

preservation
ISSUES

NEWS FOR THE PRESERVATION COMMUNITY

MISSOURI DEPARTMENT OF NATURAL RESOURCES
 HISTORIC PRESERVATION PROGRAM

★ Vol. 4, No. 4 ★

A Summer Place at the Lake

"He who looks on nature with 'loving eye' ... - let him be transported to those favored regions, where the features of the earth are more varied, or yet add the sunset, that wreath of glory daily bound around the world, and he, indeed, drinks from pleasure's purest cup." - Thomas Cole, "Essay on American Scenery," 1835

An early and important Missouri Ozarks summer residence was a tent. It was the home of Harold Bell Wright when he conceived the moralizing novel, *The Shepherd of the Hills*. The tent was located on a rise just west of the log home built a few years previously by John Ross who became the model for Old Matt in Wright's tale. The Ross House is listed in the National Register of Historic Places. At the approximate location of Wright's tent, there is now an enormous cylindrical lookout tower for tourists with a shake-covered roof. *The Shepherd of the Hills* was first in a series of events

including the completion of the railroad to Branson and the creation of Lake Taneycomo that resulted in the White River Valley becoming one of the major vacation areas in the midwest.

During the '20s and '30s, the shores and bluffs around Lake Taneycomo provided the setting for summer homes, private resorts, public resorts and camps. A private resort was a development community of privately owned summer homes with shared facilities such as lodges. Taneycomo Highlands, still to be found on a bluff just northwest of downtown Hollister, began as one such private resort. Sum-

mer homes and resorts would also often be parts of larger resort communities such as Rockaway Beach or the Branson waterfront area. Many of these summer dwellings still remain in good condition, but many others, economically built and poorly maintained, are in disrepair or have been lost.

The attraction of the Taneycomo area revolved around a set of preconceptions that have a long history in the popular ideology of the United States. The visual aspect of these preconceptions was the picturesque, and the physical aspect was a dream of the Arcadian, or pastoral, life. In the summer

(See *SUMMER*, Page 6)

One of the earliest (ca 1920) surviving resort cabins in the lake area, this small building at the former Oakwood Resort near Branson utilized screen windows and porch to keep the tourist close to nature.

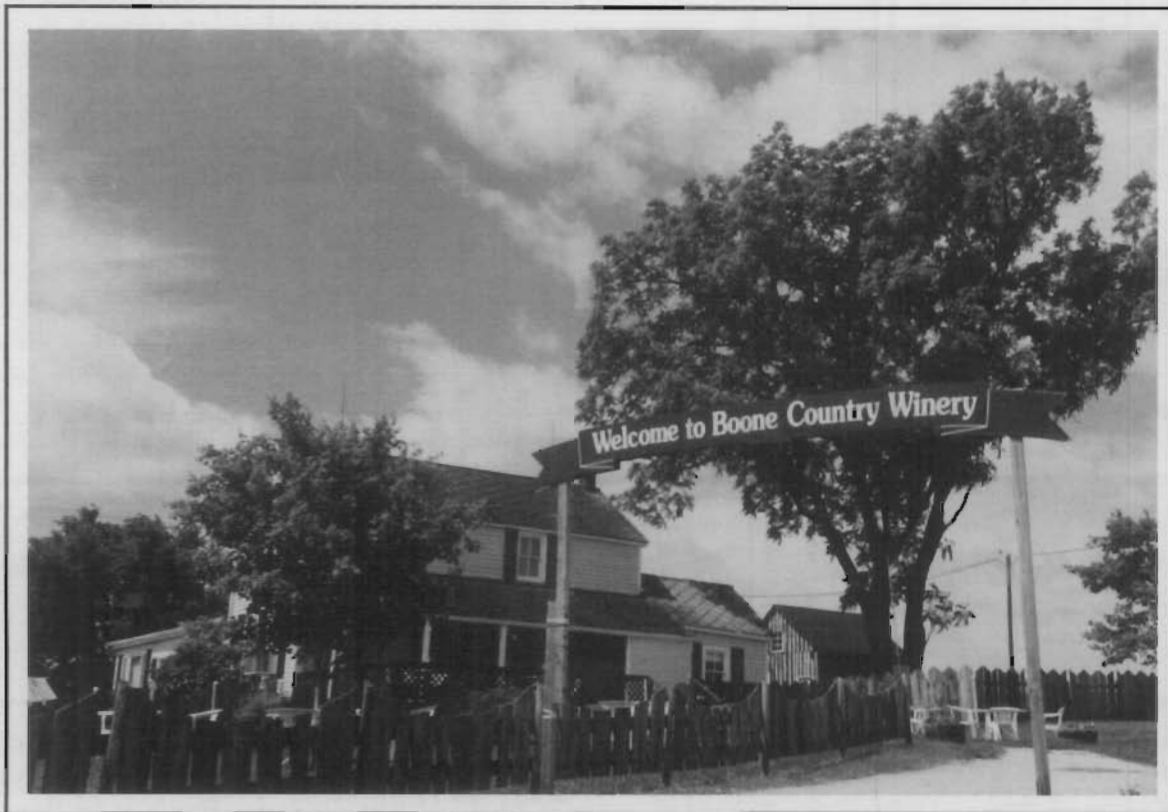


PHOTO MORROW

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July/August 1994



Although of recent vintage, the Boone Country Winery is housed in a ca 1900 building near Defiance.

