

ALABAMA REGISTER OF LANDMARKS AND HERITAGE NOMINATION FORM

FOR OFFICE USE ONLY - DATE ADDED: _____

1. NAME

Historic: Fairhope City Hall
and/or Common: _____

2. LOCATION

Street & Number: 24 North Section St

City, Town: Fairhope

State: Al

County: Baldwin

---Vicinity of: _____

Zip: 36532

3. CLASSIFICATION

Category	Ownership	Status	Present Use	
<input type="checkbox"/> District	<input type="checkbox"/> Public	<input type="checkbox"/> Occupied	<input type="checkbox"/> Agriculture	<input type="checkbox"/> Museum
<input type="checkbox"/> Building(s)	<input type="checkbox"/> Private	<input type="checkbox"/> Unoccupied	<input type="checkbox"/> Commercial	<input type="checkbox"/> Park
<input type="checkbox"/> Structure	<input type="checkbox"/> Both	<input type="checkbox"/> Work in progress	<input type="checkbox"/> Educational	<input type="checkbox"/> Private residence
<input type="checkbox"/> Site	Public Acquisition	Accessible	<input type="checkbox"/> Entertainment	<input type="checkbox"/> Religious
<input type="checkbox"/> Object	<input type="checkbox"/> In process	<input type="checkbox"/> Yes: restricted	<input type="checkbox"/> Government	<input type="checkbox"/> Scientific
	<input type="checkbox"/> Being considered	<input type="checkbox"/> Yes: unrestricted	<input type="checkbox"/> Industrial	<input type="checkbox"/> Transportation
		<input type="checkbox"/> No	<input type="checkbox"/> Military	<input type="checkbox"/> Other:

4. OWNER OF PROPERTY

Name: Fairhope Museum of History

Telephone: (251) 929-1471

Street & Number: 24 North Section St.

City or Town: Fairhope

State: Al

Zip: 36532

Email Address: Donnie.barrett@cofairhope.com

Donnie Barrett
MUSEUM DIRECTOR

5. FLOOR PLAN & SITE PLAN

(Attach sketched floor plan and/or site plan) See Appendix A

6. DESCRIPTION

(See attached instructions for specific guidelines on completing the description.)

CONDITION

- | | |
|---|---------------------------------------|
| <input checked="" type="checkbox"/> Excellent | <input type="checkbox"/> Deteriorated |
| <input type="checkbox"/> Good | <input type="checkbox"/> Ruins |
| <input type="checkbox"/> Fair | <input type="checkbox"/> Unexposed |

CHECK ONE

- | |
|---|
| <input type="checkbox"/> Unaltered |
| <input checked="" type="checkbox"/> Altered |

CHECK ONE

- | |
|---|
| <input checked="" type="checkbox"/> Original Site |
| <input type="checkbox"/> Moved Date Moved |

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE.
See Section 6 in the attached text.

7. SIGNIFICANCE

(See attached instructions for specific guidelines on completing the significance.)

PERIOD

- Prehistoric
- 1400-1499
- 1500-1599
- 1600-1699
- 1700-1799
- 1800-1899
- 1900-

AREAS OF SIGNIFICANCE-CHECK AND EXPLAIN BELOW

- archeology-prehistoric
- archeology-historic
- agriculture
- architecture**
- art
- commerce
- communications

- community planning
- conservation
- education
- engineering
- exploration/settlement
- funerary art
- humanitarian

- industry
- landscape architecture
- law
- literature
- military
- music
- politics/government

- religion
- scientific
- sculpture
- social history
- theater
- other

SPECIFIC DATES: 1927 to present _____

BUILDER/ARCHITECT: Oswald Forster _____

STATEMENT OF SIGNIFICANCE

See Section 7 in the attached text.

8. MAJOR BIBLIOGRAPHICAL REFERENCES

See Section 8 in the attached text.

9. GEOGRAPHICAL DATA

Acreage of nominated property: Approximately .5 acres _____
Quadrangle name: USGS Daphne Quad _____

Enclose map showing location of property. (city or county map, state highway department map, or USGS map) **See Section 9 in the attached text.**

If the property includes more than one building, submit a small sketch map showing the locations and relationships of the buildings.

10. FORM PREPARED BY

Name/title: Nancy Milford _____
Organization: City of Fairhope _____ Date: 1/2/08 _____
Street & Number: 24 North Section St. _____ Telephone: 251-990-2886 _____
City or Town: Fairhope Alabama 36532 _____ State: Al Zip: 36532 _____
Email Address: Nancy.Milford@cofairhope.com _____

* Section 11 and 12 of the attached text has additional sanborn maps and property tax information.

11. PLEASE SUBMIT COLOR IMAGES OF THE PROPERTY WITH THIS FORM:

Images are essential to the review process. They can be 4x6 color prints or digital images on a CD. Please see the "Instructions for Completing an AR Form" for more details on images or contact the AHC at 334.230.2687.

12. PLEASE RETURN NOMINATION FORM AND DOCUMENTATION TO:

ALABAMA REGISTER COORDINATOR
ALABAMA HISTORICAL COMMISSION
468 SOUTH PERRY STREET
MONTGOMERY, AL 36130-0900

6. Description of Building and Architecture (Criterion C)

The Fairhope Museum of History (formerly known as "Old" City Hall) was constructed from early 1927 and completed in April 1928, under Mayor M. F. Northrop's mayoral term. Funds for the construction of Fairhope's first municipal building were dedicated during a December 1927 City Council Meeting, as shown in the meeting minutes. The original building was situated on approximately ½ acre. The cost of construction for the City Hall was \$4278.72. On October 24, 2005, the City approved renovation of the building, as a museum, at a cost of \$1,400,000. Half of the financing came from the City of Fairhope and the other half came from the Fairhope Single Tax Corporation. The History museum is approximately 5790 sf in its' current state. The building's exterior was originally completed in the Spanish Mission Revival Style, consisting of a stucco finish, roll asphalt shingle, and tile decorative trim, slanted pylon walls, low-pitched roof, no eave overhang, and prominent arched porch. The Spanish style was introduced to Fairhope by builder Marmiduke Dyson after a vacation to St. Augustine, Florida in 1910. This style, celebrated the Florida Land boom that occurred in the 1920's. It abruptly lost popularity in during the economic woes of the 1930's. Non-modern Spanish Revival architecture is very rare outside the Southwest and Florida.

The City Hall project was built by O. Forster and Sons Construction Company, consisting of Oswald Forster, a German immigrant and his three sons, Walter, Herbert, and Frederick. Herbert Thomas Forster was the construction manager for the City Hall project. The Foresters build many of the Spanish style buildings in Fairhope, including the first three gas stations, and were charter members of the Fairhope Yacht Club.

The original city hall was constructed with many local products, including Clay City brick and tile, covered with concrete plaster. The museum has carefully selected, preserved, and framed a representative exposed section of the wall to demonstrate the craftsmanship and historical materials used during construction. The original wall colors, clay city brick, and horsehair in the plaster are shown in the framed section of the museum.

