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United States Department of the Interior
National Park Service



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SEP 29 2005

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

Nat. Historical Commission

1. Name of Property

historic name Fairhope Downtown Historic District
other names/site number N/A

2. Location

street & number Parts of 10 blocks in downtown Fairhope; see Inventory not for publication N/A
city or town Fairhope vicinity N/A
state Alabama code AL county Baldwin code 003 zip code 36533

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Elizabeth Ann Brown
Signature of certifying official/Title

13 Feb 2006
Date

Alabama Historical Commission (State Historic Preservation Office)
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

- entered in the National Register.
 - See continuation sheet.
- determined eligible for the National Register.
 - See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other (explain): _____

Daniel J. Vician

3/16/06

for

Signature of Keeper

Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing	Noncontributing
<u>56</u>	<u>55</u> buildings
_____	_____ sites
_____	_____ structures
_____	_____ objects
<u>56</u>	<u>55</u> Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register:

5

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat:	Sub:
<u>DOMESTIC</u>	<u>Single dwellings;</u>
<u>COMMERCE/TRADE</u>	<u>Office buildings</u>
	<u>Department Store</u>
	<u>Specialty stores</u>
	<u>Financial institution;</u>
<u>SOCIAL: Meeting Hall</u>	<u>Fraternal lodge buildings</u>
<u>EDUCATION</u>	<u>School building</u>
<u>RELIGION</u>	<u>Churches</u>
<u>GOVERNMENT</u>	<u>Post Office</u>
<u>RECREATION AND CULTURE</u>	<u>Theatre</u>
<u>HEALTH CARE</u>	<u>Hospital</u>

Current Functions (Enter categories from instructions)

Cat:	Sub:
<u>DOMESTIC</u>	<u>Single dwellings</u>
	<u>Multiple dwelling</u>
<u>DOMESTIC: Hotel</u>	<u>Inns</u>
<u>COMMERCE/TRADE</u>	<u>Office buildings</u>
	<u>Department store</u>
	<u>Specialty stores</u>
	<u>Banks</u>
	<u>Restaurants</u>
<u>EDUCATION</u>	<u>Elementary school</u>
<u>RECREATION AND CULTURE</u>	<u>Theatre</u>

7. Description

Architectural Classification (Enter categories from instructions)

See continuation sheet following

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 1

Fairhope Downtown Historic District
Baldwin County, Alabama

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Architectural Classification (Enter categories from instructions)

LATE 19TH AND EARLY 20TH CENTURY REVIVALS: Neoclassical Revival
Florentine Renaissance Revival
Mediterranean Revival (Spanish or Mission)

LATE 19TH AND EARLY 20TH CENTURY
AMERICAN MOVEMENTS: Craftsman/Bungalow
commercial blocks

MODERN: Art Deco

OTHER: (local) Colony cottage

Materials (Enter categories from instructions)

foundation: CONCRETE
BRICK
STUCCO
TERRA COTTA (Clay City tile block)

roof: ASPHALT : Shingle
Ccommercial built-up
METAL Standing seam

walls: CONCRETE: Block
TERRA COTTA: tile and brick
STUCCO
BRICK
WOOD: Weatherboard
Novelty board
Shingle
Composition siding

other: EIFS (false stucco)

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

SOCIAL HISTORY _____

ARCHITECTURE _____

Period of Significance 1900-1952

Significant Dates 1904; 1908; 1927;

Significant Person (Complete if Criterion B is marked above) N/A

Cultural Affiliation N/A

Architect/Builder Builder: DYSON, Marmaduke and Sons Architect: MARCH, William

Builder: FORSTER, Oswald and Sons Architect: ROBERTS, J. Platt

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary Location of Additional Data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: Single Tax Colony office;
University of South Alabama; Fairhope Library;
Fairhope Museum (Bell Building)

10. Geographical Data

Acreage of Property about 100 acres

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing	
1	<u>16</u>	<u>413320</u>	<u>3377190</u>	4	<u>16</u>	<u>413180</u>	<u>3376620</u>
2	<u>16</u>	<u>413630</u>	<u>3377160</u>	5	<u>16</u>	<u>413040</u>	<u>3376620</u>
3	<u>16</u>	<u>413660</u>	<u>3376620</u>	6	<u>16</u>	<u>413040</u>	<u>3376980</u>

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Linda Nelson, historic preservation consultant; and Cathy Donelson, historian; Christy Anderson, AHC NR Coordinator

organization FuturcPast date 8-23-05

street & number 4700 Seventh Court South telephone (205) 592-6610

city or town Birmingham state Alabama zip code 35222

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Multiple: tax lists to be supplied

street & number _____ telephone _____

city or town _____ state _____ zip code _____

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 1

Fairhope Downtown Historic District
Baldwin County, Alabama

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Description of Physical Appearance:

The historic core of downtown Fairhope, Alabama is comprised of 111 properties on portions of 10 blocks in the present commercial heart of the city. Of these properties, there are five in the downtown area that have been previously (1988) listed on the NR in a Multiple Resource district. In the present district, as many as 29 of the older buildings have been altered sufficiently to render them non-contributing, and 26 are non-contributing because they were built after the last year of the period of significance for the district (1952). This leaves a present count of 56 properties that retain their historic character and contribute to the district. Two of the major non-contributing properties, the Fairhope Hardware buildings (#64) and the old City Hall (#89) are largely obscured by metal face screens and would be significant contributing properties should these screens be removed.

The majority of the buildings (94) in the district are one- and two-storey commercial buildings, most of them constructed of a local tile block and stuccoed or bricked exterior walls. Contributing commercial properties range in dates of origin from 1911 (Greeno Masonic Lodge, #106) to the early 1950s (Southern Bell Telephone Company building, #26). There are a number of originally residential properties in the district (16), three still lived in, two in service as inns, and 11 now in commercial use. A few of the houses have earlier dates of origin than any of the commercial buildings (Beckner-Stearns House of 1906, #16; Fairhope's first hospital/Terra Potta, c. 1900, #70), reflecting a slow incursion of business uses into formerly residential streets but without the wholesale sweeping away of the older structures or their original uses. In fact, one house on Delamare (#18) was built in the last few years with the owner's direct intent to have a house in the heart of town.

The district also includes the Fairhope Elementary School (#17), originally the high school, and a church now in another use: the Fairhope Baptist Church (#77), now the Theatre 98 Playhouse.

The topography of the downtown district is generally flat, with the streets gridded in the urban way but with blocks of differing sizes. The primary crossing streets are the north-south Section Street, so named because it follows the section line, and the two east-west avenues created in the first years of the Colony, Fairhope and Magnolia Avenues. Magnolia diverges from Fairhope as it rises from the Bay, creating a narrow horseshoe; these avenues became the relatively more prominent (in Fairhope terms) residential streets up to Summit Street, which runs along the highest elevation from the Bay before the landscape flattens out. The decline to the west from Summit Street to the top of the cliffs and down to the waterfront made that area unsuitable for commercial development but very attractive for residences, commanding fine views and breezes and over time being arched over with oak and magnolia trees. It is along Summit Street that the proposed expansion of the Bayfront Historic District, primarily residential, is generally bounded on the east. In earlier days the hotels were clustered in this area, some of which survive in other uses. This was just above the top of the grade from the bay front, and before the oak trees matured it was possible to sit on a porch on Summit Street and see all the way to the water. Above Summit Street commercial uses now dominate and the town streets are not so historically shaded, although newer street trees line several blocks along Fairhope Avenue.

The commercial buildings are uniformly built up to the sidewalks but, in cases where some of them are fronts added to older houses, can be somewhat chaotic in the rear. The residences are set back in front yards and often have outbuildings toward or in the rear. Because of the small scale of the commercial areas, there is a comfortable mixing of the residences and the business uses. In the last few years, however, the growing popularity of Fairhope has raised the developmental pressure on the peripheral and mixed-use streets, and the more recent trend has been to replace smaller residential structures with new and larger mixed-use (e.g., see #23) or entirely commercial ones.

The relatively high number of non-contributing older commercial properties (29) is likewise a result of the retail boom of recent years, wherein the turnover of commercial tenants has been frequent and decorative changes to facades have followed more general stylistic trends than local historic precedents.

NATIONAL REGISTER OF HISTORIC PLACES
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Section 7 Page 2

Fairhope Downtown Historic District
Baldwin County, Alabama

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Description of Physical Appearance, continued:

Buildings in this district previously listed in the Multiple Resource District of 1988 are the 1924 Gaston Building (#57), originally the home of the Fairhope *Courier* and now housing the offices of the Fairhope Single Tax Colony; the U.S. Post Office of 1932 (#48), the present home of the *Courier*; Carl Bloxham's insurance office of 1932 and 1946 (#50), now the home of the Chamber of Commerce; the Bank of Fairhope/*Press-Register* Building of 1927 (#63), now in retail use; and the Beckner-Stearns House of 1906 (#16), now the Fairhope Inn. These distinctive buildings represent, in order, the plain commercial style, Florentine Renaissance revival, early Art Deco, Neoclassical Revival, and extended farmhouse. All but the Beckner House were built by Marmaduke Dyson; the only one designed by an architect is the Bank, designed by Mobilian William March. All distinctive, they manage to fit in with their neighbors while giving accent and focus to the commercial streetscape.

The denser commercial core of this district begins on the west (Bay) side, generally running along Church Street between Morphy and Magnolia Avenues. On the north it goes up Section Street on its Bay side up to the Magnolia Avenue crossing, while on the east side of Section it ends at the old City Hall because the remainder of that block up to Magnolia has been completely redeveloped. On the south its farthest extension is across Morphy Avenue for part of one block between Church and Section Streets, a row of houses now in office and commercial use that makes a good buffer between the old residential and the present commercial areas. On its east boundary, the District does not go beyond Section Street except for parts of two blocks between Johnson and Magnolia Avenues; this terminates the old heart of town and contains both some of the oldest buildings and the most altered ones. Where historic buildings remain, altered but with some surviving features, *e.g.* Tuveson Brothers Garage (#73) they have been kept within the boundary, but where they have been redeveloped to the point of unrecognizability, *e.g.*, along the north side of Fairhope Avenue between Section and Bancroft Streets, they have been left out.