Hiking and Biking the Missouri Rhineland

Along with the many scenic and recreational activities provided by the Katy Trail State Park, hikers and bikers traveling through St. Charles, Warren and Franklin counties can also enjoy visiting more than half a dozen wineries, both historic and of more recent vintage. This part of the trail passes through an area known as the Missouri Rhineland with the trail separating the Missouri River below from the bluffs above. The underlying limestone and the deep loess covering of the bluffs have produced the ideal soil for viticulture.

During the 1850s, the recently arrived German immigrants in and around Augusta planted vineyards and began producing wines. Augusta has a

number of historic properties related to its early wine industry that will soon be nominated to the National Register of Historic Places. Of special interest is the historic Mount Pleasant Winery (1) and the Augusta Wine Company (2), an early agricultural cooperative. Augusta was the first federally designated viticultural district in the United States and wines produced there bear the official "Appellation Control" seal. Only grape-growing regions with unique soil, climate, geography and wine-making history can be awarded federal wine district status.

Modern wineries located along the trail include the Boone Country Winery (3) located in a turn-of-the-century house near Defiance; Blumenhof (4) (which

translates from German as "Court of Flowers") is located in Dutzow, Missouri's first permanent German settlement; the Montelle Winery (5) is just east of Augusta at Osage Ridge; and the Charrette Creek Winery (6), is inside an adaptively reused MFA grain elevator and store in Marthasville.

All of the wineries mentioned sell picnic-style meals as well as wine and provide "wine tasting" for visitors. Trail hikers and bikers should be cautioned, however, that excessive sampling could make the Missouri Rhineland tour more inebriating than invigorating. — *Lee Gilleard*

For a free brochure, "Taste Missouri Wine Country," call (314) 751-6807 or 1-800-392-WINE.



(2) *The Augusta Wine Company Building (left) is an early example of a cooperative marketing and production center for small-scale grape growers.*

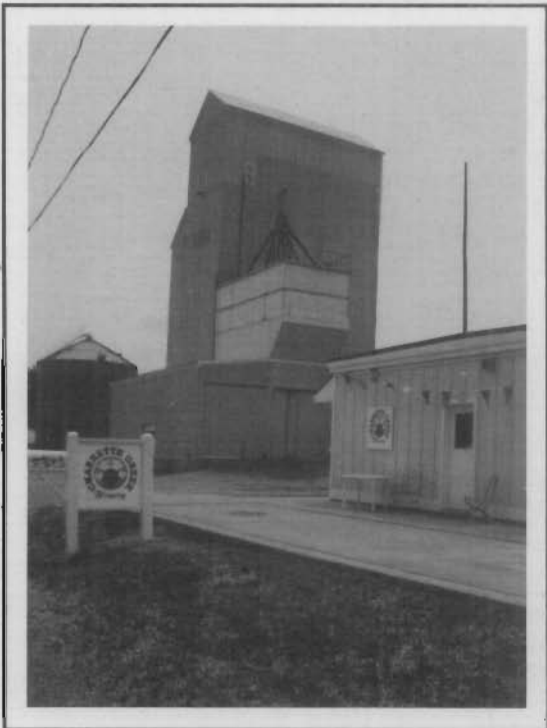


(1) *The Mount Pleasant Winery (right) is the oldest active winery in the area and contains a marvelous collection of buildings soon to be nominated to the National Register of Historic Places.*

Photos by Lee Gilleard



(6) *The Charrette Creek Winery (below) in Marthasville utilizes a former MFA grain elevator and store.*



(7) *The Coyote Crossing Vineyard (below) is very attractive but is not open to the public. The owner still uses an unusual house-barn on the site.*



MISSOURI

Historic Architecture

Craftsman Bungalows

ca 1905-1940

Characteristics:

- One or one-and-one-half stories in height.
- Low pitched, gabled – front, side or cross – roof. Front gabled roofs are most common; hipped roofs are seen occasionally as are Oriental peaked or flared rooflines.
- Roofs have wide, unenclosed eave overhang with rafter ends exposed along horizontal edges; gable ends commonly have decorative (false) roof beams or knee braces that appear to support the overhang.
- Front porches are full or partial width. Columns for supporting the porch roof vary. Usually, short, square upper columns rest upon more massive piers or a solid porch balustrade; these piers or balustrades often begin directly at ground level and extend to a height two to three feet above the porch floor or to the porch roof. True (California) styles have sloping or battered piers and columns.
- Windows are generally double hung, multi-over-one sash. Small, square, high windows are often seen on either side of the chimney. Dormers, either gabled or shed, are also common.
- Doors may be French style or solid with one or two rows of small fixed lights at the top.
- Various materials were often used in combination with one predominant. Native stone, either solid or slab construction, was favored in the southern half of the state and in Kansas City; St. Louisans preferred brick; and stuccoed and clapboarded models are found state-wide.
- Interior wood trim was simply crafted but abundant. Built-in bookcases, china cabinets, buffets, window seats and nooks with bench seating were common; rooms were often separated by French doors. All interior wood was stained a dark red-brown color.



Between 1914 and 1916 architect and builder Louis Miller constructed nine Craftsman bungalows in Arcadia hoping to attract St. Louisans as summer rentals. Although the buildings varied in detail, the predominant material for both buildings and landscape features was the granite rock native to the Arcadia Valley. Left photo ca 1914, right photo ca 1916.

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Editor: Karen Grace



This former summer place in Forsyth is a good example of typical slab log cabin construction. Note the characteristic white Portland Cement chinking between the logs.

(SUMMER, from Page 1)

residence building of the Taneycomo area, these two come together to create Craftsman-style bungalow cottages.

On what would be the east end of Rockaway Beach, in 1918, the Merriams, who would be major local developers, built a fine, rambling Craftsman-style summer home they called "Whylaway." Whylaway was built with light-colored rubble stone walls and flared eaves, which gave the building a strong Oriental flavor. The flared eaves were the idea of a Kansas City architect, Frank Phillips, and would become a feature of all the Merriams' buildings. At the extreme west edge of town is "Taneywood," a fine but more conventional bungalow built for the Olendorf family and noteworthy for the use of a warm variety of colored and textured materials.

Picturesque means "picture-like" and a picturesque approach to buildings involves exploiting the color and textural qualities of materials. In the Taneycomo area, the use of rustic log and native stone both play an important part in architecture. The log house has a long Ozarks tradition. While the use of native stone had an important place in traditional building in the area as well, the introduction of portland cement allowed the development of inexpensive methods of using native rock resulting in the slab rock technique that became important in the 20s.

While log or log-appearing buildings are common in the Taneycomo area and range from cabins of round logs to others with siding cut to appear log-like, almost none of these buildings reflect the characteristic Ozarks hewn log house. This indicates

that most tourists and summer residents responded to a preconception – a preconception that did not include the Ozarks hewn log house despite its picturesque qualities. These log summer homes or resort cabins expressed the ideology of the Craftsman Movement.

The finest surviving group of round log cottages is the group located within the Sammy Lane resort in Branson; these are on the National Register and are still available for rental. There are many buildings around Lake Taneycomo that were made to appear as if they were round log buildings; of these, the most impressive are the "slab log" cabins of the Shepherd of the Hills Estates and Lakeside Drive areas of Forsyth. On these dwellings, curved slabs, which appear to be sawn quarters of a log, are used with cement chinking over a frame. The result has both the appearance and the relief of a round log building.

The community of Powersite on a bluff overlooking the east end of Lake Taneycomo resulted from the vision of R.W. Wilson. It was to contain a hotel complex and both rental and private resort areas laid out in an elaborate plan including an esplanade. A number of people who visited the hotel and resort came back to build a summer home there including a Dr. Coffelt who, in about 1923, built a fine stone bungalow. The Coffelt house still retains a rock privy attached to the garage and a water tower. The Edgewater Beach area on the northeast shore of the lake contains two rock bungalows; one still retains a rustic cedar log-pillared porch, and the other exhibits fine patterning in the stone.



Steve Burton, an early 20th century vaudevillian, was one of the first show business people to invest in Ozarks resort property. Burton built these frame, clapboarded cottages at Rockaway Beach in the mid-1930s.