Clay City brick and tiles were used by many City of Fairhope builders and contractors to construct local buildings and were also used all over the United States during the 1900's. Clay City brick and tile was produced locally by Fairhope Clay Products Company, owned and operated by Frank Brown. Frank produced his first bricks in 1902 at the the present location of Thomas Hospital. His first kiln was lighted at Clay City in 1916. Fairhope Clay Products was run by Frank Brown and his descendants until it closed in 1995.

The opening of the City Hall was announced in an April 5, 1928 Fairhope Courier article. The building contained an office downstairs for mayor, an office for the police with two cells, and a space behind double doors on the north side for the City's chemical and hose truck. Upstairs were two rooms, the City Council chamber and the other a room for the volunteer firemen. In the 1970's, a plain brick and metal façade was added to the west

entrance and the building housed the City's growing police department, until a new station was built in 2002.

In 2006, Cummings Architectural Corporation, in Mobile, Alabama provided the design drawings for the restoration of the "Old" City Hall into Fairhope's History Museum. Attached in Appendix A, are copies of the building's original floor plan and new museum floor plan, as well as notes regarding the renovation. The main entrance of the building consists of two doors divide by a narrow wall section. The doors are protected by a porch with a large prominent arch to the front and two smaller arches on the sides. The porch has a roll asphalt roof with Mexican tile trim. The rear (east) entrance of the building consists of the 2 stories of a tempered, UV protected window system, protected by a short, lighted, stucco overhang in Spanish Modern design.

On the north side of the west entrance are two swing doors used for the fire truck bay. These are not the original doors to the building. The fire truck bay houses a 1938 fire truck which was the first truck used on the Eastern Shore.

The building has a total of 18 double hung windows and the window system on the new addition at the rear entrance. Only two of the original double hung windows remained at the beginning of construction, but they fell apart and were destroyed after templates were made. All of the other windows were made to copy the original window construction.

The building's interior consists of a slab on grade foundation, with interior (clay city) brick and structural tile load bearing walls. The non-original floor finish linoleum on the first floor was removed to expose the original slab. The second story floor coverings were removed to expose the original tongue and groove flooring which is now covered with pine which was removed from another building. Carpet is used in the second story museum addition. The original bead board wainscoting was rehabilitated as a decorative feature in the west stairwell to the second floor.

The non-original paneling was removed to fully expose the original masonry on the first floor. The original cap, as well as other parapet trim, was replaced with an EIFS copy. Some repair of damaged clay city tile on the tapered buttresses was repaired with structural masonry and reinforced concrete.

A vault, which was original to the building, was removed from the first floor and the safe it housed was returned to its original location in the "Mayor's" office. The safe was built in 1867. The safe was last closed in 1972 when the city administration moved to a different location and it had not been opened since. On June 19, 2008, the museum hosted a "Safe Opening (Cracking)" celebration attended by Museum staff, local citizens, the media, the police and a local locksmith. Once opened, it was learned that for 36years, the safe contained contraband, letters, and a diary from the 1970's.

A significant attraction to the museum is the original jail which consists of two cells housing 8 beds. Herbert Forester had helped his father in the concrete shipbuilding industry during World War I and this ship building style was reflected in the City Hall's

original jail construction, which resembles a ships quarters. The jail is very unusual because of its "ship-like" steel wall riveted construction.

Fairhope's Museum of History opened on April 5, 2008 and was attended by approximately 1000 local citizens. The museum is a tribute to preserving Fairhope's heritage and reflects the changes in Fairhope from before it's founding to its present day status as a beach community and tourist center. The building itself reflects this unique combination of historic condition to the present, as the original 1928 building has been preserved and maintained within the new construction of the addition. It has been well received by both local citizens and tourists.

As a part of Fairhope's Centennial and the Opening Gala of the Museum, the Fairhope Committee on Public Art (COPA) held a contest to select the water fountain and art sculpture that will be in the plaza of the Museum. The contest was narrowed down to 3 finalists: "Double Door To Fairhope" by Nall; "Synchronicity" by Bruce Larsen, and "Mullet Run" by America Jones. Citizens would come and view the model sized fountain sculptures in the Council Chamber of the museum and they would cast their vote for the fountain design they viewed as the most appropriate for the museum. The COPA counted the votes and announced the winner in May, 2008. America Jones "Mullet Run" was selected. The fountain consisted of "five water "gushers" amid 30 bronze mullets on thick rods" according to Fairhope's City Sketches. The bowl base of the fountain will be 18 feet in diameter with a bronze exterior and an inner lining of pebbles and cement. The project should be completed in one year and was financed at \$100,000 by COPA's fund raising.

7. Statement of Significance

Justification of the Period of Significance: A period from 1927 to the present is proposed as the period of significance, with particular significance given to 1927 to 1972 as the historical municipal building contained the office of prominent mayors and the historically significance changes made during each of their terms of office.

The architectural components of the building itself also add to the historical significance as the building's architecture marks a period of prosperity during the early establishment of Fairhope as a viable city in the 1920's and the later building additions reflect changes that the various mayor's made regarding the building . The building itself represents a time when Fairhope was known as city of eccentricity, born out of Fairhope's utopian society roots, and the building is in use today preserving the very foundation of the philosophy of Fairhope's founders.

The building has been used for municipal purposes since its inception and even now as its current use as a history museum. The history of this property's development as a museum also shows the importance of placing the site on the Alabama Historical Registry because municipalities are often under pressure to use their buildings for various purposes, not always with historic focus. The Historic Registry designation of this building will help preserve the historic value of this building and set it apart from potential other designated uses that may not capture the important history this building has served in making Fairhope the community it is today.

A. Timeline of Historical Events and People Connected to the Old City Hall:

1926-1934

The buildings architecture marks a period of prosperity of the 1920's. During this time Manly Northrop was the Mayor of Fairhope, being elected November 1, 1926 and ending his term in 1934. Mayor Northrop was instrumental in the establishment of the first municipal building and authorized, along with the City Council, the expenditure of \$4278.72 for construction of City Hall. During his administration the following historical events took place: 1) the first streets were paved, under the Paving Venture No. 1 Plan, 2) the first municipal sewer system was installed, 3) a new power plant was constructed for \$2511.80 in 1926 and burned in 1927, and 4) water meters were installed. Mayor Northrop also helped establish a parking ordinance, a five dollar road tax for male citizens, ages 18-45 years old. One of the most significant Fairhope historical events, occurred on September 29, 1931, was the Bayfront Parks were given to the City of Fairhope by the Fairhope Single Tax Corporation and the wharf was deeded to the City on October 7, 1932. The Bayfront Park and Fairhope Wharf have been critical to the Fairhope economy, first for commercial purposes known as the red wharf then later as a tourist and recreation attraction known as the Fairhope Pier. The wharf had a rail system, The Peoples Railroad, which carried passengers and goods from the Wharf to the location in the center of town at Bancroft and Fairhope Avenue (1914-1923).

