



www.hat-lady.com

TOP 300 IN THE U.S.  
REALTOR® Magazine

Sandra Nickel, REALTOR  
**HAT TEAM**



**(334) 834-1500**

PRESENTED BY  
STANDARD  
U.S. POSTAGE  
AND  
CUSTOMER SERVICE  
PUBLISHERS, INC.  
80038



**Featured Inside**

- **Andy Rooney**
- **Jack Nicklaus**
- **Dave Barry**
- **Working Smart**
- **Click and Clack**
- **Sports Trivia**
- **Crossword**
- **Chicken Soup**



## Midtown Neighborhoods Have Fascinating History

It's been one year since we began publishing Midtown Living, and its success has been far more reaching than we initially imagined. Thank you for making it a first-year success.

Some have asked about the neighborhoods we focus on in our masthead. For the most part, they

contain the city's oldest homes. Some date back to the post-Civil War era, some to the middle of the 20th Century, but all are located in the middle part of our city and represent our past and our future.

We've profiled 10 of these neighborhoods in this issue and hope you

will gain an appreciation for why we and a whole lot of people are rediscovering why Midtown is still the place to live.

*-Sandra Nickel*

## Charming Older Neighborhoods Revived with New Residents

### 1) COTTAGE HILL



The Cottage Hill District, Montgomery's oldest surviving residential area, overlooks the Alabama River to the north and the downtown business district and the State Capitol complex to the east. To its west is Maxwell Air Force Base.

Listed on the National Register of Historic Places in 1976, the district's distinct architectural design reflects the taste and lifestyle of the urban middle class from 1870 to 1910.

Most residences are simple framed structures with an unassuming amount of Victorian detail. Two of the most prominent house types in the area are the five bay facade, central hall plan with a low hipped or gabled roof, characteristic of the mid-century structures. More common is the irregularly massed, frame home with a front porch abutting a gabled bay or front abutting.

Cottage Hill takes its name from the first public school that opened in the district in 1891.

As Montgomery moved toward new suburbs during the 1950's and 1960's, the houses of the Cottage Hill

district deteriorated and the area was slated to become an industrial warehouse area. But the district experienced a revival in the 1970's as its potential for development as a downtown residential area was rediscovered. It was zoned as a historic district in 1974.

### 2) CENTENNIAL HILL



Centennial Hill is probably best known for the famous citizens who come from its neighborhoods. Developed in the late 1870's and 1880's, Centennial Hill was the first prominent black residential area to develop in Montgomery after the Civil War. The neighborhood contains three structures listed in the National Register and 13 locally designated buildings.

But Centennial Hill is probably best known for the famous residents it has produced. Hank Williams, Sr., Lionel Hampton and Erskine Hawkins are just a few of the musicians to come from the neighborhoods of Centennial Hill.

Area residents take great pride in their neighborhood and as a result have formed the Centennial Hill Gard-

ening Project, Inc., which aims to improve living conditions in the historic neighborhood. The project aims to preserve existing structures and to cultivate open spaces with vegetable and flower gardens, and grassy areas for children to play and adults to enjoy. Another goal is to pay tribute to the musical and cultural contributions of Centennial Hill with a cultural center built in the center of the area.

### 3) CAPITOL HEIGHTS



Capitol Heights is bounded by Upper Wetumpka Road, Federal Drive, Mt. Meigs Road and Vonora/Lewis Streets. It was the old 200-acre Vickers plantation until 1903 that lay east of Montgomery. That year, Philadelphia Henry Davis bought the land and established the Capitol Heights Development Company high above the city where it could catch summer breezes. H.L. Pinckard was the president for many years and was responsible for the development of the town.

The town of Capitol Heights incorporated in 1907, and the area was

graded and improved through the proceeds of a 1916 bond issue. Capitol Heights became a part of Montgomery around 1926.

It maintains its original character as a working class neighborhood with many of the original families including a number of Greek immigrants who arrived in Montgomery around the turn of the century.

Today many of the residents are first-time homebuyers who are renovating and appreciating the look and character of earlier years.