The earliest commercial buildings in Fairhope were of wood, none of which survive; these were replaced as soon as feasible with more durable materials. A local business in clay brick and tile supplied a large percentage of the basic building material for both commercial buildings and houses, and by the 1920s the use of stucco became widespread (NR Multiple Resource nomination, 1987, *p.* 7-1). Another major construction material was the dimpled concrete block made in his own back yard by Marmaduke Dyson and characterizing nearly all the Dysons' earlier buildings (see History below), and referred to in this inventory as "Dyson block." Intact early commercial buildings reflect the standard form in these materials, with either paired or single entries flanked by plate windows on bulkheads, with transom panels above. Early entries tended to be recessed to protect from the weather, rather than under the awnings and canopies in style today. Second-storey windows were most commonly standard sash or casements; in recent years these upstairs spaces are being developed as residences, and the windows are being replaced by French doors onto shallow balconies, influenced by Mobile and New Orleans town houses.

The Depression and the Post-War years have also made contributions to this streetscape, notably the Fairhope Coal and Supply Company Building of 1936 (#56) with its curvilinear Art Deco details, and the streamlined glaze and streamline *moderne* corner prow of the McKean Building of 1932 and 1947 (#65).

There are relatively few commercial buildings behind 1970s-era metal screens, but one of the most significant still covered is the present Fairhope Hardware (#42), occupying the northeast corner at the crossing of Church Street and Fairhope Avenue. A significant municipal building likewise sheathed on its face in metal is the City Hall at 24 Section Street (#89), vacated by the City and awaiting rehabilitation for another use. In recent years the most conspicuous alteration to older commercial buildings has been with Exterior Insulation Finishing Systems or EIFS, popularly known by the brand name Drivit, and also known as false stucco. Most commercial buildings have undergone storefront replacement since their original construction and so, unless other changes have removed or obscured original material to any great degree, such replacement does not render a building non-contributing in the district. Complete refacing in EIFS, however, has rendered some older buildings non-contributing even where traditional storefront patterns remain (*e.g.*, Stowe's Jewelers, #61).

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Fairhope Downtown Historic District
Baldwin County, Alabama

Description of Physical Appearance, continued:

Newer commercial construction is generally two-storey, including an upper residential component; the design is characterized by a traditional appearance in terms of gabled bays, wood-frame multipane windows and doors, recessed balconies, and a general ambience that is, as noted above, influenced by New Orleans and Mobile townhouses. The primary difference between these buildings and their predecessors is their larger size and the combination of uses.

The historic houses remaining in the district are primarily early Colony cottages in wood, brick and stucco (numbers 19, 31, 79, 80 and 110) and Craftsman-influenced bungalows in the same materials (numbers 5, 12, 15, 81 and 82). There are two that could best be described as farmhouses (numbers 16 and 109), and the Minnich House (109) did actually sit in the middle of a satsuma grove at one time.

The following inventory not only describes the present appearance of the district's resources but adds, when it is known, historic and developmental information about them. The cumulative effect of these histories is to show how and by what agents Fairhope grew and prospered and changed over time; the effect should also be one demonstrating that philosophy of communal individualism that made Fairhope one of the most interesting, and now one of the most successful, towns in Alabama.

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Fairhope Downtown Historic District
Baldwin County, Alabama

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Inventory

North Church Street

Church Street got its name from the first church in Fairhope, the Fairhope Christian Church that was situated on the corner of what is now South Church and St. James Streets, before it moved to a new building in 1961; after that the site became part of the present Fairhope K-1 school grounds. The Christian Church was established September 8, 1896 at the home of Dr. Clara E. Atkinson by the Reverend E.A. Shupe, who had come from Cleveland and had a farm four miles east of town. At the time the original frame building was erected, it was the only church in town and all congregations met there.

1. **Commercial/Residential Building, 5 North Church Street, c. 1998**

Two-storey commercial and residential building in a modern traditional style generally in the New Orleans and Mobile vein: two pavilions separated by a breezeway containing a metal staircase to the second storey; pink brick veneer, side-gabled roof with asphalt shingle and minimal eaves; wrought iron balconies, balustrades and supports on upstairs front. Commercial downstairs has double six-light entry doors in segmental-head openings; box show windows (*i.e.*, projecting from the building line) under copper canopies. Breezeway roof is standing seam metal or copper; upstairs units have double French doors onto balconies. Both sides of commercial front fronted by railed concrete terraces. All woodwork in the entries, windows and storefronts is varnished natural wood. Built by John Bethea and James H. Reid on the site of an old cottage that was moved. NC (Roll 1, #11)

2. **DuBrock's Laundry, 7 North Church Street, c. 1928**

One building partitioned and altered and now appearing as two: at time of survey update (2004) #7 occupied by Creative Accessory Designs in a one-storey commercial store building, painted Clay City tile construction; front-gabled roof running to the rear behind a parapet front; parapet is L-shaped, like half a front abutting its neighboring building to the north. Double French-door entry and wood-framed six-light window with added louvered shutters flanking. Ribbed barrel fabric awning across facade. South side of building fronted by wood deck terrace that formerly held dining tables; windows on this side are 6-over-6 wood sash. C (Roll 1, #9,10)

3. **DuBrock's Laundry, 9 North Church Street, c. 1928**

Another portion of the old laundry building, at time of survey (2002) occupied by David's Jewelers and Manders & Co. Real Estate: one-storey painted stuccoed double commercial building, flattened or truncated crested parapet with blind panel below; green canvas shed awning across facade covering a (probably earlier) flat projecting canopy supported by six square wood columns. Stylized traditional wood-framed entries, one French doors, one a singled paneled door with three wood-framed, corniced and shuttered windows to its north side. Earliest recollections of these buildings are that they were occupied by DuBrock's Laundry; in the rear yard are remains of a brick kiln-like structure that helped fire the boilers of the steam-driven laundry equipment that worked a system of pulleys. C (Roll 1, #8)

4. **DuBrock's addition (Over the Transom), 11 North Church Street, c. 1952**

One-storey concrete block commercial building with raised parapet front, about 15 feet wide, now painted dark green; storefront is wood-and-glass double 15-light entry doors with three-light transom and glass sidelights; metal casement windows along sides; striped canvas awning over front entry. Has served several shop uses, originally part of a later addition to DuBrock's Laundry and now a book store. Abuts 9 North Church on its south side. C (Roll 1, #7)

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Fairhope Downtown Historic District
Baldwin County, Alabama

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North Church Street, continued:

5. **Metalcraft Studio (Mater's on Church Street), 14 North Church Street, c. 1939; altered 1995, 1997**
One-storey bungalow with additions, now in commercial use: a gabled ell with broad-gabled metal-framed and glass-enclosed projecting dining room in ell, wrapping to south side where roof is greenhouse style, with gabled entry bay off the parking area. Old house is cake-icing stucco over Clay City tile on a block pier foundation with lattice infill; cross-gabled roofline with asphalt shingle (roof is reportedly decked with heart pine on cedar trusses); board-and-batten in gable faces; side gabled projection toward north rear with paired 6-over-6 replacement sash windows; primary windows are replacement 4-over-4 paired sash; brick chimney on front, nearly obscured by the dining room addition. Fine oak tree in center of garden area with tables near sidewalk on south side.
For many years the home of the Metal Craft Studio that began at the Organic School, operated by Elise Hooker and Margaret Biggar, the studio closed in 1963 when the distinguished artists and teachers retired to Michigan. In several uses since then, and at one time a residence, it was heavily altered in 1995 for use as a pub-style restaurant. Originally built by Marmaduke Dyson. Despite its significant history, alterations and dominance of the glassed dining room now technically render this property NC. (Roll 1, #5,6)

South Church Street

6. **Auto Repair shop/Fairhope Bus Depot, 2 South Church Street, c. 1940**
One-storey commercial building now occupied by two art and craft shops: 25' frontage with setback ell on east side; stuccoed, street facade veneered with wood panels; flat roof with shingled pent eave around the front half of the building, the rest with a flat parapet; shed canvas awning across front. Double storefront with single wood-and-single-light doors toward center and sheet show windows to outer sides; metal-frame industrial wire-glass windows along north side; brick chimney on north rear corner. Ell portion is separate commercial space.
Originally the garage repair area of the corner service station (see The Mecca, #38 below), the building served for a time as Fairhope's bus depot until that was moved to 55 North Section Street. It then housed various commercial uses and then an auto service again. In the early 1990s it was returned to retail use, including a gumbo restaurant in the south rear with entry and window to side, tin shed canopy with 4 X 4 post supports. The restaurant patio is where the old driveway into the repair shop used to be. At time of update (May 2004) this building was empty except for the gumbo restaurant. C (Roll 1, #15,16)
7. **Eddie's hair salon, 2 South Church Street, 1980s**
One-storey infill structure at same setback as neighboring ell (of #6 above): board-and-batten front with broad double-door entry and no windows. Standing seam shed metal roof turning into a flat canopy across front with 4 X 4 post supports. This small space served as an office for the auto repair shop adjoining (see #6), later was a craft boutique and now houses a one-chair beauty salon operated by the building's owner. NC (Roll 1, #17)
8. **Church Street Courtyard, 7 South Church Street, c. 1992**
One-storey U-shaped commercial building around a courtyard open to Church Street, superficially in a bungalow style: front-gabled long arms of U; wood-board exterior; double-door central entries on gable ends, flanked by single doors used as windows; windows along sides are 6-over-6 wood sash. Eaves are very deep with oversized carved brackets in the style of a railroad station; they extend

NATIONAL REGISTER OF HISTORIC PLACES
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Fairhope Downtown Historic District
Baldwin County, Alabama

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7 South Church Street, continued:

across the gable-end fronts to create projecting porch roofs, with large oval louvered attic vents in the gable faces above. The base of the U abuts the house facing Delamare to the north. The long U arms are occupied by art and gift shops, while the base houses Mary Ann's deli.