1934-1948

In 1934, there was a change in the administration. Howard Ruge was elected Mayor of Fairhope on October 3, 1934 and served until September 1948. Mayor Ruge was a very popular leader and guided Fairhope through the years of the Great Depression and World War II. Some of the many accomplishments during Ruge's term were: the construction of a modern water tower in 1935, the rebuilding of the Fairhope Pier after the 1936 hurricane and a new electric generation plant, and an enlarged fire station in 1937. The Mayor was appointed act as the Superintendent of Municipal Utilities in September 30, 1939. The enlarged fire station was changed from an outdoor lean-to to an indoor fire station that had a capacity for two fire trucks. Currently, the original building indoor fire station is housed in the Fairhope History Museum, along with the first fire truck in Baldwin County.

Other changes that occurred while Mayor Ruge was in office include the installation of storm water sewers and chicken, ducks, and turkeys were forbidden to "run at large" in town. The police department also went through changes as a Bureau of Identification was established to record finger, palm and footprints of criminals and the Town Marshall became the Chief of Police. The first was Jack Titus, who assumed the role on October 7, 1940.

1948- 1954

Mayor Anthony J. Klumpp Sr, known as T. J. among the locals, served as Fairhope's Mayor from September 20, 1948 until May 10, 1954. TJ was the owner of Klumpp's Motor Company located at the corner of Bayview and Fairhope Avenues. TJ was known as a very successful town businessman. During his reign as mayor, the utilities began to take a new focus as a superintendent was hired to run the City's electric, water, sewer, street maintenance, parks and beach system. On January 3, 1950, the City approved the sale of \$800,000 in gas revenue bonds to finance a new gas distribution system. In the same year, the Fairhope Water Works and Sewer Board were incorporated. A new sewage treatment plant was built in June 1950 at a price of \$95,000. In 1954, the first monthly garbage fees were set at one dollar. After the May 10, 1954 town council meeting, Mayor Klumpp submitted his letter of resignation.

1954-1960

Ed Overton had been on the Town Council for twelve years and had never missed a meeting when he was appointed mayor on May 14, 1954 to finish out the term of Mayor Klumpp. Ed and his wife, Julia, were the owners of the historic Colonial Inn which they opened in 1909 and Ed Overton operated a real estate business. Mayor Overton was a famous sailor in the yachting communities along the Gulf Coast.

Some of the many accomplishments during his administration include: the first mercury vapor street lights were installed in the downtown Fairhope; the first sewage disposal system was installed, a natural gas system was installed, City Hall was refurbished and new street paving and water system improvements were made. Fly Creek was developed

into a harbor which is now the location of the Fairhope Yacht Club. In 1960, Ed Overton retired and Joe Schneider was his replacement.

1960-1964

Joseph J. Schneider was elected Mayor on September 22, 1960 with one of the highest number of votes cast during a Fairhope municipal election. Prior to becoming Mayor, Joe Schneider was an Oklahoma Native and moved to Fairhope in 1945. In Fairhope, he was the owner of Joe Schneider and Sons, a local construction business. Much construction and building occurred during his administration. Some of the projects completed included 23 miles of city streets were resurfaced, three miles of new city streets were built, five miles of new sewage and waterlines and a new million-gallon water tank was constructed. A new electrical substation was constructed on Volanta at a cost of \$70,000. There was a City garage and maintenance building constructed on Section Street. Restrooms were built at the beach and at the ballpark, a modern track was built at the high school stadium, and a mile of paving was added to the beach area parking lots. The new municipal airport was dedicated in 1963 at a cost of \$102,000. It was during Mayor Schneider's term that an extension and the T-shape section were added to the Fairhope Pier. The T-end of the pier has been used for fishing and viewing purposes ever since. The Fairhope Library was obtained from the Single Tax Corporation and was dedicated as a municipal library. New books were purchased and the building was expanded. Despite the building and growth period, Mayor Schneider was unsuccessful in his run for re-election in 1964.

1964-1972

Richard (Dick) Macon won the 1964 Mayoral election after serving 4 years on the City Council. He was a business owner in Fairhope, owning and operating the Fairhope Finance Company. Dick Macon was also a member of the Greeno Masonic Lodge and a past president of the Fairhope Rotary Club. In 1967, he was the president of the Baldwin County Mayor's Association and served on the legislative committee of the Alabama Leagues of Municipalities.

During his mayoral term, the city constructed the concrete Fairhope Municipal Pier, the Little League and Babe Ruth baseball parks, and the municipal tennis courts. Construction of the sewage treatment plant was begun and the City of Fairhope began purchasing power from Alabama Power Company. It was during Mayor Macon's term that the City administration moved out of the Old City Hall building and into a new building. The Police Department remained at the Old City Hall.

1972-2000

In 1972, James (Jim) Nix was elected mayor and served 28 years, making him the longest serving mayor in Fairhope's history. He saw the City's potential and made sound city finances his priority before beginning other projects. During his administration, the city purchased the old Delchamps Shopping Center and converted it into a city complex and

library. Some other project completed during this time include: the new sewage treatment plant was completed with new sewerage lift stations; a new water system; new softball and soccer fields; upgrading the electrical system, the Fairhope Welcome Center, the Quail Creek Golf Course, and the Nix Senior Center.

Mayor Nix also had city services like garbage and trash collection (including recycling) put under Public Works. All these services had been previously handled by private contractor firms. The Public Works Departments were greatly expanded during Mayor Nix's administration.

One of the most notable accomplishments of Mayor Nix's term in office was the City of Fairhope Beautification program. During his first term of office, the Mayor traveled to Europe, where he saw quaint villages with beautiful flowers and trees. He noticed the resident's pride in their towns. Upon returning to Fairhope, Mayor Nix hired a horticulturalist (now the City's Mayor) and began beautification projects such as tree lined streets and flowers planted along downtown streets. This City beautification focus not only added to the citizen's pride in their city but also put the City of Fairhope on the map as a tourist destination.

2000-Present:

Tim Kant was elected Mayor in 2000. It was under his administration that the Police Department moved into a new building. The Old City Hall was left vacant in March 2002. There were various ideas for the use of the building but the original deeds required that the building be used for Municipal purposes which ultimately resulted in the building being renovated into its current use as a History Museum.

B. Ownership and Development History of the Museum:

1894-95: Sarah Tatum sold the area of land containing Old City Hall in 1895 for \$1.25 per acre.

April 18, 1927: Deed Negotiations-Mr. A.J. Melville, Mr. C.C. Baldwin, Mr. James Gaston and Mr. A. H. Mershon appeared in regard to desire of the Town of Fairhope to acquire the lot under lease to George W. Wood, as a site for public hall and jail and other public uses. It was moved and carried that Council does not feel that the Colony should be called upon to give all land needed by the town when it owns but about half the land within the town limits, but that others should bear their part through taxation; that Council appreciates the need of the town and its financial condition and will agree to deed the land to it. (subject to extinguishment of the rights of lessee) at a fair valuation, to be reached by agreement or arbitration, and accept the Town's obligation therefore spread over a reasonable time to be agreed on and at allow rate of interest. Moved and carried that a committee be appointed to confer with the officers of the town on the matter and report back to Council. President appointed J. G. Lorenzen, E.C. Wolcott and E. B. Gaston, committee.