PHOTO MORROW



PHOTO MORROW

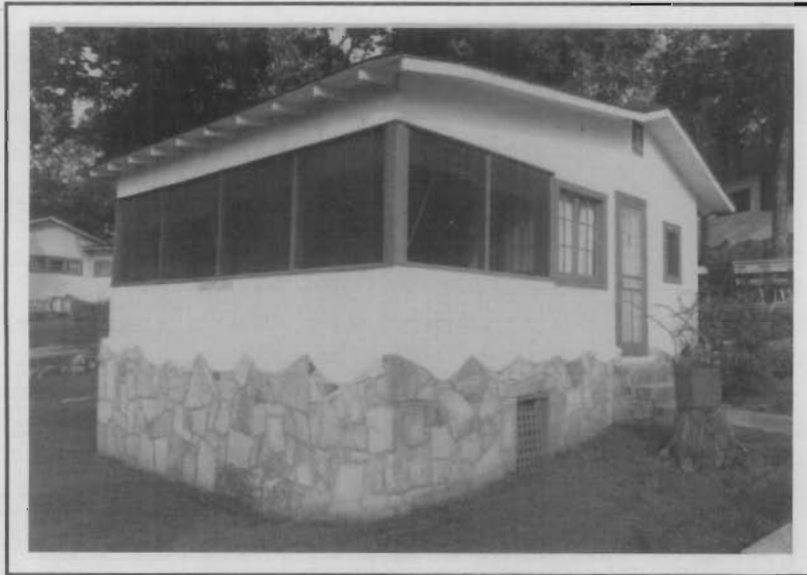
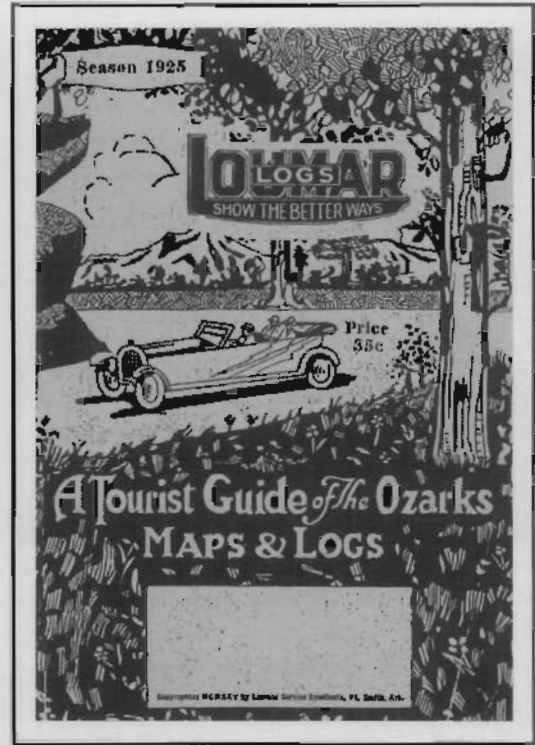
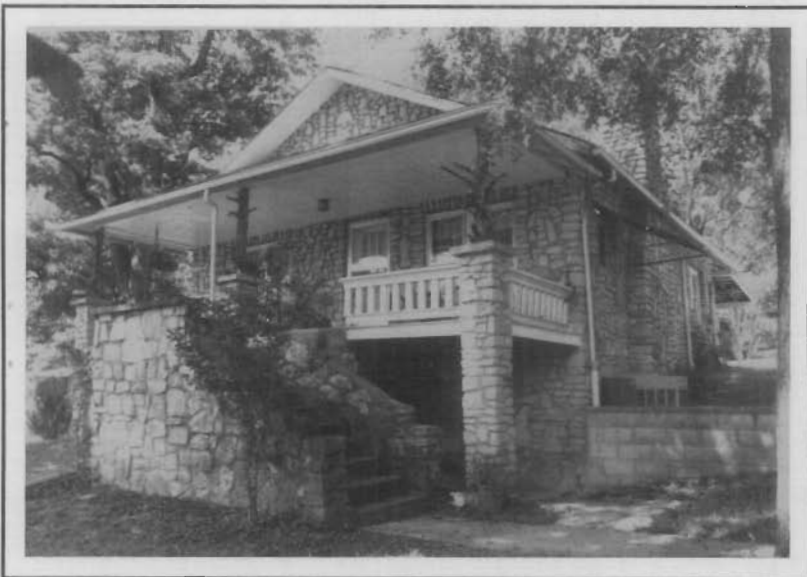


PHOTO MORROW



"A Tourist Guide of the Ozarks," a 1925 Loumar Travel Guide (above). (Below) Ozark Playgrounds Association bumper sticker, ca 1927.



(Upper Left) Rockaway Beach Lakefront, the convergence of Merriam Boulevard, Beach Boulevard and the Rockaway public beach and landing. Both sides of Merriam Boulevard are lined with cottages. (Middle Left) "Loafer's Lodge," a rental cabin from a group in Rockaway, is a typical gable-ended cottage with an eave side sleeping porch facing the lake. The stucco siding and "skirt rock" foundation are characteristic later modifications that continue the picturesque use of color and textures.

(Bottom Left) "Pride" Cottage, Edgewater Beach area, is a well-preserved example of a rustic bungalow on which the local "cotton" rock is carefully set into concrete in the "slab rock" technique. Note the cedar porch posts with the stubs of limbs projecting.

PHOTO MORROW



(Left top) The finest surviving group of round log vacation cottages in Missouri are these at the Sammy Lane Resort Historic District in Branson.

(Left middle) This rough fieldstone and wood house with Oriental-style flared eaves, was the summer house of Willard and Anna Merriam. The Merriams were the original owners and developers of Rockaway Beach.