Built by John Nelson on a site that had recently been a parking lot but was originally the site of the A.O. Berglin house Mr. Berglin was an early Fairhope City Councilman (1910-12) and Mayor (1914-16) who founded and owned the City's ice plant and creamery; in the early 1900s the family also sold milk from their home. NC (Roll 1, #21,22)

9. **Commercial Building (Rivers & Company/Global Imports), 8 and 10 South Church Street, late 1940s**
One-storey commercial building, [c. 40'] double storefront, smooth stucco, now painted salmon, with central pier and somewhat recessed storefronts under a c. 12" flat projecting canopy across the facade; varitone brick bulkheads, probably not original; wood-framed storefronts arranged with wood-and-glass single entry doors on right (north) ends and sheet glass show windows occupying remainder of openings. Stuccoed upper face with raised central parapet; rectangular attic vent on each side.
Behind the main building extends a long rear portion of varying facing materials but with regular stuccoed piers on the south side, as for a garage or utility structure that has been filled in for small commercial spaces, with entries off a tin-roofed walkway. Built by the Forsters, the building housed the Ambrose Furniture Company in the 1960s and was later an auto parts store. C (Roll 1, #18)
10. **Johnson Building, 14 South Church Street, c. 1996**
Two-storey mixed-use house-like building in the New Orleans or Mobile style: side-gabled roof, used brick veneer; upper balconies with elaborate wrought iron fronts; varnished natural wood doors and windows; iron stair to second storey on north from rear. The restaurant has a large metal-framed glassed projecting pavilion fronted by a brick terrace on the street; entry to the interior is toward the middle of the building down a brick walk past this front area; large shouldered end-exposed brick chimney near the entry. Built by Harry Johnson on the site of an earlier house centered in the courtyard; in May, 2004 the new owner had removed all greenery from the courtyard; by summer 2005 a 2½-storey mixed-use building had been added at the front, with a commercial shop on the ground level. NC (Roll 1, #20; update roll 8, #-A)
11. **Harrod's Speed Wash Laundry (Pet Haven), 16 South Church Street, c. 1940, front altered**
One-storey commercial building, painted concrete block, metal-frame and plate glass storefront with central entry, flat wooden eaves; suspended canopy with canvas awnings on fascia; long, somewhat lower extension to rear. Built by the Forsters, the address was originally 12 South Church; it has been Pet Haven for about twenty years. NC (Roll 1, #19)
12. **Irwin-Sandoz-Jones House (Church Street Inn), 51 South Church Street, c. 1923**
One-and-a-half-storey airplane bungalow, stuccoed; dominant side-gabled roof with nearly full-facade projecting open-gabled porch on brick piers and parapet wall, canvas awning across front. Wood casement windows. Side-gabled cockpit fronted by smaller casements, exposed rafter tails. High brick end-exposed chimney, east side. More recent double garage/utility building to rear facing Delamar.
Originally the home of the J.S. Irwins, in the Sandoz family in the 1940s and '50s; at one time also the home of Carl Bloxham (see #50 below), and still in his stepdaughter Becky Jones' family and operated by them as an inn. Old garage recently (2003) converted to a residential apartment. C (Roll 1, #23; garage Roll 3, #32; garage update Roll 8, #3A))
13. **Apartments, 55A-G South Church Street, c. 1925**
Two buildings, the older in front and the later to the rear. The original two-unit street-oriented building is one-storey, smooth stuccoed, two wood-faced projecting entry gables on parapet walls and stuccoed square posts; solid entry doors; metal-frame modern 1-over-1 sash windows; gable-on-hip roof;

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Fairhope Downtown Historic District
Baldwin County, Alabama

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55 South Church Street, continued:

decorative (*i.e.*, non-structural) wood belt around the walls. Separate building to rear, invisible from street: Hardie plank, metal-frame sash with embedded muntins; pitched gable roof with standing seam metal. Older street portion would appear to be C. (Roll 1, #25,26; NC later building, #33)

14. **New Stores, 59 South Church Street, 2000**

Two-storey commercial building in traditional, generally residential style: side-gabled roof with full-height hipped rear extension; Hardie plank with standing seam metal roof; twin projecting gabled two-storey porticoes over upper and lower storefronts, supported on square wood columns with picket balustrades and bullseye friezes upstairs, lattice in gable faces. Storefronts are wood-framed units with single doors flanked by show windows on bulkheads. NC (Roll 1, #27, rear #34)

15. **Stearns Rental House, 61 South Church Street, c. 1920, altered**

Originally a bungalow, novelty board on brick wall foundation, generally side-gabled but all facade features obscured by the enclosed front porch and added filled section, making the facade flat with two plate glass windows for commercial use. Porch enclosed with plate glass and lapped board siding, now with hipped roof and fishscale shingling; all windows replaced with plate; wooded deck to side with added doors. Long full-width shed extension to rear. From the 1920s until the 1960s the house was owned as rental property by the Warren Stearns family, who lived next door. NC (Roll 1, #28)

16. **Beckner-Stearns House (Fairhope Inn), 63 South Church Street, 1906**

One-and-a-half-storey house now expanded as an inn; cross-gabled roof with architectural shingle; weatherboard on a stuccoed foundation; deep attached hipped wrapping porch on square wooden posts, now partially glassed except at west front and entry, with picket balustrade and canvas shades. Windows are reproductions, wood sash copying original 3V-over-1. Central roofbeam brick chimney. Long addition to rear with same finishes, looks like the service wing with HVAC equipment on the roof. Garden to east side with separate cottage rooms.

Built for J.M. Beckner, the house was acquired by the Warren Stearns family in about 1912. The Stearnses owned it until the 1980s. National Register 1988 (listed as Beckner-Baker House); Baldwin County Register, listed as Bostrom-Robin House. C (Roll 1, #29, 35)

17. **Fairhope School, South Church Street, 1925**

One-storey school building in typical form of central and end blocks with connecting hyphens; scored orange brick; hipped roof with entry in central block, recessed behind round-arched portal; capped and gabled parapets over central and end blocks. Bands of five inset sash windows, now with modern replacement sash in cut-down and filled frames. Long gym/auditorium addition to rear on east side; modern (early 1960s) extensions on Bay side, on former site of Fairhope Christian Church (the reason for the street name). Built by Dyson and Lawrence as the City's first high school, replacing a 1906 building that had housed all grades on the site of what is now the park across the street. C (Roll 1, #30; modern classroom additions 31,32)

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Delamare Avenue

Originally called "Pig Alley" because it was a low muddy thoroughfare, DeLaMare— only one block long— was proposed to be cut by William J. DeLaMare, who owned a tract of what is now downtown Fairhope. An 1899 Courier reported that he was having the street cut parallel with Fairhope Avenue from Bayview Avenue, but only one block was completed after 1915, long after he had left Fairhope. The block, however, was still named in his honor. Mr. DeLaMare was not a member of the Fairhope Improvement Association but was active in local affairs. Refusing to sell his land to the Colony, he left Fairhope in 1901 "because Fairhoppers had not been receptive to his presence in the community," according to the Courier. That was after he had constructed a large greenhouse from two or three schooner-loads of glass and after his wife Elizabeth died in 1900. Mrs. DeLaMare is buried in the Colony cemetery.

18. Nelson House, 303 Delamare, 1998

Two-and-a-half-storey, side-gabled town house in the Colonial Mobile style of the Georgian Revival; about 25' frontage behind an iron fence; stuccoed with brick veneer facade; raised side parapet walls without windows; stuccoed chimney on north end; two gabled window dormers. Projecting one-storey flat-roofed porch, its columns, scalloped frame and upper balustrade all in lacy wrought iron; brick foundation and tile floor. Three-bay facade with entry in south bay; windows 6-over-6 wood sash with operable shutters. Roof appears to be a greenish slate. NC (Roll 3, #27,30)

19. Brown House (Mr. Gene's Beans), 302 Delamare, early 1900s

One-and-a-half-storey stuccoed side-gabled house; projecting central gabled porch on plain 4 X 4 post supports; facade windows now plate; elsewhere 12-over-1 wood sash; two brick roofbeam chimneys. Central entry bay contains wood-and-glass door flanked by wooden casements instead of sidelights. Another entry on south side near front corner, no longer used. Now with wooden deck porch across front with wooden balustrade. Home of one of the Brown family, active in the early affairs of the Colony and founders of Clay City, a brickyard on the Fish River that furnished all of the early hallmark red clay tiles that are the core of most of Fairhope's masonry buildings. C (Roll 3, #31)

20. Price's Furniture Warehouse/Commercial Building, 305, 307, 309 Delamare, c. 1950, altered

One-storey commercial building, about 75' frontage with three storefronts recessed between dividing piers, each with central wood-and-glass double doors and flanking windows with overlight panels and on paneled bulkheads. Constructed of concrete block with front portion and facade now covered in EIFS, projecting bands defining the upper face panel; flat parapet. Stuccoed portion toward rear appears to be older, or just unaltered. Part of this building is the rear of the old Price Furniture Building that fronts on Fairhope Avenue (#47 below); originally built as a warehouse for the furniture store, it was expanded to the front and remodeled into three store spaces in the late 1990s. NC (Roll 3, #28,29)

21. Commercial Building (Lily Pulitzer), Delamare, 1950s, remodeled 2001-02.

One-storey free-standing commercial building, about 25' wide and 50' deep; block construction recently (2001-02) redone on its face in a quasi-Mission or Mediterranean style: buff-tone false stone and stucco or stucco-like EIFS; *faux* clay tile copings. Raised front parapet with central eyebrow, finials and caps; central entry with wood double doors and barrel awning; flanking round-arched double plate show windows with fans, all framed by half-columns with stone archivolts. NC (Roll 3, #33)

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Delamare Avenue, continued:

22. **Joy's Patio, Delamare Avenue, 1920s**

A front courtyard with a series of invented, or thrown-together, gabled buildings: frame structures with corrugated tin walls and roofs, some stucco, a little lattice. They are set gable-end to the street, one behind the other with an interior court between.