May 2, 1927: Deed Negotiations- Committee from Town Council consisting of Mr. Baldwin and Mr. Melville being present matter of negotiation between Colony and Town for lot under lease to Mr. Wood, taken up. Report presented from committee. Town committee reported their opinion it would be agreeable to Town Council to accept a conveyance of the lot in question, subject to annual payment equal to the rent figured in the usual way, less taxes upon improvements thereon, if taxed and with reversionary clause in case no longer used for public purposes.

It was moved and carried that if legally practicable conveyance be made subject to annual payment equal to the rent determined in usual way, less sum equal to taxes on improvements if taxed on usual basis, but in no case to exceed the rent.

August 10, 1935: Deed (see Appendix B) The property where the history museum is located was conveyed by deed by the Fairhope Single Tax Corporation (FSTC) to the Town of Fairhope with the condition that should the property conveyed cease to be used for municipal purposes the title shall revert in grantor, or its successors. The Deed was signed by Marmiduke Dyson, Vice-President of the FSTC and E.B. Gaston, the secretary for the FSTC. The deed was recorded on November 14, 1956 under W. R. Stuart, the Judge of Probate at the time.

May 8, 2001: Mayor Kant responded to a request from the Fairhope Historical Museum regarding the use of the Police Building for housing the Museum. The Mayor indicated that the City Council would be discussing the possibility of the building restoration sometime during 2001.

July 23, 2001: Mayor Kant addressed the City council requesting to appoint Councilmembers Anders, Ford, and Gentle to look into the future of the old Police Building. Councilmember Quinn moved to grant the request. Seconded by Councilmember Anders, motion passed unanimously.

April 8, 2002: Old Jail Committee, requesting the possible use of the old jail located at 24 North Section Street as an art museum, artists in residence/studio. Authorizing Mayor Kant to negotiate with Nall on securing Alabama Collection to be a part of the museum.

Councilmember Gentle, Chairperson of the Old Jail Committee, reported and moved to grant Mayor Kant the authorization to negotiate with Nall on securing Alabama Collection to be a part of the museum for the possibility of using the old jail located at 24 North Section Street as an art museum, artists in residence/studio. Seconded by Councilmember Anders, motion passed unanimously.

Mayor appointed Pauline Anders to get someone from the Eastern Shore Art Center and from the Fairhope Historical Museum to work together to ensure that the endeavor with Nall will not hurt the Eastern Shore Art Center and the (existing museum located at the Faulkner Campus) Fairhope Historical Museum.

May 28, 2002: A Resolution authorizing the City of Fairhope to appoint a Board of Directors to evaluate proposals for an Alabama Artist's Museum was withdrawn. Mayor Kant stated that several City Council members would like more information before making a decision on what to do with the Old Police Department Building located at 24 North Section Street. Mayor Kant stated that results of a survey that was conducted a year ago revealed that the majority of the citizens wanted a museum placed at this location. The survey did not specify whether the citizens wanted an art or historic museum. Mayor Kant further stated that the City Council is trying to look at all options for this location. Mayor Kant stated that for the next 30 to 60 days the citizens are encouraged to present their request/concerns in writing or call the City Council members. The City Council can then make a decision to benefit the whole community not just one person.

Mayor Kant also stated that another proposal for the old jail was received. A citizen proposed to donate \$100,000 to the City if the jail was converted to a children's learning center.

May 29, 2002: Mayor Kant hired Barter and Associates, Inc., a structural engineering firm located in Mobile Alabama, to conduct an inspection of the Police Building. The cost of the inspection was \$1076.25.

June 10, 2002: Over 150 citizens attended the City Council meeting to witness the City Council's final decision on the Alabama Art Collection. Mayor Kant thanked the citizens for attending this meeting, and thanked the citizens for voicing their opinions and concerns about the Alabama Art Collection. Mayor Kant stated that this was not a public hearing. Mayor Kant further stated that we should keep Fairhope, Fairhope and support the Fairhope artists, and if someone donated something to the City they should not expect something in return. Mayor Kant also stated that after contacting the Alabama League of Municipalities on the proposal to provide space to an artist, and in lieu of paying rent the artist would donate art work to the City. A person at the League advised that there are too many unknown facts, and recommended getting an Attorney General's Opinion on this proposal.

Councilmember Christenberry moved on the following 4-part motion:

- To completely dissolve and disband the citizens committee, effective immediately and put this matter back under the hands of the City Council Jail Committee, Chairperson Councilmember Bob gentle, councilmember Ford and Councilmember Anders.
- Remove from consideration any and all current proposals for possible use of the Old Jail building.
- To do our job, as an elected body, of securing hard factual numbers on possible renovation costs of the wonderful old structure.
- Slow down, listen to our citizens and this council should determine viable options for the use of the property.

Councilmember Ford seconded Councilmember Christenberry's 4-part motion. Councilmember Ford stated that we should focus and showcase the Fairhope artists. Councilmember Ford also thanked the Fairhope artist for making Fairhope what it is today.

Councilmember Anders addressed the City Council stating that the committee should continue and finish their work, and make their report on the Old Jail building. Mayor Kant stated that this committee was never officially established by the City council. The proposed resolution to appoint a Board of Directors to evaluate proposals for an Alabama Artist's Museum was withdrawn on 28 May, 2002.

The vote on the 4-part motion was as follows: AYE-Gentle, Ford, Quinn, Kant, and Christenberry. NAY-Anders.

September 23, 2002: Dr. George Gilmore addressed the City Council to offer a proposal to the City Council for the Old City Jail, located at 24 North Section Street. Mr. Gilmore stated that the Single Tax Corporation has received two bona fide offers of over a half million dollars each for the old jail site. FSTC know that the City is unable to enter into such transactions. Therefore, FSTC asked the City to return the old jail site to the FSTC in order to make the lease available for purchase. When the old jail site is returned to FSTC, FSTC hereby pledge to return to the City of Fairhope all net proceeds from the sale of the lease for the new library complex.

Dr. Gilmore did not know what the leasee would do with the old city jail, but stated that the leasee would communicate with the City of Fairhope, and would preserve whatever could be preserved.

Councilmember Gentle, Chairperson of the Old Jail Committee, stated that the committee is working on getting to the footprint of the original building, and then will look at the options for the building. An environmental study still has to be done to address all environmental issues.

Councilmember Ford expressed concerns of the amount of the net profit. There may be environmental issues that will cut the net profit, such as buried fuel tanks, bringing the building up to code and salvaging what can be preserved. Councilmember Ford also inquired if there was a time limit on these offers.

Dr. Gilmore stated that there was no time limit on these offers.

Charles W. Ham, FSTC Secretary, addressed the City Council and expressed that the FSTC would pick up the bill of the environmental concerns. Mayor Pro-temp Christenberry thanked the FSTC, and expressed that the City Council will take this proposal under consideration.