(Left bottom) Taneywood, ca 1926, originally the summer place of Springfield politician George Olendorf, is part of a complex of stone, wood and stucco cabins and outbuildings at Rockaway Beach.

PHOTO MORROW



Three major factors were involved in the design of most resort cottages: cost of construction, an openness to nature and air, and the picturesque aesthetic. Almost all the cottage plans are united by the presence of screened porches. At first, some resorts used a simple rectangular cottage that had screen windows provided with canvas awnings. The cottage was all porch and expressed the fresh air mania of the time. Two of these ephemeral buildings still survive in poor condition at Oakwood Resort along the south side of Lake Taneycomo.

The basic resort cottage plan was conceived as a single gable-ended rectangular block with a sleeping porch in the gable end of the block, or on one or both eave sides. Usually these eave side porches have roofs that slope more gently than the central roof. The plan of the central block was often a single room.

Whatever the complexity of the plan, the cottage was a dwelling where one could live close to "Nature." Gustave Stickley, the most important proponent of the Craftsman style in the United States, wrote:

"... the influence of the home is of the first importance in the shaping of character . . . for without exception the people whose lives are lived simply and wholesomely, in the open . . . are the people who have made the greatest strides in the development of the race . . . ("The Craftsman Idea," 1909).

If one could not spend one's whole life in contact with "Nature," at least one could spend some time in such a summer place. - David Quick

PHOTO MORROW



Professor of Art at Southwest Missouri State University, David Quick, Ph.D., has conducted numerous surveys and prepared National Register nominations for properties located in the Ozarks region of Missouri.

The Effects of Listing Your Property in the National Register of Historic Places

The National Register of Historic Places is the nation's official list of historic and archaeological properties worthy of preservation. Under law, it is the obligation of the State Historic Preservation Officer, David Shorr, who is also director of the Missouri Department of Natural Resources, to identify and evaluate properties eligible for the National Register. The director is aided in this effort by the Missouri Advisory Council on Historic Preservation, 12 Missourians who review all potential National Register properties for eligibility.

There are many misconceptions about what the National Register enrollment does or does not do. In all practicality, there is much to gain from listing a property in the National Register. The benefits of listing include the following:

1. Eligibility to apply for federal planning and rehabilitation grants, when funds are available.
2. The potential of profitable rehabilitation of commercial properties (including residential rental) by means of federal investment tax credits equal to 20 percent of the cost.
3. Assurance that property will not be altered or demolished by federally funded or licensed projects without careful consideration of the owner's

preservation
issues

Missouri Department of Natural Resources
Historic Preservation Program
P.O. Box 176
Jefferson City, MO 65102

Dates to Remember

Tour of National, Woodland, and City Cemeteries, July 3, 1-4 p.m., 1000 E. Miller, Jefferson City. Call (314) 636-2085 or (314) 893-5152.

Missouri Advisory Council on Historic Preservation quarterly meeting, Aug. 12, Harrisonville. Call Margaret Barnes (314) 751-5365 for more information.

Route 66 Association of Missouri annual cross-state motor tour, Sept. 24-25. For more information call Jim Powell at (314) 982-5500.

American Association of State and Local History annual meeting, Sept. 29-Oct. 1, Omaha, NE. This year's theme is "Thriving on Change: Redefining the Field of State and Local History." Call (615) 255-2971 for more information.

and local citizens' interests and comment by the President's Advisory Council on Historic Preservation.

4. Recognition in national and state publications and listings.

Listing in the National Register does none of the following:

1. It does not restrict the rights of private property owners in the use, development, or sale of private historic property.
2. It does not require the owner to preserve or maintain the property. Unless the owner applies for and accepts special federal benefits, any activity permitted by state and local law is allowable.
3. It does not guarantee preservation of the property. The owner is not required to preserve the property, but neither is the property protected from the effects of state and local

projects, unless federal funding or licensing is involved.

4. It does not block even federally funded or licensed projects when these are desired by the owner and shown to be in the public interest.
5. It does not prevent demolition. However, demolition of National Register properties does result in significant tax penalties. IRS sec. 280B prohibits the owner of any building, including National Register properties, from deducting costs incurred for demolition and any losses sustained because of the demolition. Demolition expenses must be added to the cost of the land and capitalized, rather than deducted as a loss in the year of demolition. This section applies to any building being demolished and therefore to National Register properties.

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LANDMARK LISTINGS

Missouri Department of Natural Resources' Historic Preservation Program

★ Vol. 1, No 3 ★

Jean Baptiste Bequette-Ribault House for Sale



The Jean Baptiste Bequette-Ribault House (above) in Ste. Genevieve is being offered for sale by the Missouri Historic Preservation Revolving Fund. Located on St. Mary's Road, it is one of three surviving examples of the distinctive upright log construction that the French called "poteaux-en-terre," or post-in-ground. The sale of the National Historic Landmark property will be subject to preservation covenants aimed at protecting the property into the future.