The shop portion is in the rear of the old Lowell Dry Cleaners building on Fairhope Avenue (#49 below), which runs almost through the block. In the courtyard of the present business is a tall frame building that once held pulleys that hoisted the cleaned carpets up to dry. The walkway alongside the gabled out- building— the oldest surviving frame commercial structure in downtown Fairhope— was once the driveway to the back of the building. C (Roll 3, #34)

23. **Delamare Place, 314 DeLaMare Avenue, 2002**

Two-and-a-half-storey commercial block: concrete block construction, cantilevered front balconies and sidewalk canopy; Kolbe & Kolbe wood window units. Retail shops on ground level and upstairs residential use. Walcott Adams Verneuille, architects.

Built on the site of a Fairhope landmark, Doc and Dawn's Garden Cottage. Dr. Sherrold Pope had his office in a bungalow on the site and as a hobby over the years built replicas of many small structures in the rear, including a school and a small building that was used as a bed-and-breakfast. All removed to make way for the present building and reputedly being stored by the City of Fairhope. NC (Roll 5, #2A)

24. **Aubergine's/commercial building, 315 Delamare Avenue, c. 1995**

One-storey commercial building built for a restaurant, now out of business; the restaurant space has been converted (2003) to accommodate two shops, one of which retains the Aubergine name. Split-face block construction with brick on face; large expanses of recessed entry on front and north side toward front, closed by modern French doors, *i.e.*, high and single-light. Shallow flat canopies separate the doors from the transom panels. Three-part facade, slightly asymmetrical, defined by four square brick piers surrounding the recessed fronts; double-door entry in near-center with novelty board surround. Blind panels in upper face, the center one with *bas* relief "Aubergine's" name panel. Flat parapet with slightly raised center section, simple molded storefront cornice, both in what appears to be limestone. Floors are scored cement and oak.

Built on the site of an early log "clubhouse" of a semi-secret society of young men who called themselves the Pau Pau Keewians, the meaning of which has been lost in time. The PPKs, as they were called, used the log structure for dances and elaborate and well attended shows where they spoofed Fairhope's leaders. NC

25. **Crawford Beverage Co. Distributors (Carolina Custom Furniture), 323 Delamare, 1960s, 1970; refaced 2002**

Now with a completely new false front of molded EIFS, this is underneath originally a metal building, about a 75' frontage with slightly gabled or crested roof; metal appears to be inverted standing seam roofing, *i.e.*, the seams are down. Three commercial spaces in front with metal-framed commercial doors and small plate windows; other businesses along south wall on drive with plate windows and six-panel entry doors. Clay City tile construction visible toward rear. Shed canvas awnings over facade entries. Remodeled 2002 with new front.

This metal building is an expansion of a smaller shed that was in the ell of the tile and brick building abutting it to the east (#27 below), enlarged for the Crawford Beverage distribution business in the 1970s. Since the late 1980s in various commercial uses. NC (Roll 8, #1A; side wall 2A)

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Delamare Avenue, continued:

26. **Southern Bell Telephone Co. Building/French Quarter (Company of Angels) 328 Delamare, c. 1952, altered 1990s**
One-storey commercial building with yellow-painted textured Roman brick facade; flat parapet; applied square wood columns at corners. Three-bay facade, entry slightly recessed on north end, others with plate glass windows. Added section to rear with screen panels, like a closed porch.
Built by contractor Joe Klein for the owner to specifications of the Southern Bell Telephone Company, which had its Eastern Shore operations in the building from the time of construction through the 1970s. The phone company, which had to operate during emergencies, required the structure to be hurricane-, fire- and bomb-proof, and also required several sheds in the rear to house its trucks and other vehicles. In the 1990s the rear parking area where the sheds were once located was built up as the French Quarter, now with buildings on two sides: board-and-batten rows with gabled vent dormers, recessed fronts under eaves supported on metal poles; thermopane windows; hexagonal roof structure at ell corner with belvedere, all fake. The phone building itself, not much altered, squeaks through as C. (Roll 3, #35)
27. **Telephone Switching Station/Crawford Beverage Distributors (Something Else, Monogram Shop), 323 Delamare, c. 1952**
High one-storey building, c. 25' frontage, brick veneer; roof is the slope side of a side-gabled section with a flatter extension to rear. Above storefront, facade is all brick, painted a wet sand color. Storefront is three regular bays with central wood double-door entry and transom panel; flanking plate windows under striped fabric awnings; brick bulkheads; applied decorative pilasters flanking.
Built as the switching station for the telephone company across the street (#26 above); associated in the 1970s with Crawford Beverages distributorship next door in the metal building. C (Roll 3, #36A)
28. **Shell's Five & Dime, 323-A Delamare [rear of Walker Building], c. 1950**
Stuccoed rectangular rear wall of a long building fronting on Fairhope Avenue: recessed delivery door at north edge with very shallow flat cantilevered canopy. Long wall up drive between this building and back of Crown & Colony is cake-icing stuccoed with high rectangular windows filled with glass block. This connects directly with larger portion on Fairhope Avenue.
Even though it has a Delamare address, this is a rear continuation of the two-storey Walker Building (see #59 below), built in 1928 by Dyson & Company on Fairhope Avenue just adjacent to the old Bank of Fairhope (the Press-Register Building). In the 1950s the building housed a dime store with entrances on both Fairhope and DeLaMare Avenues. C (Roll 5, #4A)
29. **The Lyons Share, 2000**
Two-storey commercial building in the modern traditional style becoming typical of Fairhope's new developments: stuccoed; shallow crossing gables in main roof, but facade dominated by projecting gabled portions, one extending out farther than the other, with panels of clear glass facing the wall between them and lighting the atrium space of the art store and gallery. Gabled projections fronted by balconies and French doors upstairs (one side of which is an apartment) and large segmental-arched show window on ground level on one side and the entry and projecting hipped porch roof on the other. Roof is architectural shingle, with standing seam metal on porch. Door to upstairs apartment in north ell with balcony above. Developed by Tim Lyons for his gallery; Walcott Adams Verneville, architects. NC (Roll 3, #36)

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Fairhope Avenue

30. **Malbis Bakery/Titus Bakery (Benton & Lipscomb, law offices), 200 Fairhope Avenue, c. 1912, altered**

One-storey commercial building, now an office, about 20' frontage, textured varitone brick veneer of recent vintage; recessed front between side piers, double wood entry doors and flanking window; flat parapet; fixed canopy. Summit Street side wall has four round-head windows and some utility doors. Rear portion appears to be older, stuccoed; parapet steps down toward rear.

Originally a grocery and then the Malbis Bakery with the Metropolitan Restaurant in front, operated by the owners of the Malbis Plantation established by Greek colonists a few miles to the north. By 1922 it was the Jack H. Titus Bakery, which billed itself as "the most modern and sanitary bakery in Baldwin County." It made pastry, pies, cakes, and its famous "Cream Bread." The building has subsequently served many uses, including the West End Grocery and Market in the 1970s. It has been a law office since the early 1990s. Complete veneering makes this old building NC. (Roll 7, #21)

31. **Titus Cottage (Southern Land Title Company), 204 Fairhope Avenue, c. 1920**

Stuccoed side-gabled cottage on block pier foundation; nearly full-facade shed porch roof extension over ground-level porch, on four turned posts; central French-door entry with flanking 9-over-9 wood sash; shouldered exterior brick chimney on west side. Long extension to rear with replacement windows.

In the 1920s the home of J.H. Titus, who had the bakery next door (#30 above). He was also the town marshal, known for carrying around his pet monkey on his shoulder. In 1936 Mr. Titus helped organize the Eastern Shore Fire Department. C (Roll 4, #3)

32. **Commercial/Residential Building, 205 Fairhope Avenue, c. 1995**

Modern two-storey side-gabled commercial building with upstairs apartments, in the popular Fairhope style, with gallery porches on both levels: EIFS exterior with hipped central dormer; projecting full-facade porches on brick piers at ground level and Tuscan columns upstairs; deeply recessed central bay with dogtrot to rear on ground level; canted entry bays to shops and offices; windows and doors all in French-door style. Enclosed stair at rear.

Built on the site of Dr. Mershon's second office that was adjacent to his home on the corner and razed in 1994 for the new construction. NC (Roll 4, #4)

33. **Magnolia Arms Apartments, 208 Fairhope Avenue, 1975**

Two-storey end-gabled apartment building set endways to the street: cedar board siding with four-panel metal-frame windows; shallow kick-off roof to cover wood-frame balcony on second level; steel-frame steps and metal balustrade.

Built on the site of the Kanuck Hotel, one of several large early hotels in the Bayfront town that the founders from the beginning promoted as a resort. NC (Roll 4, #5)

34. **Commercial/Residential Building, 210 Fairhope Avenue, c. 1995**

Two-storey commercial/residential building, side-gabled front block with rear extension: about 25' frontage; nearly full-facade extended shed slope roof over upstairs shallow balcony with four square post supports; upper balcony is cantilevered with no supports at ground level. Central entry flanked by plate glass windows in segmental-arched openings; fabric awning over door. NC (Roll 4, #6)

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Fairhope Avenue, continued:

35. **Hunter's Laundry, 212 Fairhope Avenue, c. 1950**

One-storey, 25' commercial building; textured brick veneer on facade, stuccoed toward rear with stepped-down side parapet; flat-roofed block addition to rear with separate shops. Fairhope storefront has lintel covering recessed central double-door entry under a transom panel and enframed flanking windows; blind panel below flat parapet, pier to pier. Classical details added: crested pediment added over entry, four knob finials on parapet.