November 15, 2002: Genice Johnson, City Clerk for Fairhope Alabama received a sworn statement (Appendix D) filed on behalf of the Fairhope Single Tax Corporation, under the provision § 11-47-23 (1975). The Statement referenced on or about December 14, 1927, The FSTC executed a deed to the City of Fairhope conveying their interest to a piece of property, which was being used by the Fairhope Police Department as their administrative offices and jail. Subject to the terms of the Deed, among other conditions, the FSTC conveyed their interest with the expressed written condition that should the property ever cease to be used for municipal purposes, the title should revert and revest in the grantor. The FSTC alleged that the City of Fairhope had failed to use the property for its express stated purpose thereby causing the property to revert and revest to the FSTC. The Sworn Statement was signed by George Gilmore, President of FSTC.

November 25, 2002: Councilmember Gentle asked to be heard on the following request not on the printed agenda. The FSTC requested that the City Council provide a decision tonight on the Old Jail Building located at 24 North Section Street. Councilmember Ford moved to hear Councilmember Gentle, seconded by Councilmember Quinn, motion passed unanimously.

Councilmember Gentle moved to authorize Mayor Kant to write a letter thanking the FSTC for their offer to pay the City \$500,000.00 for the Old Jail Building, but to reject the FSTC's offer and request that the Old Jail Committee be allowed to continue their study as stated in the June 10, 2002 minutes. Quoting from the minutes the following "Councilmember Quinn recommended and move to ascertain the cost of hiring a professional company that does restoration and renovation of older buildings to access the structural and environmental concerns, and what uses would be appropriate for the Old Jail building. Seconded by Councilmember Gentle, motion passed unanimously. Once said company is located the City Council will vote on authorizing Mayor Kant to enter into a contract with said company". Seconded by Councilmember Ford. There is no time limit placed on the Old Jail Committee. The motion passed by the following votes: AYE-Gentle, Ford, Quinn, Kant, and Anders. NAY-Christenberry.

Councilmember Ford and Councilmember Anders further expressed that they appreciate FSTC's offer and agree that the City and FSTC must work together on deciding the best use for the Old Jail building. Councilmember Ford cited other properties that were purchased by the City years in advance and initially purchased for one idea, but over the years the needs of the City had changed, and those properties are being used for something else. However the leaders of the City are looking toward the future.

Councilmember Anders pointed out that the Old Jail building has not been appraised. The Deed of the building states that the City shall keep the building as long as the building is being used for municipal purposes. Currently the building is being used for storage, this is not the best use for the building, but the building is still being used by the City for municipal purposes.

May 23, 2003: (See Appendix C) Letter from Marc S. Barter, P.E. to Mayor Kant with photos of the building prior to renovation

June 23, 2003: Councilmember Gentle, Chairperson of the Old Jail Committee, and his committee, Councilmember Anders and Councilmember Ford, reported that the Committee envisions what the exterior of the Old Jail Building should look like. An exhibit by Walcott Adams Verneuille Architects was presented. The new look for the building is actually an old look. The Old Jail Committee recommends that the façade of the building be returned to its 1927 look complete with orange clay tile roofing and stucco walls. Council member Gentle shared the following ideas for the use of the Old Jail building. He expressed that the location for the City's clock, currently located on the corner of Section Street and Fairhope Avenue is not owned by the City of Fairhope. Councilmember Gentle further stated that the building could be used as a people center and could be used as the entrance to the new library. Councilmember Ford expressed that this would be a good location for a Fairhope Historical Museum. Councilmember Anders gave the City's financial report and added that "we recommend that the city restore the façade of the Old Jail/Old City Hall with the money we get from the State of Alabama for capital improvements. We feel that restoring the façade would enhance downtown and add to the downtown's economic strength by keeping the area charming. We do not have the money at this time to restore the interior, but the outside should be improved at once.

July 14, 2003: Councilmember Anders, Chairperson of the Financial Committee, and her committee Councilmember Gentle, Councilmember Quinn, and staff member Rose Fogarty, made a report recommending the following in additions to other items:

- Recommend that Municipal Capital Improvement Funds be used to restore the façade of the Old City Hall
- Recommend that the City of Fairhope allow Gulf Artspace to use the old city hall until such time as the City is ready to restore it for another use. (Due to the lease between the Fairhope Single Tax Corporation and the City of Fairhope, it is not allowable.)

Simeon Coxe with Gulf Artspace addressed the City Council requesting permission to use the Old Jail/Old City Hall property for their continuation of Gulf Artspace's programs. The Old Jail/Old City Hall will be used on a month to month-temporary basis, in an effort not to conflict with the FSTC lease. Gulf Artspace is currently using the old Nut Processing building located at 415 Fairhope Avenue. Gulf Artspace will have to vacate this location March 2004 for the construction of the new library.

City Attorney, Marion E. Wynne (Tut), stated that because of the revert clause by the FSTC the property would revert back to the FSTC if not used for municipal purposes. Even though the lease to Gulf Artspace would be on a temporary basis, Mr. Wynne advised the Mayor and Council not to lease the property. FSTC has already taken the step accreting their right if the property is not used for municipal purposes.

Mayor Kant stated that we do not want to give false hope that the City has other buildings that can be used, and that it is time for Gulf Artspace to find their own facility.

Councilmember Ford read a letter from Louis Mapp supporting a Fairhope Historic Museum next to the Welcome Center and Mr. Mapp will contribute \$100,000 for this project.

Councilmember Christenberry expressed that he had received calls from 501(C)3 (Not for Profit organization) organizations asking how could they sign up for getting city buildings. Councilmember Christenberry stated that we needed to be careful about giving the impression that the City has buildings available for 501(C)3 organizations.

Councilmember Gentle continued to ask that funds be placed in the budget for the Old Jail/Old City Hall buildings. Councilmember Anders moved that the \$95,000.00 in the Municipal Capital Improvement Fund be used to restore the façade of the Old Jail.

After further discussion, Councilmember Anders withdrew her motion. Councilmember Anders then moved to determine how much it would cost to restore the façade of the Old Jail. Seconded by Councilmember Ford for the purpose of discussion.

Councilmember Gentle stated that this should come to the committee so they can look at the cost of restoring the façade of the building, and that a drawing of what the committee envisioned of what the exterior of the Old Jail Building should look like was presented at the last meeting. Councilmember Gentle also reminded the City Council that just last year Councilmember Quinn moved that the Old Jail Committee look into the cost of hiring a company to determine the structural environmental concerns of the building. The Old Jail Committee has not done this. Mayor Kant stated that he would like to see the committee's details.

Councilmember Anders withdrew her motion to determine how much it would cost to restore the façade of the Old Jail. Councilmember Ford withdrew his second.

November 14, 2005: Ordinance adopted in which the City Council of Fairhope authorized the conveyance of the Museum Property to Fairhope Single Tax Colony for development as a history museum and in contemplation of its reconveyance to the City. Councilman Ford introduced in writing Ordinance No 1276, an ordinance to transfer the old Jail Property (24 South Section Street) back to the FSTC for development as the Fairhope Historical Museum. Councilman Christenberry moved for immediate consideration, seconded by Ford and the motion passed unanimously.