The structures in Capitol Heights were built in the vogue residence styles of the early 20th century. The Craftsman style of the Greene Brothers in southern California was a definite influence on the developers, who altered the style to suit the climate and construction material available in Alabama. The low-pitched gabled roof flanked by ornamented exposed roof rafters and porches with brick and wood support columns are the most common characteristics of the homes. Some homes are accented with decorative beams with stucco, and multiple roof planes. A variety of construction materials were used, but the majority of the homes are wood siding with brick piers and porch supports.

*Story continued on page 7.*

**You Can Afford to Live in One of These Fine Midtown Neighborhoods.**



**Call the Hat Team to put them to work for you!**



<p><b>EDGEWOOD</b></p>  <p><b>\$1,765 Month</b></p> <p><b>\$309,900</b></p>	<p><b>EDGEWOOD</b></p>  <p><b>\$1,025 Month</b></p> <p><b>\$179,900</b></p>	<p><b>OLD COVERDALE</b></p>  <p><b>\$911 Month</b></p> <p><b>\$159,900</b></p>	<p><b>OLD COVERDALE</b></p>  <p><b>\$766 Month</b></p> <p><b>\$134,500</b></p>
<p><b>CLOVERDALE - IDLEWILD</b></p>  <p><b>\$626 Month</b></p> <p><b>\$109,900</b></p>	<p><b>LANDMARK</b></p>  <p><b>\$537 Month</b></p> <p><b>\$164,500</b></p>	<p><b>GARDEN DISTRICT</b></p>  <p><b>\$1,139 Month</b></p> <p><b>\$199,900</b></p>	<p><b>GARDEN DISTRICT</b></p>  <p><b>\$1,708 Month</b></p> <p><b>\$299,900</b></p>
<p><b>CAPITOL HEIGHTS</b></p>  <p><b>\$361 Month</b></p> <p><b>\$66,850</b></p>	<p><b>CLOVERDALE - IDLEWILD</b></p>  <p><b>\$1,423 Month</b></p> <p><b>\$249,900</b></p>	<p><b>GARDEN DISTRICT</b></p>  <p><b>\$569 Month</b></p> <p><b>\$99,900</b></p>	<p><b>EDGEWOOD</b></p>  <p><b>\$1,423 Month</b></p> <p><b>\$249,900</b></p>

All payment estimates based on a 5% down payment and a 6%, 30-year conventional mortgage.

**Talk to one of the Hat Team Specialists. We can show any home in Montgomery. Call 834-1500.**



**Sandra Nickel**  
Broker



**Billy Young**  
Sr. Buyer Specialist



**Rusty Wilkinson**  
Sr. Listing Specialist



**Frank Powell**  
Buyer Specialist



**Lauren Layfield**  
Buyer Specialist



**Steve Luker**  
Closing Manager



**Pam Massey**  
Seller Services Manager



**Jim Nickel**  
Technical Manager

## Uniquely MIDTOWN MERCHANTS

THANKS FOR SHOPPING WITH THESE MERCHANTS.  
TELL THEM YOU APPRECIATE THEM LOCATING  
INSIDE THE BYPASS.



### MIDTOWN'S PREMIERE GOURMET MARKET AND WINE SHOP

Choice & Prime Steaks  
Old Fashioned Market & Deli  
Beer & Wine  
from Around the World  
Catering Gourmet Sandwiches  
Casserole To Go  
Gift Baskets

filetandvine.com • 431 Cloverdale Rd.  
262.8463 • Fax: 834.9463  
Monday-Saturday, 7 a.m.-7 p.m.

### A DOZEN ROSES \$39.99

### Super Foods Floral Department

2905 McGehee Road  
265-7407  
Reserve  
Early



Hey Guys: HINT.



### Barry Lynch, JEWELER

In the Heart of  
Old Cloverdale  
1050 E. Fairview Ave.