Built as the first Hunter's Laundry, which had at least four locations in Fairhope. C (Roll 4, #7; rear addition #11)

36. **Home Investment Corporation, 214 Fairhope Avenue, c. 1946**

One-storey commercial building, c. 25' frontage, stuccoed with block rear extension; central entry flanked by display windows, all with transom panel and now with tinted plate glass. Low stuccoed bulkhead. Built by Robert Mason of Home Investment Corporation, this building was the downtown florist shop since the 1970s, but is at the time of update (2004) empty and being redone inside. C (Roll 4, #8)

37. **Commercial/Residential Building, 217 Fairhope Avenue, c. 1990**

Two-storey commercial building with second-storey residential units: EIFS over block, built in two pavilions or halves joined by a lower hyphen with arched portal to a *loggia* porch; side-gabled roof with front slope extending over cantilevered wood-frame balconies upstairs with brick terraces below. Shop entries are round-arched; upstairs entries have French doors flanked by multilight wood windows, louvered shutters. Rear elevation also with *loggia* porches up and down. NC (Roll 4, #9, hyphen #10; rear #17)

38. **The Mecca (Outback Jewelry, Sandra's Place, Fairhope Real Estate), 218 Fairhope Avenue, c. 1936**

This unusual one-storey commercial building with its landmark lighthouse rooftop cupola is set diagonally on the corner of Fairhope Avenue and South Church Street. Built as a service station, it has a rough stucco finish; central square with shed-roof projections from all four sides. Most visible corner projection has pent eave and wood balustrade above, deep eaves with jigsaw fascia board. Presently all door and window assemblies are varnished natural wood: double 15-light entry doors in sides of projections with flanking glass-and-paneled sidelights; stylized fanlight transoms. Corner entry has single door in a cutaway bay. The main central roof is a flared pyramid or pergola style crowned with an octagonal wooden lantern with its own pyramidal roof. Fairhope Avenue projecting bay (Sandra's Place) is a restaurant with outdoor terrace and tables; on its rear side the windows are reflecting plate glass. The Church Street projection wing houses the realty company. Small concrete block addition on Bayside rear.

Built by Oswald Forster and Sons as a Gulf Oil station on the site of the old Gables Hotel, it went into other commercial uses in the 1950s. C (Roll 1, #13,14)

39. **Commercial Building (East Bay Clothiers/Law offices), 221 Fairhope Avenue, c. 1954**

One-storey commercial building, about 40' square, stuccoed, with three commercial bays, now altered with a law office and a clothing store. Facade altered with brick veneer on side corners with stucco infill and double-leaf wooden doors instead of commercial windows, except on the east end, which is filled with a wood-frame and tinted-glass shop window and single door. Projecting flat canopy supported by cast iron poles; flat parapet with terra cotta coping intact all around. The alley wall and facade have a running decorative pattern below the parapet, not original. The east half of this building extends to the rear, creating an ell in back. NC (Roll 4, #12, east wall #13)

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Fairhope Avenue, continued:

40. **Standard Service Station (Ole Bay Mercantile), 231 Fairhope Avenue, 1939, altered**
One-storey modern commercial building in traditional style, side-gabled shingled roof, orange brick veneer; storefront windows in bays beneath dominant shingled shed roof canopy across Fairhope facade. Store bays differ: one is metal-framed, one is wood-framed; single commercial-door entry; building is set back from sidewalk with paved court in front.
Built as a Standard Service Station, it was later the downtown Chevron station. When this closed c. 1990, the building was remodeled for a dress shop, and for the past several years housed an Orvis and sporting goods store until Ole Bay Mercantile moved in in 2004. NC Roll 4, #18, Church Street side #19)
41. **Magnet Theater (The Village Square), 300 Fairhope Avenue, 1924**
Large corner building once a movie theatre, big enough to accommodate a collection of small shops: stuccoed; broad front-gabled roofline with a tower block on center front; plate-glass shop windows and an open entry now front the street, the entry giving access to a *loggia* vestibule with three round-arched openings: a French-door entry into the interior mall and two round-arched shop windows with low stuccoed bulkheads (originally doors into the theatre lobby). Original Clay City tile now stuccoed. Center half of facade now under a shingled pent eave. Church Street side contains a shop window and extends back to house small eateries.
Built for Edward P. Totten, an ardent Single-Taxer and eccentric (often the two went together) who came to Fairhope in 1919, started showing movies at the Organic School, and finally built this building. It also contained a tea room, the Tea Tile, which operated in the southwest corner until about 1930. Sold several times and operating under various names including the Fairhope Theatre, it remained a movie house until the 1950s; by the mid-1970s the large auditorium space had been converted into a mini-mall with several shops. The balcony is gone, its floor extended to form a ceiling for interior shops; the upper portion of the south interior wall, however, retains vestiges of the white stucco screen. The projection booth is intact. The architect was J. Platt Roberts of Mobile, also associated with the rebuilding of the Grand Hotel; Edward Sheldon, contractor. C (Roll 4, #20 [side] #21, #23 [detail of entry])
42. **People's Cooperative Store/Fairhope Hardware, 301 Fairhope Avenue, 1922**
Two-storey commercial building, about 50' frontage, stuccoed but now completely screened on front by a metal panel from the storefront up and with the Church Street side parapet built up with stuccoed panels to create the illusion of a higher building. Modern aluminum-and-glass storefront with central supporting pier, under a kicked-out lower portion of the front screen that serves as an unsupported shallow canopy. The auditorium upstairs is intact; it was used for community gatherings in the co-op days.
This is one of the most important buildings in Fairhope's commercial history, built by the People's Cooperative Store, Inc. as an embodiment of the Fairhope cooperative ideal, it carried groceries, fertilizer, farm supplies, clothing and shoes. Unfortunately not a great success, the Co-op closed and the building became the home of Hammond's grocery store and then other stores. The hardware store moved here from its location up the block in the 1980s. NC in its present condition. (Roll 4, #22)
43. **Hagood Building, 306 Fairhope Avenue, 1934**
One-storey commercial building, c. 20' frontage; stucco-over-block construction with a varitone red tapestry brick veneer on the facade distinguished by interesting patterns and streamlined corner insets, marking a transition to the modern. Recessed central entry with canted storefront bays and metal-frame plate windows; stuccoed bulkheads; flat stuccoed parapet. Entry contains double single-light wood-frame doors in a frame with stylized classical decoration: dentil molding above, paneled pilasters to sides. Full-

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306 Fairhope Avenue, continued:

facade black canvas awning. A plaque on a pier says "Fairhope's original photography studio"; it was actually built by Dyson for a men's furnishing shop but was for many years the home of "Hagood the Photographer" and continued to house a photography business until 2002. It is at the time of survey (2002) a dress shop. C (Roll 4, #26)

44. **Walker's Furniture Store (The Pub), 311 Fairhope Avenue, 1920**

Two-storey commercial building, 25' frontage; Dyson block construction, still unpainted. Three bays downstairs defined by masonry piers, containing three sets of French doors with louvered vent over-panels; upstairs with central double doors flanked by narrower sash windows. Projecting metal balcony on metal poles with shed canvas awning above (all a later addition); flat parapet; end-exposed brick chimney flu, east side.

Built by Dyson as a furniture store, the building has spent most of its life as a downtown eatery. By 1923 it had become the Cooperative Lunch after the People's Cooperative Store (see #42 above) next door. After a variety of restaurant tenants and one with a plant shop, it has since the emergence of Fairhope as a tourist center again become a restaurant, pub, and downtown nightspot C (Roll 4, #25)

45. **New Project, Tumble Inn location, 312 Fairhope Avenue, 2005-06**

Planned mixed-use project on the site of the Royal Hotel, later the Tumble Inn, now demolished. Two storeys in the Spanish style with an arcaded ground level and hipped clay tile roof, stone and stucco walls. A garden court will run all the way through to Delamare Avenue at the rear. Developed by John Bethea; Tolar LeBatard Denmark, architects.

Historic notes on the Tumble Inn, its last use being the Old Bay Steamer restaurant, were that it was alone on this part of the block and in place by 1915; it was the Royal Hotel, primarily a short-order house with rooms for guests, with host Frank Zanders "furnishing lunches and meals at low price with hot coffee always on tap," according to their advertisement in the *Courier*. By 1921 it was The Tumble Inn, "formerly the Boston Café." NC

46. **Jones RCA/Commercial building, 317-19 Fairhope Avenue, 1932, altered**

One-storey commercial building, about 40' facade and 80' deep; combed brick laid in common bond; west wall stuccoed; flat parapet with raised central step and blind panels; modern flat suspended canopy across storefront. Now three store spaces with varying facade treatments, mostly plate glass. Commercial entries also along east side off a walkway between this building and the old Post Office. Flat-roofed extension to rear, veneered in same brick.

Built by the Dysons as a spec rental in the Depression, early on it was Jones RCA, where Motorola radios were sold; later it housed Kamper's News and Hallmark Shop, and Hunter's News. Remodeled several times since the 1970s, it now houses three sportswear and apparel shops. NC due to radically modernized storefronts. (Roll 4, #29, #30, #31)

47. **Kamper's Grocery/Price Furniture Company, 320-24 Fairhope Avenue, 1924, altered c. 2000**

One-storey commercial building comprising three stores, all now with altered storefronts under a shingled mansard sloped front over upper face. Stuccoed on side walls, which go all the way back to DeLaMare; scraps of black Carrara glass on west pier and small wedges of bulkhead.

Built as Kamper's Grocery Store, which moved from its Section Street location; Price Furniture Company occupied the building from the 1970s until the business closed in 2000, and they are responsible for the Mansard canopy. Now occupied by three separate shops. NC (Roll 4, #32)

48. **U.S. Post Office/Fairhope Courier Office, Fairhope Avenue, 1932**

One-storey public building, generally Florentine Renaissance in style with arcades of multipane wood casement windows under semicircular overlights; smooth stucco on front portion, scored on the

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U.S. Post Office, Fairhope Avenue, continued:

facade to resemble stone block; somewhat rougher stucco and rectangular metal-frame windows on portion to rear. Facade fronted by a *loggia* porch behind a stuccoed *in antis* arcade on three Tuscan columns. Central double-door pedimented entry flanked by two arched windows; cornice and dentil frieze around the public (front) portion, frieze band bears "United States Post Office". National Register 1988.