June 12, 2006: Larry Thomas, with the FSTC, addressed the City Council to report on the Fairhope Historic Museum and the development of an area immediately behind the museum into a park, transportation hub, and future expansion of the old jail building. He stated that the plans are to create connectivity to the new library with a pedestrian island or a raised walkway. Mr. Thomas requested the following: 1) Transfer the parking lot property/lease to Fairhope Single Tax, from the rear of the Old Jail Building/Old City Hall to Bancroft Street and 2) Request the City Departments to work with the infrastructure, such departments as the Electric, Gas, Water/Sewer, and Public Works.

Dean Mosher with the FSTC also addressed the City Council expressing that 30 parking spaces will be taken to install a central park, a place downtown where people can gather, and to install a fountain. Sponsors will fund this project and the total cost of the project is estimated at One Million dollars.

Mr. Thomas stated the goal is to make it a living museum. The time schedule for completion was estimated at one year, hoping it will be completed in time for the 2008 centennial, the founding of the municipal government of Fairhope.

November 27, 2006: Update on Old City Hall. Mr. Thomas reported that once the shell of the Old City Hall and the old Civil Defense building were removed the FSTC realized that just having the Old City Hall Jail renovated there would not be enough space for the Fairhope Historical Museum. Therefore the future additional portion to be constructed to the rear of the building will become a part of the current renovation project.

June 25, 2007: Councilmember Quinn introduced in writing, and moved for the adoption of Resolution No. 1390-07, authorizing the expenditure of \$700,000 for the New Fairhope Historical Museum. The motion was seconded by Councilmember Christenberry, and passed unanimously by voice vote.

July 6, 2007: Preston Bolt, Jr., an attorney for Hand Arendall issued an opinion to Nancy Wilson, the City of Fairhope Treasurer regarding the use of General Obligation Warrants to be used for construction of the Museum addition.

July 18, 2007: Agreement was prepared for the City to make certain payments to Fairhope Single Tax Colony and that Fairhope Single Tax Colony, using the funding provided by the City and other funds available to it, develop the Museum. The City agreed to pay the FSTC the total sum of Seven Hundred Thousand dollars as follows: Four Hundred Thousand on July 10, 2007; Two Hundred Thousand on August 10, 2007; and One Hundred Thousand on October 10, 2007. The FSTC agreed to apply such funds solely to the costs of the addition to the museum in accordance with the plans and specifications submitted to the City. Upon request of the City, FSTC had to make available to the city or its agents or employees such books and records reflecting expenditures of the sums contributed by the City for the construction of the museum. Upon completion of construction of the Museum, and no later than December 31, 2007, the FSTC was to convey the Museum Property and all improvements located thereon to the City for operation as a History Museum.

August 13, 2007: Larry Thomas, President of the FSTC presented a report to City Council members regarding the Old Jail/Museum Project. Councilmember Christenberry introduced Larry and it was reported that the project was on time and in budget. Private citizens came together to beautify the park. Compass Bank, an adjacent property owner, donated a piece of land for the project (see Appendix E). At that time, many people were thanked for their efforts. Councilman Ford said Henry Dunlap (treasurer of the existing Fairhope History Museum) should also be thanked and stated that Donnie Barrett would "be a natural" for the museum (Donnie Barrett later became the Museum Director).

Councilmember Christenberry stated that the FSTC has donated \$150,000 to the Museum. Mr. Thomas mentioned that Planning and Zoning has them on the agenda for September 4, 2007.

October 1, 2007: Reconstruction was completed. Donnie Barrett was hired by the City of Fairhope as Museum Director and began constructing new exhibits and moving the Fairhope Historical Museum from the historic "Bell Building" into the new facility. The new building was named by the FSTC leaders "Fairhope Museum of History".

April 5, 2008: The City held a Grand Opening Gala for the new Fairhope Museum of History, located on North Section Street. Residents and area officials gathered for the ceremony and to tour the two-story renovated building that was funded by the Fairhope Single Tax Colony and the City of Fairhope.

8. Bibliography

Books:

Allums, Larry. *Fairhope 1994-1994: A Pictorial History*. Virginia Beach, Va.: The Donning Company, 1994. Page 155. (Mayor Nix)

Articles:

Fairhope Courier, Wednesday, November 2, 2005

Mobile Press Register, Friday November 18, 2005

Fairhope Courier, September 19, 2001

Fairhope Courier, April 5, 1928

Hooker, Jan T., "Municipal Personality Sketch," Alabama League of Municipalities: *Alabama Municipal Journal*, January, 1960. (Mayor Overton)

Hooker, Jan T., "Municipal Personality Sketch", Alabama League of Municipalities: *Alabama Municipal Journal*, June 1963. (Mayor Schneider)

City Records:

Minutes of the Regular & Special Meetings of the Council of Town of Fairhope. December 8, 1919 to May 24, 1926, inclusive. (Mayor Galbreath)

Same as above, June 14, 1926 to July 10, 1934. (Mayor Northrup)

City of Fairhope Council Minutes. July 1934 –September 1938.(Mayor Ruge)

Same title as above, October 1938-June 1950 (Mayor Klump)

Same title as above, July 1950-September 1956 (Mayor Klump)

Same title as above, October 1956-October 1960 (Mayor Overton)

Same title as above, October 1964-September 1968 (Mayor Macon)

Same title as above, October 1986-September 1972 (Mayor Macon)

Same title as above, October 1972-September 1976 (Mayor Nix)

Same title as above, July 3, 2001 (Historical Events);

Same title as above, April 8, 2002 (Historical Events);

Same title as above, May 28, 2002 (Historical Events);

Same title as above, May 29, 2002 (Historical Events);

Same title as above, June 10, 2002 (Historical Events);

Same title as above, September 23, 2002 (Historical Events);

Same title as above, November 15, 2002 (Historical Events);

Same title as above, November 25, 2002 (Historical Events);

Same title as above, June 23, 2003 (Historical Events);

Same title as above, July 14, 2003 (Historical Events);

Same title as above, November 14, 2005 (Historical Events);

Same title as above, June 12, 2006(Historical Events) ;

Same title as above, November 27, 2006 (Historical Events);

Same title as above, June 25, 2007 (Historical Events);

Same title as above, July 6, 2007 (Historical Events);

Same title as above, July 18, 2007 (Historical Events);

Same title as above, August 13, 2007 (Historical Events).

9. Geographical Information: (See Attached Vicinity Map)

Property Location Description: The property fronts to the west on North Section Street, to the North is bounded by Compass Bank Property, to the East by Bancroft; and to the South by the City of Fairhope Welcome Center. It is situated less than a block from the main intersection, Fairhope Avenue and Section Street, of downtown Fairhope and very close to the original termination point of the Peoples Railroad.