Antique Platinum,  
Estate & New Jewelry  
Insurance Appraisals,  
Watch & Jewelry Repair

Barry Lynch  
Graduate Gemologist  
269-0001

## TARGET YOUR MARKET For About A Penny

Reach more than 8,000  
Midtown homeowners  
and 20,000 readers.  
Let them know of  
your service,  
your appreciation of  
Midtown Living,  
and your special retail  
and dining offerings.

Sorry, to be in Uniquely Midtown,  
your business must be located  
inside the Bypass. We promote  
Shopping Midtown First.

To Advertise in the next  
issue, call Charles at  
277-3133.

## TAKE NOTE MIDTOWN NEIGHBORHOOD ASSOCIATIONS 2004 DIRECTORY

**CAPITAL HEIGHTS**  
Pres.: Aloxine Saunders  
265-1321

**CENTENIAL HILL**  
Pres.: Donald Jenkins  
834-3642

e-mail: donald73@knology.net

**COTTAGE HILL**  
Pres.: Suzanne Black  
264-2410

e-mail: nprater@carpenterrfirm.net

**CLOVERDALE/FIDLEWILD**  
Pres.: Don Nolte  
834-6541

e-mail: dnolte@bellsouth.net

**GARDEN DISTRICT**  
Pres.: Ward Beeson  
263-7914

www.neighborhooindlink.com/  
montgomery/gdpa

**GATSBY LANE**  
Pres.: Gail Gilmore  
398-3358

e-mail: ganny@mindspring.com

**GAY MEADOWS**  
Pres.: Peter Brambir  
286-3680

e-mail: pgram@knology.net

**GLAD LANE:**  
Pres.: open

**GROVE HILL ESTATES**  
Pres.: Carole Koker  
home: 269-0338

e-mail: Mastercook@comcast.net

**HAZEL HEDGE**  
Pres.: Bob Chipman  
262-2851

**HIGHLAND PARK**  
Pres.: Ricky Graig  
home: 263-3592

**HILLWOOD**  
Pres.: Andy Nelms  
279-8002

e-mail: anelms@hotmail.com

www.neighborhooindlink.com/org/hillwood  
**MALONE DRIVE TOWNHOMES**  
Pres.: Loretta Grove  
279-9661

**OLD CLOVERDALE**  
Mayor: Russ Baxley  
262-8912

e-mail: russbaxley@knology.net

**RIDGEFIELD**  
Pres.: Francis Grantz  
272-9180

**SOUTH HULL**  
Pres.: Tony Warner  
262-0537

**SUTTON PLACE**  
Pres.: Margaret Farmer  
288-4601

**VAUGHN MEADOWS**  
Pres.: Sally Finney  
272-4982

e-mail: sally1976@aol.com

## Resource Guide

Thank you to the following *Midtown Living* Partners for their participation & investment in this publication. When you patronize these companies, please tell them you saw their ad in Sandra Nickel's *Midtown Living*.

### MORTGAGE

### Regions Mortgage, Inc.

GARY PITTMAN  
Mortgage Loan  
Officer

8301 Crossland Loop

213-1347

FHA, VA and  
CONVENTIONAL  
LOANS



### MORTGAGE

### Residential Mortgage Corporation



Take advantage  
of the historic  
low rates!

Apply by phone  
Steve & Samye Kermish  
270-9100

### HOME INSPECTION

### AMS REAL ESTATE INSPECTION, LLC

ALLEN STUCKEY  
1002 S HULL ST.  
AMSInspect@aol.com

834-7969

INSPECTOR

Real Estate Inspections  
Plumbing, Heating/AC,  
Electrical, Roof, Foundation  
Pre-Purchase Inspection  
Synthetic Stucco Inspection

### MORTGAGE

### Renovation Innovation

WELLS FARGO HOME MORTGAGE

Our Renovation Loans are the best  
way to purchase & remodel a home!  
Or Refinance & Remodel!!