The Bequette-Ribault House overlooks "le grande champs," or "the big field," where early Ste. Genevieve settlers grew their crops in the fertile alluvial soil alongside the Mississippi River. The house is believed to have been built between 1796 and 1808, passing from Jean Baptiste Bequette to his son in 1809. The property was transferred out of the Bequette family in 1840. When the son's estate was sold, an agent for John Ribault purchased the property, and then transferred it to Clarise, "a free woman of color." Clarise owned the property, adding to its size, until 1867 when it was transferred to her son John Ribault. The Ribault family continued to own the property until it was purchased by Royce and Marge Wilhauk in 1981, who restored the house to its current condition using federal Historic Preservation Fund grant monies from the Missouri Department of

Natural Resources' Historic Preservation Program. In 1990, the Historic Preservation Revolving Fund purchased the property.

The LaSource-Durand House, ca 1807, was moved to the Bequette-Ribault property in the 1980s. (See photo below.) A "poteaux-sur-solle," or vertical log structure built with a wood sill on a stone foundation, this house features stones wedged between the upright timbers as infill. Now situated on a new stone foundation, with a temporary metal roof, this one-room structure awaits rehabilitation. Other outbuildings on the property include a barn, corn crib and chicken house.

The Bequette-Ribault House itself has been restored to reflect its French Colonial appearance. This means that no plumbing, electricity or central heat is available. These amenities may be installed in the outbuildings, or in potential new construction, but not in the Bequette-Ribault House.

Ste. Genevieve contains the largest surviving group of French Colonial structures in the country. The historic character of the town is also evident in the numerous German influenced and Victorian Era buildings. As Missouri's oldest town, Ste. Genevieve residents refuse to quicken their pace, preferring a quiet, easy-going lifestyle. Approximately one hour south of St. Louis on Interstate 55, the town boasts a population of approximately 5,000.

Price: \$43,500.00

Lot size: 1.87 acres

Contact: Jane Beitem, Revolving Fund Coordinator, Department of Natural Resources' Historic Preservation Program, P.O. Box 176, Jefferson City, MO 65102 (314) 751-5373.



Historic Greenwood in Columbia



If you are looking for a business location that would have high "recognition" and consumer appeal, consider the unique advantages of owning this historic property.

Built in 1839, this Federal-style home is listed on the National Register of Historic Places and retains its original handcarved woodwork, hardwood floors,

built-in cupboards, graceful stairway and handsome mantles. It could offer your business a special "identity" of its own.

Suggested uses for this property include, but are not limited to:

- Corporate meeting and retreat location
- Art gallery or photography studio
- CPA offices
- Insurance agency; financial planners
- Antique shop
- Crafts, flower and gift shops
- Wedding consultant business
- Attorney's office
- Non-profit organization's headquarters and meeting place
- Seminar and training center

Located close to Highway 63 near existing corporate developments. Purchase price is less than \$50 a square foot. Certain restrictions apply in accordance with a preservation agreement with the Missouri Department of Natural Resources. Contact agent listed below for additional information:

Nancy Thomas, GRI, CRS
33 East Broadway
Columbia, MO 65203
(314) 876-2886

RE/MAX
Boone Realty

Landmark Listings Advertising Guidelines

Landmark Listings is mailed as an insert to the Historic Preservation Program's newsletter, **Preservation Issues**. If you would like your name to be added to our mailing list, please call (314) 751-7858 or write Department of Natural Resources, Historic Preservation Program, P.O. Box 176, Jefferson City, MO 65102. There is no charge to receive either publication.

This publication gives the Historic Preservation Program (HPP) a tool to use in encouraging the preservation of Missouri's historic properties. We hope that **Landmark Listings** will help owners of historic property to find sympathetic buyers, who will preserve and maintain the property for future generations to enjoy. However, there is no requirement that an easement or covenant be used to ensure that the property is preserved. Property owners desiring to attach an

easement to protect their property are welcome to call Jane Beetem and request sample easements. To advertise a historic property for sale or lease, please contact Jane Beetem at (314) 751-5373 for details.

Deadlines for submission of ads for the next two publications are:

September / October	July 12, 1994
November / December	September 16, 1994

Fee Structure: Payment must be submitted with ad copy and photograph.