4 5 6

23000

Township 5 South
Township 6 South

Mobile

36532

22000

21000

Bay

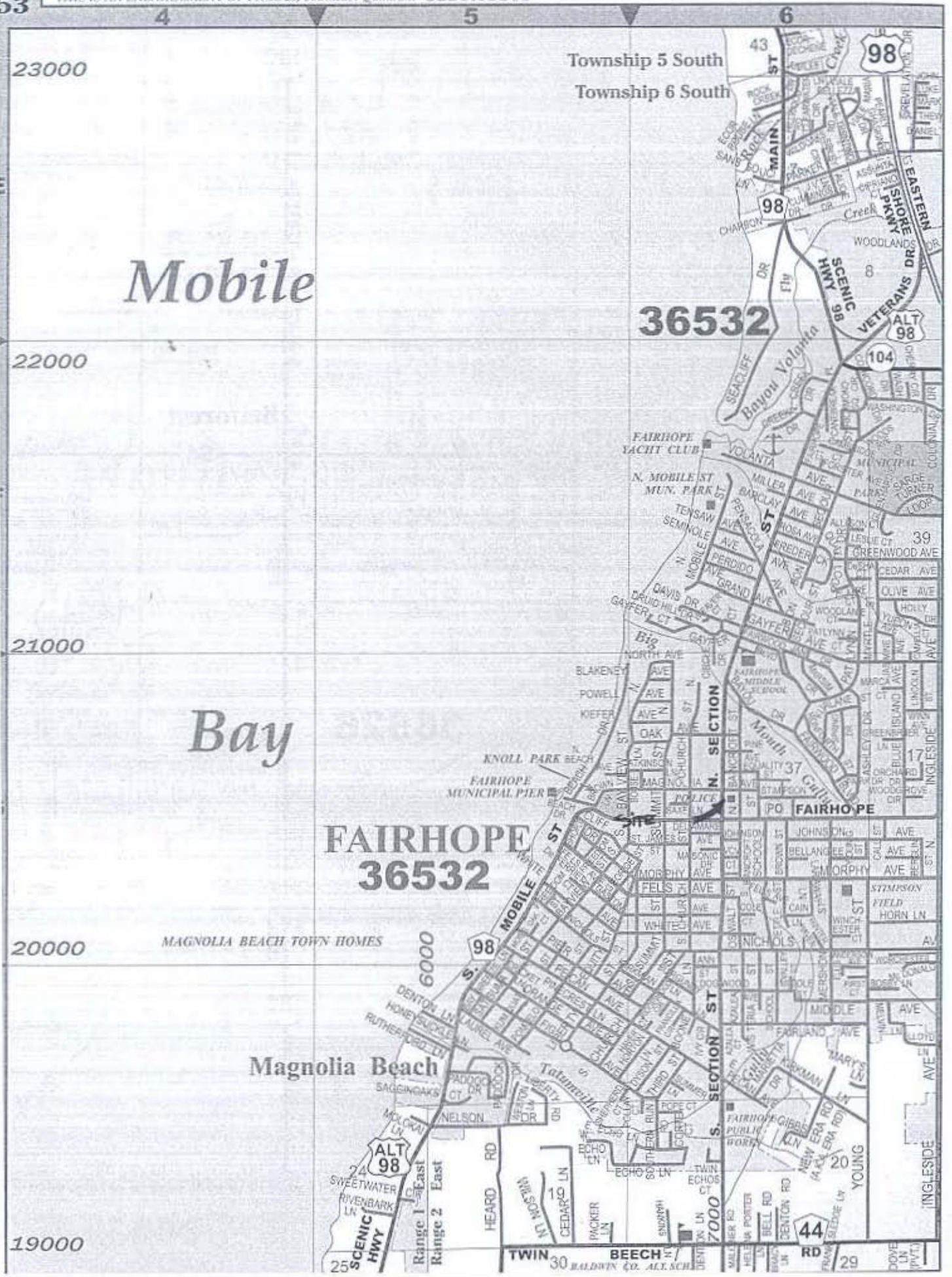
FAIRHOPE
36532

20000

MAGNOLIA BEACH TOWN HOMES

Magnolia Beach

19000



10. Photo Log For Printed Photos

1. Conelson, Cathy. Images of America Fairhope. Charleston, S. C., 2005. Page 31.
2. Oswald Forester Standing in front of the newly complete building. From a print in the Museum files.
3. A view of the newly completed building. From a print in the City of Fairhope Historical Museum files.
4. A view of the building after a ten year period. Original from Simmons Collection in the Fairhope Historical Museum Files.
5. Original is a M.W. Cline Postcard from the E.D. Swift Collection in the Fairhope Historical Museum files.



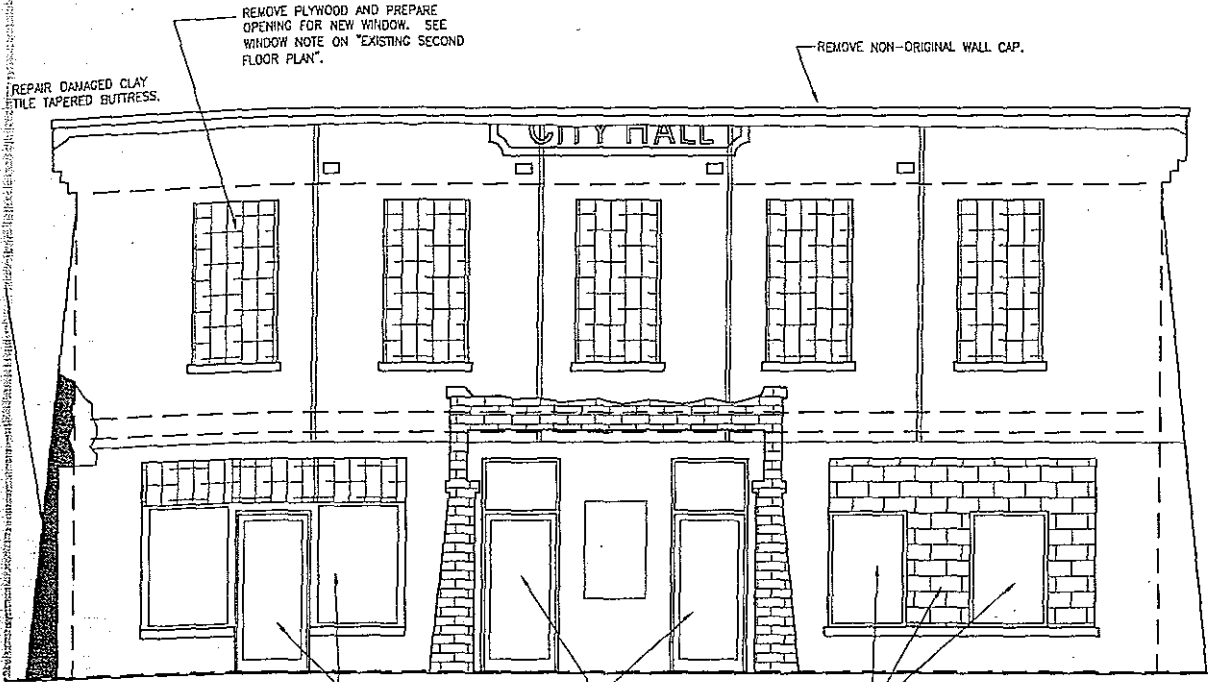
An imposing new city hall was built in the popular Spanish Mission Revival style in 1927 by local contractor Oswald Forster, a German native who came to Fairhope in 1912. The landmark at 24 North Section Street also served as the police station and city jail until 2001. This elegant building's original façade remains intact behind a metal false front. (Courtesy Azille Forster Anderson.)