Call Andy Little  
Home Mortgage Consultant

277-0067

carl.little@wellsfargo.com

Dreaming is the First Stage...  
Wells Fargo is the Next Stage

### MOVERS



SCOTT MCNELLY  
515 N LAWRENCE ST

262-6666

SMCNELLEY@  
ADMIRALMOVERS.COM

FREE ESTIMATES  
EXPERT PACKING  
LOCAL/WORLDWIDE

INTERSTATE AGENT  
FOR AMERICAN  
RED BALL

### ATTORNEY

ROY E.  
MCBRYAR  
ATTORNEY AT LAW

4241 Lomac Street  
Montgomery, AL 36106

272-1065  
FAX 272-5363

FOR ALL YOUR REAL  
ESTATE NEEDS

No representation is made that the  
quality of the legal services to be  
provided is greater than the quality of  
legal services performed by others.

### HOME INSPECTION

### HOME CHECK CONSULTANTS

Dwight E. Leary  
Qualified Building Expert

Detailed Written Reports  
All Major Systems  
Includes Roof & Structure

✓ Most Experienced  
✓ Most Thorough  
✓ Quick Report Time

271-6622

### HEATING & AC

### COMFORT AIR

We service all  
makes & models  
of heating and air  
conditioning units

24-hour pager

Ask about our spring  
tune-up specials

Rick Young  
288-0990  
Comfort Air, Inc.

# Charming Older Neighborhoods Revived with New Residents

Story continued from page 1

## 4) HIGHLAND PARK



Along with the appearance of streetcars in Montgomery came its earliest neighborhoods. Though most of Montgomery's homes were centered on the downtown area, Montgomery's street railway made it possible for people to live away from the city. Highland Park was the city's first "streetcar suburb," with tracks going down a median on Highland Avenue.

The city annexed the area in 1899 and the trolley ran until 1936. The area is bound by Mt. Meigs Road, Ann Street, Oak Park/Jackson Hospital complex and Forest Avenue.

Highland Park's architecture is composed mainly of small Queen Anne homes and Craftsman Bungalows, which earned it the title "Bungalow City" from its abundance of "pattern book" bungalows. The area offers room to grow, with large and small lots, ample yards and creative landscaping.

Highland Park residents are largely composed of second and third generation families in the area, who actively work to preserve their neighborhood. Each year, the Highland Park Association celebrates and welcomes new homeowners to the area. Art on the Avenue is an eagerly awaited annual event. The neighborhood retains the family atmosphere of those early days.

## 6) OLD CLOVERDALE



Few neighborhoods can rival the scenic beauty of Old Cloverdale, one of Montgomery's oldest and most picturesque residential areas. Cloverdale was

originally a portion of a 160-acre tract of land purchased by William Graham from the U.S. Government in 1817.

At that time Graham's tract of land, considered to be "way out in the country," was covered with virgin pine, which garnered it the name Graham's Woods. Some of those virgin pines still exist in Old Cloverdale neighborhoods, which is why the area is sometimes called "The Pines."

Open glens covered in clover could also be found in the area. In 1892, the plan for the area was designed and the name "Cloverdale" was adopted by the community. The original plan consisted of winding streets with large irregular shaped lots overlooking several parks and a large lake site. Cloverdale's current plan differs only slightly from that original drawing.

Old Cloverdale is perhaps best known for its natural landscaping that resembles a lovely English garden, which transports anyone who visits to a simpler time. It is believed that Joseph Forsyth Johnson, the English landscape architect, designed the area. Because of the nationwide economic panic of the time, the land was dormant for 15 years. In 1908 there were only 10 houses in Old Cloverdale, but by 1916 there were 125.

Old Cloverdale continues to thrive and has retained its sense of neighborhood spirit through the years. Its beauty and simple charm remain timeless, making it one of Montgomery's choice residential areas.

## 7) THE GARDEN DISTRICT



Just south of downtown lies one of Montgomery's most beautiful and historic neighborhoods. Named the Garden District for its exquisite gardens and shade trees, the area is bounded by Noble Avenue, Decatur/Norman Bridge Road, Fairview Avenue and Court Street and was first

designated as a Garden District in 1983. With its northern boundary extended to Interstate 85, it was added to the National Register of Historic Places as early as the 1870's and continued to the 1930's with an eclectic mix of architectural styles.