Designed and built by Dyson and Company, it served as the Post Office from its construction until 1964; it then became the offices of the Fairhope *Courier*, which had formerly been located in the Gaston Building (see #57 below). C (Roll 4, #33)

49. **Lowell's Dry Cleaners/Commercial Building, 326 Fairhope Avenue, c. 1921**

One-storey commercial building, stuccoed with brick veneer facade and added sloppy-mortared orange brick side pier and bulkhead overlay. Flat parapet with suggestion of a decorative brick cornice line. Two store spaces with side-by-side entries in a slightly recessed canted center bay, flanked by show windows. Transom intact on west half with obscure glass; on east half this line is paneled out and front by the shop's stylized awning décor. The old paneled-and-glass wood doors remain.

Reportedly originally built for a jewelry store, it later housed the Lowells' cleaning business which added portions toward the rear, one a frame and tin-roofed structure used for hanging cleaned rugs to dry; this now is used by Joy's Patio on DeLaMare (see #22 above). The Fairhope Avenue building was occupied by Ingram Electric Company in the 1970s. C (Roll 4, #36)

50. **Carl Bloxham Insurance Co./Chamber of Commerce, 327 Fairhope Avenue, 1932, 1946**

One-storey commercial office building, built in two phases: smooth stucco over tile; flat parapet with terra cotta coping intact; Art Deco details such as a zigzag course at parapet, geometric floral or sunburst panels, and stylized fluting. Asymmetrical front reflecting different building periods: two offices, the smaller on the east side (1946), both with wood-and-glass commercial doors separated by a paneled pier; the doors and shed metal awnings date from 1986. The face below the 1932 parapet is incised with the builder's name, "Carl H. Bloxham"; this is the first example of an Art Deco style in Fairhope. National Register 1988. C (Roll 4, #34; Deco detailing, #35)

51. **Lowell's Bakery (Second Edition and Jubilee Music), 328 Fairhope Avenue, expanded and refaced 1927**

One-storey commercial building, about 60' frontage, brick veneer over block with central crested parapet and decorative coursework, three blind panels on upper face, transom panels intact but now blocked. Now contains two businesses with altered storefronts, metal-framed plate glass windows, modern entries, the music store's recessed; canvas awning over west half.

Brother to the dry cleaning Lowell (see #49 above), Grover Lowell operated his bakery here in the 1920s until the mid-1930s. It appears that at some point the original building was expanded to the west and refaced, and this masonry work is what we see today. Survival of upper-face masonry may leave this C (Roll 5, #5A)

52. **Rathje's Variety Store/Holland Pharmacy (Brenny's Too/Kinkade Gallery) 331 Fairhope Avenue, 1914, remodeled c. 1997**

Two-storey building now masquerading as one-storey: stuccoed, its front-gabled roof behind a raised flat parapet, the old rafter tails visible along the side eaves. Now completely obscured on the facade by a *faux*-fishscale screen or roof that slopes out at the bottom to cover a flat cantilevered canopy over the storefront, its frame sitting on a built-out storefront facing of Roman brick. Georgian-inspired doorway with flanking plate windows under molded cornices.

Built by Marmaduke Dyson on the site of Millie Beckner's cottage for the business of German Fairhoper H.J. Rathje and his wife Mary Rathje, who was also a photographer. The store is remembered for carrying "just about everything." Beginning in the 1930s until about 1997 the building housed Holland's Rexall Pharmacy. It has been completely refaced by the present owner and thereby rendered NC. (Roll 5, #6A)

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Fairhope Avenue, continued:

53. **Commercial Building (Buddy Richmond's office), 332 Fairhope Avenue, early 1920s**
Two-storey commercial building, c. 20' frontage, thrown stucco over tile block and painted a shrimp color, remodeled with a New Orleans flavor including multipane upstairs doors with flanking (working) shutters and a shallow metal balcony with wrought iron railing; plain upper face with flat parapet and molded cap or simple cornice. Two bays downstairs, the double-door entry to stair vestibule and downstairs shop in west bay under a fanlight, and a wood-frame plate window in the east bay with an intact 12-light transom above. Arrangement of the facade is asymmetrical because of the blind stair bay upstairs. Original front section is one room deep with wood floors, being redone at time of survey (2002); there is a long shed rear section on a concrete slab.
Built by Axil Johnson with a first-floor barber shop; the Colony Shop began its established Fairhope presence here in the 1950s. C (Roll 5, #11A; rear #3A)
54. **Electric Maid Bakery (Brenny's Jewelry), 333 Fairhope Avenue, 1936, remodeled 1986**
One-storey commercial building remodeled to look like a two-storey opera house: false three-bay upper level; recessed storefront between side piers with brick forecourt, fronted at the building line by four banded rectangular wood columns. New wood-framed traditional storefront with central entry. On the west (Bay) side, a stuccoed pier remains in the same Deco style as the old Hardware Building (see #56 below), with a cast iron medallion; its presence in this location is still being investigated.
Built by Marmaduke Dyson for Herbert Starkey's bakery business, which operated here until a few years after the owner's retirement in 1941. Purchased in 1986 for conversion into a jewelry store, its huge mixers with metal bowls as tall as a man had to be taken out the rear of the building. NC (Roll 5, #7A)
55. **Justice Lowell's Office (Fairhope Fudge Emporium), 334 Fairhope Avenue, c. 1917**
Small one-storey commercial building, about 15' frontage, brick veneer facade, now painted; flat parapet with blind panel below, now with a wooden sign board in it; transom occluded by a metal panel above a modern deep suspended flat metal canopy. Two-bay storefront with single panel-and-glass door entry and wood-frame plate window.
Built by John P. Lowell, early Justice of the Peace and a real estate man, this little building was for many years home of "Pink" Cramer's barber shop. Prior to its present occupancy by the candy store, from the 1970s to 2002 it housed the Fairhope Health Foods store. C (Roll 5, #12A)
56. **Fairhope Coal and Supply Company/Hardware Building (The Harbor Shop, Fantasy Island), 335 Fairhope Avenue, 1936**
One-storey commercial building, about 100' frontage, reportedly the second Art Deco building in Fairhope: Smooth stucco facade over tile block; Art Deco decoration including a molding course of ric-rac design, cast iron medallions with stylized floral designs, a central recessed entry with fluted pylon surround, piers with pleats— use of curvilinear as well as geometric design elements. Central entry bay has stepped-up parapet and is articulated by Deco design elements including a scalloped flat marquee. Paired single-light-and-wood entry doors into two shops on either side of recessed entry; flat canopy across both storefronts, without supports. All transoms now occluded by metal panels.
The Fairhope Coal and Supply Company was a consortium of builders including Marmaduke Dyson, Robert E. Stapleton, Ed Sheldon, Gene Lawrence and Axil Johnson, who contracted individually and together and pooled their resources to stock their supply yard, which was in the back of this building between it and the Dyson house on Magnolia Avenue. Dyson and Stapleton built this building in 1936; it eventually was operated as Fairhope Hardware, which moved in the late 1970s to the corner to the west (see #42 above). This building has been altered unsympathetically but not to the degree that its historic appearance is completely spoiled. C (Roll 5, #8A-10A)

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Fairhope Avenue, continued:

57. **Fairhope Courier Building/E.B. Gaston Building, 336 Fairhope Avenue, 1924**

Two-storey commercial office building, about 40' frontage; red tapestry brick veneer; raised central parapet cresting, concrete coping. Recessed central entry bay with door to stairs and west-side door to Colony office downstairs; six-light wood-frame transom panels intact (look like bottom-hinge hopper windows). Upstairs has three bays with central double doors onto balcony, flanked by trios of 6-over-1 wood sash. Downstairs the windows flanking entry bay are wood-frame plate. The metal balcony has been added, in a style similar to others in the area (*cf.* 311 Fairhope, #44 above): beaded ceilings on both levels, supported on metal poles with bases and capitals. Redone in 1996.

One of the most significant buildings in the downtown, originally housing the *Fairhope Courier* and Fairhope Electric Company downstairs and offices for M. Dyson & Company upstairs. Added to the National Register 1988. C (Roll 5, #13A).

58. **Wilson's Meat Market/Western Auto (M & F Casuals), 380 Fairhope Avenue, 1920s, first remodeled c. 1932**

One-storey commercial building, about 25' frontage, completely refaced in EIFS with projecting central entry bay, recessed double-door entry under a flared (copper?) hood, flanked by plate show windows with Bahama shutters over what would be the transom panels. Double doors are old wood-and-glass; two pineapple parapet finials appear older than the new décor.

Wilson's Meat Market was an established business on Section Street that moved into this building some time in the later 1920s. Remodeled or rebuilt by the Dysons in 1940 to be a Western Auto store. Its present refacing has rendered the building NC. (Roll 5, #14A)

59. **Soda Garden/Walker Building, 384 Fairhope Avenue, 1928, 2002**

Two-storey commercial/office building, c. 50' frontage, varitone combed buff brick veneer, crested parapet with concrete coping and decorative coursework beneath. Redone c. 1999 with center-half metal balcony added (*cf.* Colony Office, Pub), two sets of double-leaf doors onto it, flanked by single 1-over-1 sash, not original. Storefronts are set back between the side piers and central stair bay; all entries and show windows done in anodized aluminum and slightly tinted plate glass; storefronts faced in EIFS. The upstairs interior was retained in more original condition.

Built by Dyson & Company for John Lawrence, whose home and local telephone exchange business had been on the site; with professional offices upstairs and a grocery store below. Divided on the first floor at some point, in the late 1930s the west half housed the popular Soda Garden Café; in the 1940s it contained Shell's Five and Dime, which went all the way through to DeLaMare (*see* #28 above). A new owner, a Mr. Walker, knocked out the party-wall to the west (#58 above) and had a fabric shop on the ground floor of both buildings; in the 1980s the wall was rebuilt and the store spaces separated. Restored to its original upstairs configuration in 2002, with two shops on the ground; the rear portion vacant at the time of survey. C (Roll 5, #17A)

60. **Bank of Fairhope (Colonial Bank) 387 Fairhope Avenue, 1959**

One-storey modern commercial bank building, EIFS facing with canted-back entry bays under cantilevered flat brows; anodized and tinted storefront and door assemblies; recent (2005) west-corner tower with pyramidal roof.