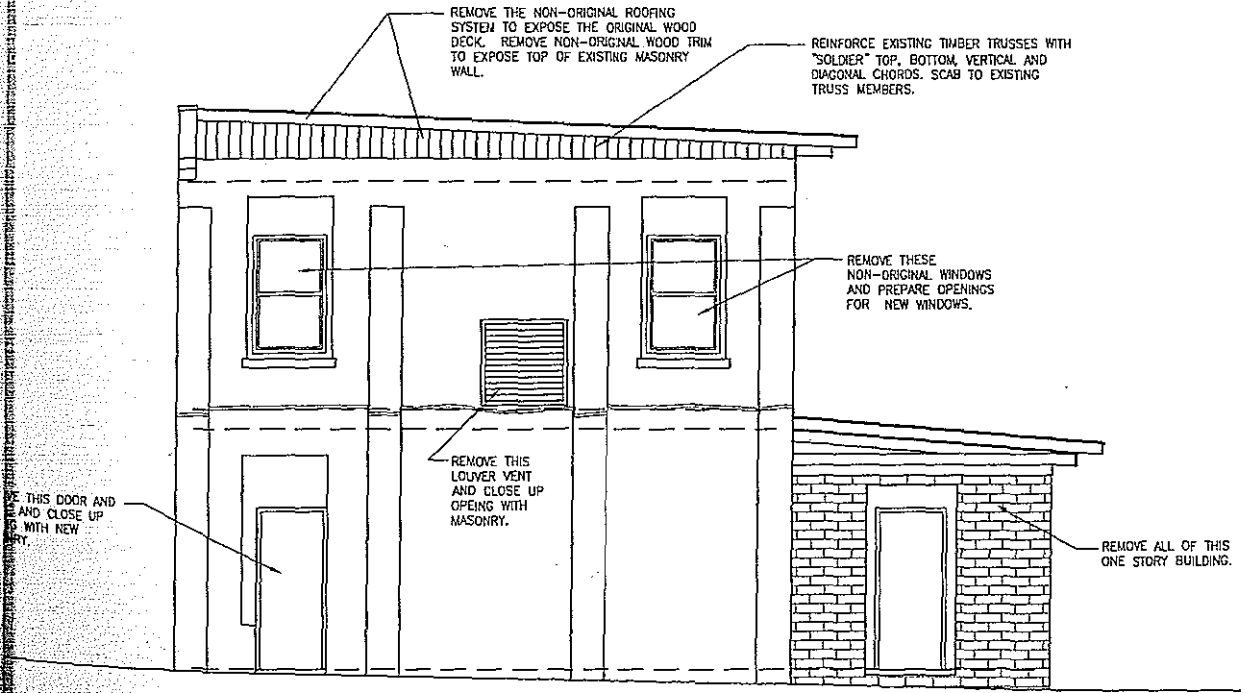






EXISTING WEST ELEVATION (FRONT)

0 3' 6' 9' 12'
SCALE: 1/4" = 1'-0"



EXISTING SOUTH ELEVATION (SIDE)

0 3' 6' 9' 12'
SCALE: 1/4" = 1'-0"

REMOVE THE NON-ORIGINAL ROOFING SYSTEM TO EXPOSE THE ORIGINAL WOOD DECK.

REMOVE WINDOWS. OPENINGS TO BE CLOSED UP WITH MASONRY.

REMOVE WINDOWS FROM THESE OPENINGS. ALTER SIZE OF ROUGH OPENING FOR NEW DOORS AND FRAMES. SEE REVERSE PLAN FOR NEW DOORS.

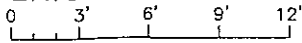
REPAIR DAMAGED CLAY TILE TAPERED BUTTRESS.

REMOVE DOWNSPOUTS

REMOVE WIRES, PIPES, CONDUITS, ETC.

REMOVE ALL OF THIS ONE STORY SECTION

EXISTING EAST ELEVATION (REAR)



SCALE: 1/4" = 1'-0"

One Houston Street
Mobile, Alabama 36606
251.433.9600
251.433.9606 Fax

Cummings
Architecture

Cowles, Murphy & Grove
ARCHITECTS
Full Service Architecture Firm

PERFORMANCE • RELIABILITY • EXPERIENCE

RESTORATION OF
"OLD" CITY HALL
AS NEW
FAIRHOPE HISTORIC MUSEUM

REVISION	
Mark	Date

SHEET TITLE
EXISTING EXTERIOR ELEVATION

Project No.
2005-55

Date

Sheet No.

A-2











William McInchuck was elected Mayor in 1914, but served only one year due to health reasons. Above he is seen standing in a crowd, next to the Fairhope Pharmacy's Fairhope founder, one to soon looking on in the center foreground.

THE TOWN OF FAIRHOPE IN 1906

A resolution adopted by the Town Council of Fairhope, Alabama, on the 12th day of August, 1906, to the effect that the same be and they are hereby authorized to issue bonds in the sum of \$100,000.00 for the purpose of building a new town hall.

SPECIAL BALLOT
SIGNED BY THE
TOWN OF FAIRHOPE
AUGUST 12, 1906

RESOLUTION

1. To authorize the Town Council to issue bonds in the sum of \$100,000.00 for the purpose of building a new town hall.

2. To authorize the Town Council to issue bonds in the sum of \$100,000.00 for the purpose of building a new town hall.

3. To authorize the Town Council to issue bonds in the sum of \$100,000.00 for the purpose of building a new town hall.

4. To authorize the Town Council to issue bonds in the sum of \$100,000.00 for the purpose of building a new town hall.

5. To authorize the Town Council to issue bonds in the sum of \$100,000.00 for the purpose of building a new town hall.

W. J. Nantberg
W. J. Nantberg
W. J. Nantberg
W. J. Nantberg
W. J. Nantberg



Mantley Nantberg was elected Mayor in 1926. He was the first Mayor to occupy this building in 1926. The yellow document is a signed notice for a special meeting, one of the first in this building, to authorize the building of a new power station which was to be built next door after a fire. The blue ballot shows that he was re-elected by a wide margin in 1928. To the left he is seen standing, on the left, along with his brother, wife and son at their home. Bottom-right Mantley is seen with his wife and their dog.



E. R. GIBBERTIN
1904-1908



JOSEPH J. SCHNEIDER
1908-1914



W. H. HARDY
1914-1918



...Y CANE WITH A

A collage of historical photographs and text panels on the left wall. The panels contain various images, including a portrait of a man and several smaller photographs, likely related to the museum's history.



The company that
built Fairhope



A display case containing various items, including a globe and a portrait. The case is set on a wooden table and is surrounded by other exhibits, including a large circular object on the wall.



EXIT



This building is made of clay city tile and brick, and covered with concrete plaster. Note the colors of the original office, the fingerprints of the brick makers in the tile, and the horse hair protruding from the stucco plaster.





MAYOR'S
OFFICE