The Garden District evolved as early business leaders chose to live in an area close to downtown businesses and the State Capitol. Homes here range from modest houses to some of the Montgomery area's most beautiful homes.

The most commonly seen style of the area is the Bungalow, which was popularized by home magazines during the early 1900's. Other architectural styles of the Garden District include Arts and Crafts, Tudor, Italianate-influence, Colonial and Neoclassical Revivals, the most well-known of which is the Governor's Mansion located at 1142 South Perry Street.

Garden District residents take great pride in their neighborhood, which remains one of Montgomery's most beautiful areas.

## 8) SOUTH HULL DISTRICT



The South Hull District rapidly expanded as the automobile grew as the popular mode of transportation. The district's boundaries run from Fairview Avenue to the north with Edgemont Avenue as the southern boundary and Norman Bridge Road to the east and South Court to the west.

Most of the homes of the South Hull District were built in the postwar era of the late 1940's and the early 1950's when the country faced housing shortages. As young married couples began starting families, single family homes were in demand.

The style of these homes is reminiscent of the homes of the 1920's and the 1930's, with traditional styles, including Colonial styles with shutters and the

English Cottage with the front entry framed by a tall gable. The styles of the South Hull Street District suggest the warmth, security and traditional values that returning soldiers must have longed for as they began to build new lives at home.

Those warm feeling of home still exists in the South Hull District. Newly renovated homes combine the charm of the past with modern day conveniences. The South Hull Association actively brings the community together with a newsletter and annual picnics, making South Hull an ideal place for home and family.

## 9) CLOVERDALE-IDLEWILD



The Cloverdale-Idlewild area encompasses Fairview Avenue and Norman Bridge to Woodley Terrace and Edgemont/Glen Grattan. The middle class neighborhood features Bungalow and Cottage style architecture with a high concentration of the Tudor Revival style with high pitched roofs not seen in any other areas except on Watson in the Old Cloverdale area.

The original land of Cloverdale-Idlewild was owned by Peter B. Mastin, who purchased the original 160 acres. In 1922, the Mastin family sold 40 acres to Dr. Thomas Brannon Hubbard. Other plats of land were also sold off during this period. John Haardt purchased the area called South Cloverdale Heights, which encompassed Wellington Road and parts of Lexington Road.

The Hubbards placed restrictions on the land they owned that was being developed. Real estate could only be used for residential purposes. No structures could be built within 40 feet of Mastin Lane and none of the cedar, mock orange, sugar berry or other trees could be cut down without the Mastins' approval. All structures had to face the

street and had to be above \$5,000 in value. Additional structures, such as garages or servant quarters had to be built behind the main house.

Today, Cloverdale-Idlewild thrives with community spirit and revitalization, including an annual Christmas Caroling event and a 4th of July parade each year. Residents include military retirees and families who are attracted to the charm and affordability of a Midtown home, achieved local and national historic designation in 2002.

## 10) EDGEWOOD DISTRICT



What is now known as the Edgewood District was once considered "the country." Until the early thirties, Woodley Road was simply a gravel road filled with potholes that had to be hoisted in the afternoons to keep the dust down. Now the area, which includes Bankhead, Thomas Avenue and Huntingdon College, is one of Montgomery's most picturesque areas.

In the early days of Edgewood, residents bought their staples, canned and packaged foods from a grocery store mounted in the back of a truck, called the Red Rolling, which came by every two to three days. Residents could catch the streetcar into town for lighter shopping. The end of the streetcar line was at the junction of Woodley and Narrow Lane Road. It turned left and went in front of what is now Huntingdon College, but was then known as Women's College of Alabama, and then continued on to the intersection of Fairview and Cloverdale Road.

The houses of Edgewood range from modest but comfortable homes to some of Montgomery's finest estates. Edgewood seems to capture the feel of Montgomery's past while remaining the heart of its present. The private residence Edgewood, for which the area is named, dates from 1821.