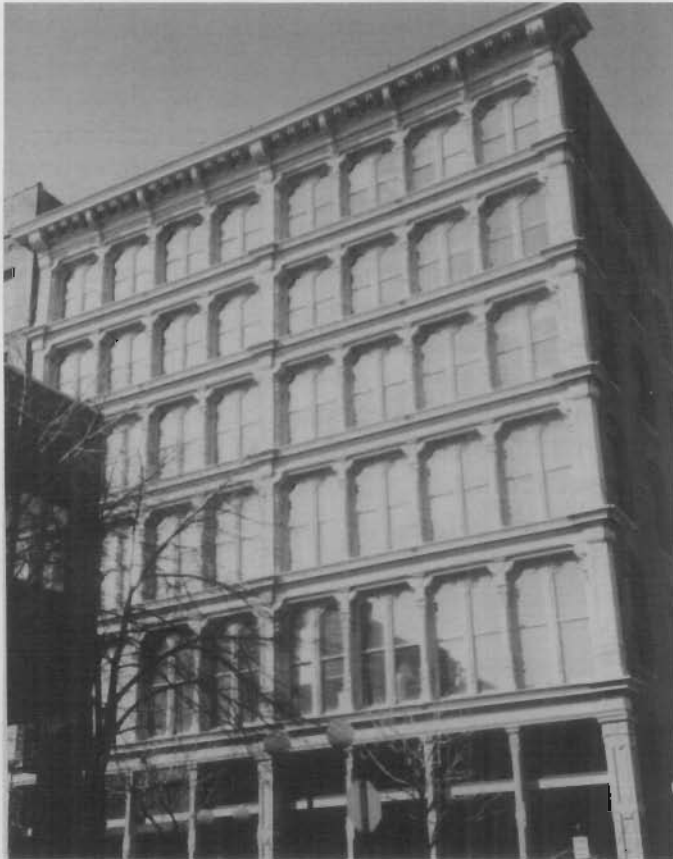
Full page ad	\$250.00
Half page ad	\$125.00
Fourth page ad	\$ 65.00
Eighth page ad	\$ 40.00

Landmark Listings is a publication of the Missouri Department of Natural Resources' Historic Preservation Program (HPP). HPP edits all ads for length, grammar, and spelling.

The department is not responsible for the content of ads for properties not owned by the department.

To place an ad in Landmark Listings, call (314) 751-5373

Raeder Place (The Peper Building), LaClede's Landing, St. Louis



Designed by Frederick W. Raeder and completed in 1874 for the Peper Tobacco Company, the property known as Raeder Place is currently on the market. Located at 719-729 North First St. in LaClede's Landing, St. Louis, Raeder Place offers a prime location with river view from the upper floors.

LaClede's Landing is a nine block area of St. Louis riverfront that remains basically intact from the period of industrialization in the late 19th century. This area is the last surviving example of the original street pattern laid out by Pierre LaClede Liguette and Auguste Chouteau in 1780, with its narrow streets reminiscent of New Orleans. The use of cast iron facades is prolific in the Landing area, as the architectural iron industry was an important factor in the city's growing commercial prestige. Lithographs from 1875 confirm that remarkably few changes have taken place in the area over the last century. In 1941, the St. Louis riverfront was recognized as equal to New York City's cast iron district in the number and quality of commercial buildings employing this technique.

However, the area was seen locally as blighted,

and much of the riverfront was cleared for construction of the Jefferson National Expansion Memorial (the Arch) just to the south of the Eads Bridge. Construction of the Martin Luther King Memorial Bridge and the elevated Interstate 70 completed the separation of the Landing from the city. In the mid-1960s, the city declared the Landing a blighted area and, in 1974, a successful plan emerged for redevelopment by the LaClede's Landing Redevelopment Corporation.

Raeder Place was rehabilitated under this plan with the spacious interiors transformed into modern office and retail space and the exterior metal cornice replaced. This building is recognized as the finest surviving cast-iron front structure in St. Louis. The six-story facade features abundant pilaster and fenestration detail, with an extraordinary amount of window area for the period made possible by the use of iron.

Property Facts and Figures:

Price: \$1,900,000

Square Feet: 103,500 gross square feet; 79,869 net

Rental Area:

Land: 17,087 square feet

Occupancy: 66% retail and office

Potential Gross:

Income: \$760,000+/-

For information regarding Raeder Place, contact:

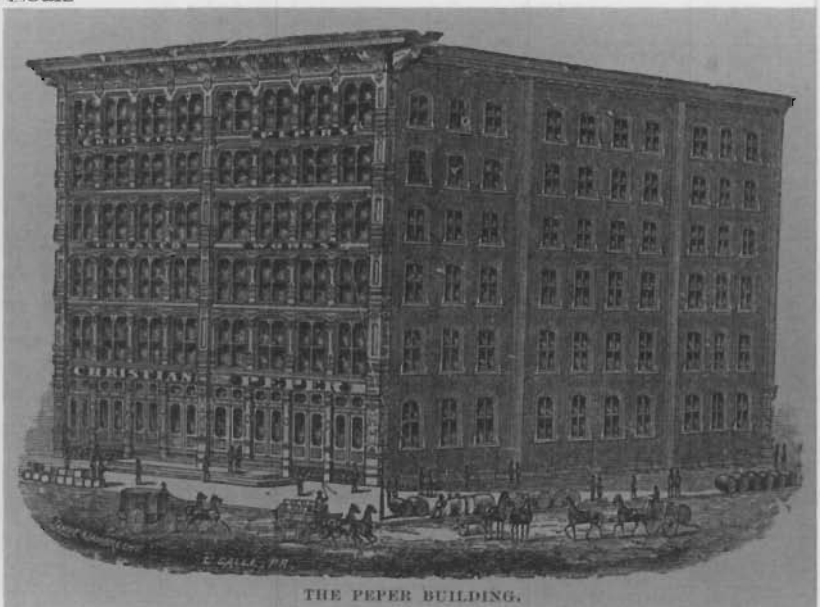
Joan Pfarr, Vice President

Goldome Credit Corporation

15660 North Dallas Parkway, Suite 600

Dallas, Texas 75248

(214) 448-4475



Preservation Makes "Cents!"

The Historic Preservation Program recently received a copy of a publication by the Center for Preservation Policy Studies, National Trust for Historic Preservation, which contains information of interest to everyone promoting the benefits of historic preservation. For years, it has been evident to us that areas where historic structures were protected thrived, with one property owner after another taking pride in and improving their property while maintaining its character. This leads to more stable neighborhoods, increased property values and, eventually, easier access to funding.

Recent case studies of two communities give support to these arguments. The methodology used in these case studies was developed through on-site field work in Fredericksburg, Va. and Galveston, Texas. In both communities, the evidence demonstrates the positive economic consequences of historic preservation.

For example, in Fredericksburg, the data convincingly refutes claims that preservation regulations hurt property values. From 1971, when the National Register District was formed, average residential property values inside the historic district were \$17,920 and \$17,060 in the rest of the city. By 1990, average values had risen to \$138,697 in the historic district and to \$87,011 outside the district. Commercial properties inside and outside the historic district also showed differences in average property values during the period. Inside the historic district, commercial property values increased by an average 480 percent, while outside the district commercial property values increased only an average 281 percent.

In Galveston, the role heritage tourism can play in revitalizing a community's economy was well demonstrated. From July 1989 through June 1990, more than half a million tourists visited Galveston's historic attractions and spent approximately \$18 million there. Secondary impacts totalled an additional \$11 million in sales. The state received \$1.1 million in sales tax revenues from history-related tourism while the city collected approximately \$500,000.

Not only are the case studies interesting, but the methodology used is given in workbook format, so you can analyze the actual dollar benefits that preservation provides your community. Economic activity in the community can be measured in three broad areas: construction and rehabilitation activity, real estate activity and commercial activity. The workbook helps you analyze the consequences of preservation regulations and incentives on a community's economy and their effects on a local government's fiscal condition.

Poorly managed growth can erode the distinctive character and historic identity of our communities. At the same time, the special assets that make communities livable - open space, natural features, scenic resources, and historic buildings - are rapidly disappearing. Local governments rely on a variety of tools to manage growth - tools that have been successfully applied in many communities to preserve the historic, cultural and scenic qualities that contribute to the communities' unique identities. These tools fall into two broad categories: aesthetic regulations, which seek to preserve traditional scale and land use patterns; and fiscal incentives, which are intended to stimulate certain types of private investment activity, including the rehabilitation of historic structures or the creation of new businesses.

Both of these types of tools have their proponents and their detractors. Until now, preservationists have largely lacked the technical orientation and/or resources to examine and assess the economic benefits of community preservation, needed to convince government officials of their value.

To help you analyze the benefits to your community, **The Economic Benefits of Preserving Community Character: A Practical Methodology** is now available from the Center for Preservation Policy Studies, National Trust for Historic Preservation, 1785 Massachusetts Avenue, N.W., Washington, DC 20036 (202) 673-4255. The cost is \$35.00.

New Info!

Just off the press is **Buyer's Guide to Older and Historic Homes**, Information Series #74. After some basic information like "What is a Historic House?," "Why Purchase a Historic House?" and "House Styles," it quickly moves into meatier subjects. "Finding a Historic House" covers finding a knowledgeable real estate agent, the mysteries of the Multiple Listing Service, and real estate advertisements. "Historic Designation" describes the various levels of recognition, and their effects. "Purchasing a Historic House" raises questions

you should have an answer to before signing on the dotted line, and "Deed Restrictions and Easements" provides facts about these legal agreements. "Financing the Historic House," "Insurance," "Tax Considerations" and "Appraising the Historic House" are also covered. A "Resources" list is also included.

For a copy of **Buyer's Guide to Older and Historic Homes**, write Information Series, National Trust for Historic Preservation, 1785 Massachusetts Avenue, N.W., Washington, D.C. 20036. Cost is \$5.00, or \$2.50 each for 10 or more copies.