Built on the site of the landmark Pinequat Shop, the oldest continuously operating business in Fairhope until its demolition for this third building of the Bank of Fairhope in 1959. The Fairhope bank merged with another bank in 1962. NC (Roll 5, #15A)

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Fairhope Avenue, continued:

61. **(Stowe's Jewelers), 393 Fairhope Avenue, c. 1946, remodeled**

One-storey commercial building, about 40' frontage, now completely refaced in EIFS; storefront set back between side walls with slender metal pole columns supporting the lintel; central double-door entry and flanking plate show windows, all surrounds, molding, *etc.* formed in EIFS.

A sidewalk paver says Stowe's established 1960, but this building has always housed a jewelry store beginning with a small corner of Pitman's Department Store next door to the east. The space was expanded into the drive between Pitman's and the Pinequat Shop. Its complete refacing in EIFS renders this building NC. (Roll 5, #16A)
62. **J.I. Pitman & Company/Bedsole & Gwin/Wilkn's Department Store, 395 Fairhope Avenue, 1929, altered 1939**

One-storey commercial retail building, c. 50' frontage and running back along North Section Street: smooth stucco with flat parapet and plain upper face; shallow projecting flat canopy covered with a scalloped canvas awning. Central canted-back double-door entry; show windows of clear plate in metal frames, dominating the facade so that it appears to be all windows separated by piers. Along Section Street side are occasional windows and a rear entry, but wall is mostly blind.

Continuing a tradition of a locally owned mercantile establishment on this primary corner, begun by the short-lived Fairhope Mercantile Company, later purchased by the Mershon brothers, and then Henry Crawford, all connected through family to the Gastons. The present building was constructed by J.I. Pitman in 1929; its original brick was stuccoed and the parapet removed in a 1939 modernization. The business became Bedsole's in 1952 and Wilkin's in the late 1980s. The Pitman interests still own the building; at time of update (2004) Wilkin's was going out of business. C (Roll 5, #18A)
63. **Bank of Fairhope/Mobile Press-Register Building, 396 Fairhope Avenue, 1927**

Two-storey Neoclassical Revival institutional-commercial building, originally built for the Bank of Fairhope and later occupied by the Mobile newspaper. Stucco over tile block, scored on the facade to resemble stone; deeply recessed front and tile-floored *loggia* porch fronted by two Tuscan *distyle in antis* columns sitting on parapet abutments; simple entablature surmounted by a dentillated cornice. The symmetrical facade itself contains double paneled-and-glass entry doors flanked by plate show windows surmounted by wood-frame transom windows filled with Greek-pattern screens. The entry bay is in a concrete surround with a central cartouche, above which is a round metal clock. Upper-face windows are single-light wood casements with the vent panels at the bottom so that they are out from under the porch roof. Interior stamped tin ceiling on first floor is intact.

Built on the site of the earlier frame Nelson Rockwell Ice Cream Parlor, this is one of a very few buildings in Fairhope designed by an architect, Mobile's William March; it was built by Marmaduke Dyson. Also the only bank in Baldwin County to survive the Crash and the Depression, it occupied this site until 1959, when it moved across the street to its new home, now the Colonial Bank branch (#60 above). The Bank's loan office remained here until 1971, at which time the Mobile *Press-Register* opened its Eastern Shore office in the building. It has been a Christmas shop since the late 1990s, but vestiges of the Bank's occupancy remain in the rear rooms. National Register 1988. C (Roll 5, #20A)
64. **Fairhope Pharmacy, 398 Fairhope Avenue, 1916**

Two-storey commercial building, about 40' frontage by 50' deep, recently relieved (by a hurricane) of its ribbed tin sheet siding to reveal the original masonry, which is a combination of scored smooth stucco and concrete block, all painted white. The distinctive curved parapet has been rebuilt, and the 1960s storefront and old upper sash windows have been replaced with anodized aluminum reproductions of the earlier multi-pane sash and storefront windows with overlights. The Section Street side-wall painting and town map have also been revealed and will be retained. The building is a fine example of early 20th-century commercial architecture, built by Marmaduke Dyson.

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Fairhope Pharmacy, 398 Fairhope Avenue, continued:

Other than the *Courier*, the Fairhope Pharmacy bears the oldest commercial name in Fairhope, and it is one of the oldest continuously operating drug stores in Alabama. When this masonry building went up in 1916, built by Marmaduke Dyson, it symbolized Fairhope's growing status as a successful enterprise. The business had been established by Dr. C.L. Mershon at the turn of the century, and it was originally housed in a frame building near this corner, no longer existing. Although some changes to upstairs windows are non-historic, the restored-to-view masonry makes this building C. (Roll 5, #21A)

65. **McKean Building, 400 Fairhope Avenue, 1931-32, 1947, 1964 with alterations**

Prominent corner commercial building, two storeys, streamlined corner entry into main store; textured orange-buff brick; two-storey metal balcony/canopy at corner, continuing along sides as one-storey canopy; roof supported by metal poles on both levels. Single upstairs windows with replacement 6-over-6 metal-frame false-muntin sash. Storefronts now a band of long metal-framed plate panels; bulkheads are only three brick courses high. Plain flat concrete-capped parapet.

This corner location always supported a major mercantile establishment, housed in frame structures until the present building in its original form was erected by George McKean in 1931 after its predecessor, the Corner Cash Store, crashed in the Depression. Originally a 50' X 50' block, it was expanded and its second floor added in 1947. The glass storefronts were inserted in the mid-1960s. After the hardware business closed in 1971, the building was subdivided in the late 1970s; the upstairs apartments were laid out in the early 1990s. This is a distinctive building with an interesting history. C (Roll 3, #6,9)

66. **Gaston Auto Livery Garage (Corner Market), 401 Fairhope Avenue, c. 1920, altered**

Two-storey retail commercial building with flat parapet, now refaced in EIFS (or new stucco?), its side along the corner court serving as the primary facade and entry; recessed double-door entry on Fairhope Avenue, not presently in use; plate windows in wooden frames; double doors above entry bay upstairs, not original. The side along the corner courtyard, originally a row of open service bays, now contains double wood-and-glass doors and unusual modern show window bays faced in a large-scale terrazzo-like material— *i.e.*, large pieces of stone in a concrete matrix. Balcony similar to one on Fairhope face fronts this whole side wall with exterior stairs to upper-level café; windows along here look like old fanlights.

This was the service wing for the Gaston Automobile dealership; because of its historic association and relatively intact service bay openings, it has been kept in the district even though NC. (Roll 5, #22A, 24A)

67. **Commercial Building (Remnant), Fairhope Avenue, c. 1930**

One-storey commercial building, about 25' frontage, stuccoed with flat parapet and terra cotta coping, plain upper face; central canted-back single-door entry with modern commercial metal door; canted sides have narrow 1-over-1 wood sash windows; front windows plate in wood frames. All storefront beneath original wood-frame windowpane transom panels. C (Roll 5, #25A)

68. **First National Bank of Baldwin County, Fairhope Avenue, 2002**

Under construction at time of survey: two-storey commercial building, red brick veneer over concrete block; crested parapet; center-half wood-frame door and window grids; metal balcony fronting facade, similar to other new ones in this district. Bayshore Construction, general contractor. NC (Roll 5, #26A)

69. **Commercial Building, 410 Fairhope Avenue, c. 1930, altered**

One-storey commercial building, refaced in EIFS with plain upper face rising to an overscaled stepped and crested parapet; west end entry with a pair of plate windows to side. Standing seam metal shed awning on decorative metal pole columns. NC (Roll 5, #28A)

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Fairhope Avenue, continued:

70. **Fairhope's First Hospital (Terra Potta/residence), 412, 412-B Fairhope Avenue, c. 1900**
Two-storey house now serving a commercial use on the ground floor with upstairs residence; gable-front, refaced on facade with novelty siding; deep front eaves with barge brace, knee braces in the Craftsman residential style. Attached wood balcony with shuttered double doors. Ground floor has central single entry and flanking windows, the east one 1-over-1 sash, the other commercial plate. Visible along side are original cake-icing stucco over Clay City tile block, 2-over-2 sash windows. Unstuccoed section crosses at rear; stair entry to upstairs is around east front corner.
Reportedly Fairhope's first hospital, operated by Dr. Floyd Moore; Dr. Moore subsequently built the Bayview Hospital at the corner of Bayview and Fels Avenues, the site of the recently demolished funeral home. C (Roll 5, #29A)
71. **Commercial Building/vacant, 416 Fairhope Avenue, c. 1925**
One-storey commercial building, about 25' frontage, Clay City brick and tile, now painted; flat parapet, symmetrical storefront with central door and flanking plate windows, wood-framed with 10-light overlight panels. Flat projecting nearly full-facade wood canopy. Rehabilitated 2001 for All Baldwin Cleaners, which have subsequently (2004) moved out. C (Roll 5, #30A)
72. **(Village Peddler/vacant), 420 Fairhope Avenue, c. 1925, altered**
One-storey commercial building, about 40' frontage, 3-bay symmetrical front with two store spaces on either side of a large central square-recessed entry bay. Old plate windows in molded wood frames with 10-light overlight panels; recessed doorway and entries all new with metal framing. Building is now completely faced in EIFS with oversized stepped-up segmental parapet. NC (Roll 5, #31A)
73. **Tuveson Brothers Garage (Honey-Baked Ham), 422-26 Fairhope Avenue, c. 1925, altered 1990**
One-storey corner retail and restaurant building, about 50' frontage; originally a service station, now veneered in antique-tone brick with tinted plate windows, vinyl awnings; low-gabled roof added. All remaining visible of the station underneath are the corner ball finials, look like concrete.
The Tuvesons were some of the original settlers of Fairhope and participated in Colony affairs. When this building ceased to be their garage business it served many uses; it was an automotive supply shop from the 1970s until the 1990s, when it was completely redone to its present appearance for Honey-Baked Ham. NC (Roll 5, #32A)

Masonic Drive

74. **Commercial Building, 5-7 Masonic Drive, 1997**
One-storey double commercial office building in traditional residential form: hipped roof with architectural shingle; EIFS siding; balanced 6-bay facade with each office having a central divided-light door and flanking windows of 4-over-4 vinyl-wrapped sash, all with over-light panels; slat shutters flanking. Deep projecting front eave provides shallow porch roof, supported on metal poles. Built by Courtney Cunningham and Susan Trotter Cunningham together with 70 South Section (see #107 below); Anil Badve, contracting engineer. NC (Roll 2, #21)
75. **Cunningham Private Residence, Masonic Drive, 2000**
Two-storey residential building, two storeys with interior court, irregular form with hipped garage pavilion, stepped gabled wall on drive. Constructed of modern pale yellow smooth block with modern 2-over-2 wood sash windows. NC (Roll 2, #22)
76. **Cunningham Guest House, Masonic Drive, 1999**
Two-storey guest house built by Susan Trotter Cunningham; same construction and materials as her private residence (#75 above). NC (Roll 2, #23)

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Morphy Avenue

A main east-west thoroughfare running through Fairhope from U.S. 98 to a block short of Mobile Bay, Morphy was named in honor of William Morphy, an early Single Tax proponent who supported the Colony. The Des Moines Single Taxer never lived in Fairhope, but he helped by buying 40 acres and giving the Colony a three-year option to buy the land, which it did and so was able to expand.

