who care about their neighborhood to keep them moving forward. Please get involved and be a part of the efforts to keep Capitol Heights great.



**Keep
Capitol
Heights
Clean!**

MEMBERSHIP

We are currently accepting membership dues for the 2011 – 2012 year. Dues are \$20 per household and are renewable in May of each year. Dues can be paid at any regular meeting or mailed to P. O. Box 70065 Montgomery, AL 36107-0065

CHCA Officers Elected for 2011-2012

President

Cynthia McCollister 530-1097
cynthia.mccollister@charter.net

Vice President

Rich Anderson 263-7265
rich.d.anderson@gmail.com

Treasurer

Mark Weatherly 265-0158
billymark@charter.net

Secretary

Open

Members At Large

Lynn Bryant 263-5179
mntgmrybryant@charter.net

Cindy Clark 593-0699
cindydclark@charter.net

Randall Culp 264-1353
rculp.dimensions@hotmail.com

Cindy Keeping 315-0344
cindykeepingrealtor@gmail.com

Karren Pell 264-6826
karrenpell@charter.net

Donna Pollard
dj4ala@bellsouth.net

Paul Rawlinson 399-3176
paulych1927@gmail.com

CALENDAR OF EVENTS

March 15, 5:30pm **BONDS Gathering of Neighborhoods** 25 Washington Avenue.

Topic: IRS Reporting for Neighborhood Associations, Record Keeping, and Ordering an EIN (Speaker to be Named).

March 20, Noon **BONDS Training** Housing Codes presented by Thomas Karrh, Chief

Inspector-City of Montgomery Inspections Division and Montgomery's Tree Ordinance (Tentative, subject to confirmation of speaker) 25 Washington Avenue, 3rd floor conference room.

April 3, 5:30 **BONDS Training** Linda Wool, Senior Planner for the City of Montgomery will discuss Zoning. 25 Washington Avenue, 3rd floor conference room.

April 5, 7pm **Old Alabama Town Revue** Karren Pell and the Southern Renditions present their free variety show. Old Alabama Town Church

April 17, Noon **BONDS Gathering of Neighborhoods** First Baptist Church Huff Building, 200 South Perry Street. Forum for neighborhood association members to discuss neighborhood issues. Different speaker each month.

April 19, Noon **BONDS Training** Topic: Water Conservation and a Demonstration of How to Create A Rain Barrel (Includes a prize drawing for the completed Rain Barrel). 25 Washington Avenue, 3rd floor conference room.

April 21, 9am – 4pm **Book Festival** Old Alabama Town. Programs begin at 10am. Free and open to the public. Features more than 40 vendors and exhibitors and an activity area for children.

April 27, 7pm **BONDS Night Out with the Biscuits** Fundraising event for BONDS. \$12 ticket price includes \$2 donation. Tickets on sale on the Biscuits website (www.biscuitsbaseball.com) through March 23

May 12, 8am – 6pm **Herb Day** Old Alabama Town. Free and open to the public. Features vendors and master gardeners with expert advice and products.

THANK YOU!

**Rex Owens and Chris Coleman
of United Rentals**

for their help getting Capitol

Heights ready for the holidays.

They donated the lift that was
used to decorate the tree in
Armstrong Park and the Parkway!

**Show your appreciation and call
them at 277-3330 for
all of your rental needs.**

Volunteers Needed!

Now is the time to begin planning for the 2012 Candlelight Tour and CHCA needs volunteers to plan and organize the event. This year the route will feature James Avenue, Capitol Avenue, and the streets that branch north and south.

We all had a year to rest so that 2012 can be the best Capitol Heights by Candlelight ever. This is our biggest fund raiser of the year and we need your help to make it a success.

Please call Cynthia at 530-1097.