77. Fairhope Baptist Church/Theatre 98 Playhouse, 350 Morphy Avenue, 1924, enlarged 1946

One-storey cross-gabled church building, styled like a substantial gabled bungalow. Built of smooth white cement block with a with Dyson block foundation and quoins; primary windows with Queen Anne upper sash (border of stained glass with single clear central light) over single-light lower sash; gabled entry portico on Morphy side, square stuccoed piers with carved brackets and double paneled entry. Brick sills and brick soldier floor course. Rear two-storey section to backstage has block that appears to be a less fine aggregate, windows 6-over-6 and 3V-over-1 sash.

The second building of the First Baptist Church, it was enlarged in 1946 with addition of the educational building to the rear. The church left this building in the early 1950s; in the early 1980s the building was acquired by Theatre 8:15 and renovated for their use, and shortly thereafter it became known as the Theatre 98 Playhouse. C (Roll 2, #2,3)

78. Sunday School Building (Adult Recreation Center), 352 Morphy Avenue, 1952

Broad front-gabled utility building on concrete slab foundation; asbestos shingles, metal-roll-out windows; now has brick veneer on facade and fake Colonial decor, *i.e.*, shutters, wrought iron post supports.

Built as a Sunday School and Training Union Building by First Baptist Church, which sought to put up "the largest and most usable building at the lowest possible cost." After the church moved in the early 1950s, the City of Fairhope purchased the property, and it was subsequently used as a school band room and as an Adult Recreation facility. It is now a storage building. NC (Roll 2, #4)

79. Schaaf House (Perfect Impression Hair and Nails), 354 Morphy Avenue, 1920s

Side-gabled stuccoed cottage; half-facade extension of roof over porch with parapet wall, now glassed, with entry from side under barrel canvas awning; windows 2-over-2 wood sash, shutters added; no visible chimney. Drop-roofed room projection, east side.

For many years the home of Madame E.W. Schaaf, a local masseuse and informal chiropractor who practiced in association with Dr. Godard; local recollection is that, when she was using an electrical apparatus to cure aches and pains, it interfered with area radio reception. C (Roll 2, #5)

80. Lee House/American Bicentennial Museum (The Haven Re-Sale Shop), 357 Morphy Avenue, c. 1911 [Baldwin County marker]

Side-gabled stuccoed hall-and-parlor cottage; symmetrical front with central entry flanked by single 6-over-6 wood sash windows, door now a paneled replacement. Roofbeam brick chimney, shed rear addition. In the Lee family since the early 1900s, and home of Mary Heath Lee, well known Fairhope librarian. Rented for commercial use in 1966, it has been in commercial or museum use ever since. C (Roll 2, #7)

81. Burmeister House (Physician's office), 358 Morphy Avenue, c. 1920

Front-gabled stuccoed bungalow with partial-facade projecting gabled porch on stuccoed piers with arched openings, now glassed. Windows 3V-over-1 wood sash; eaves altered.

Home of the Burmeister family of Burmeister's Market on Section Street until about 1940, the house has served as an optical shop and other commercial uses since the mid-1980s; recently housing offices of the Thomas Hospital Foundation, it is now (2004) a physician's office. C (Roll 2, #8)

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Morphy Avenue, continued:

82 **Ingersoll-Starkey House (Downtown Animal Clinic), 359 Morphy Avenue, c. 1918**

Front-gabled, stuccoed bungalow, dominated by its slightly offset and deep projecting gabled porch with arcaded front of three bays: the central entry with barrel awning and flanking arched openings, now glassed. Wood sash windows with grills over them on sides; exposed rafter tails; standing seam metal roof; small gabled cockpit atop roof of main part of house. More recent garage on east side.

Built by Fred Ingersoll; long (1935-1970) the home of the Herbert Starkeys of the Electric Maid Bakery on Fairhope Avenue. Renovated 1980s as a veterinary clinic. C (Roll 2, #9,10)

North Section Street

83 **Gaston Motor Company (The Obvious Place), 12 North Section Street, c. 1924, altered**

One-storey automotive sales building, now a retail store: stuccoed on the storefront level, with vented metal screen above to parapet; streamlined corner; deep metal-framed plate glass show windows. Aluminum-and-glass entry near ell where building abuts the side of its neighbor to the east.

Always a significant corner location in Fairhope, it was for many years the show room with adjacent sales lot of the Gaston's Ford dealership and built adjacent to Gaston's Auto Livery garage (see #66 above) a business that dated from the early 1900s. NC as long as the metal screen is on. (Roll 3, #10,11,13)

84 **Wilkin's Annex (Law offices of Samuel W. Inge), 13 North Section Street, 1940**

A two-storey section at the rear of Wilkin's Department Store, the law offices on the second storey over the rear storefront and entry; one bay on the ground level occupied by a recessed metal stair, with *loggia* office entry area above. Stuccoed; modern plate windows flanked by casements, all metal-framed.

This rear section of the department store was added in 1940 to create more retail and storage space on the ground floor and rental space above that contains several office suites. C (Roll 3, #12)

85. **Ruffles & Sons Plumbing (Betty G Haynie Antiques), 15 North Section Street, c. 1946**

One-storey commercial building, about 25' frontage, stuccoed; storefront squarely recessed about 5 feet between the side piers; wood-framed storefront with low paneled bulkheads and single entry doors at both ends. A front roof slope of slate has been added from the parapet, flaring slightly at the eave line; lintel and projecting eave supported by square fluted wood posts on paneled bases.

Originally built by the Ruffles plumbing business (see #87 below) as an expansion for appliance display, it was in that use until the late 1970s. Briefly owned and occupied by Wilkin's Department Store for storage, it was purchased by Betty Haynie and has housed as her antique shop since 1989. C (Roll 3, #15)

86. **Welcome Center, 20 North Section Street, 1993**

Two-storey, side-gabled house-like City Welcome Center building, side-gabled with raised [Belgian] parapets; clad in EIFS; three facade bays, central entry flanked by two modern wood-framed French doors on ground level, three upstairs, all with slat shutters.

Built on the site of the City's Mission Revival-style power plant which housed the generator that produced the city's power. A fire station of the same size was added to the south side in the late 1930s, creating a double block or twin facade. This structure complemented the City Hall next door to the north (see #89 below), also Mission Revival with *Art Deco* features. All were built by the Oswalt Forster family of builders. NC (Roll 3, #14)

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North Section Street, continued:

87. **Ruffles & Sons Plumbing (Eastern Shore Travel/Sew Unique), 21-21½ North Section Street, 1930s**
One-storey commercial building, about 20' frontage and running back along alley about 100'; stuccoed; storefront set back between side piers as #85 above but not as deeply; aluminum-and-glass framing; shed canvas awning. Sewing shop in back with 6-over-6 wood sash windows; building at rear appears to be continuous with 15 North Section (#85), but in front parapet is slightly lower. High windows in side alley wall, wood-frame 4V pivots with brick sills. C (Roll 3, #16)
88. **State Farm Insurance Company, 23-25 North Section Street, 1940s, altered**
One-storey free-standing commercial office building, about 40' frontage, low profile with flat parapet and metal guttering all around. Facade remodeled: textured orange Roman brick veneer, stepped back on south end toward the aluminum-and-glass office front and off-center double-door entry. Bulkhead level also Roman brick, built out for planting. Wall along side drive looks like EIFS over original material; windows here are 3-panel metal-frame with lower hoppers; other side same except different windows with pivot upper panels. Built as a five-and-dime store, its present appearance reflects standard State Farm design elements plus more recent alterations. NC (Roll 3, #17)
89. **Old City Hall (vacant), 24 North Section Street, 1920s, altered**
Two-storey municipal building, stuccoed with its facade now obscured by a metal face screen and bricking on the ground floor. Built by the Forsters in the Mission Revival style, it served as the City Hall and then the Police Department until 2001, when the Police Department moved to a renovated building near the present Municipal Complex on Section Street. NC in its present condition.
90. **Green's Flower Shop/Dr. Frederick's Office (Fairhope Newsstand), 29 North Section Street, late 1930s, altered**
One-storey commercial building, about 20' frontage and 30' feet on its exposed side: stuccoed, with brick veneer and altered storefront up to the parapet panel, which was left in original condition to show the large corner rosettes and original stepped parapet. Shed canvas awning over storefront. Single wood-frame door next to south side pier, flanked by plate show window. Side wall on south retains cake-icing stucco and three high, square, 6-light wood-frame pivot windows.
The corner rosettes under the parapet are the vestige of Green's Flower Shop that was established in the building by Robert Green Sr., who came to Fairhope from Chicago in 1932; the business is now expanded and located on Greeno Road. From 1950 through 1997 the building was the office of local optician Dr. Pierce E. Frederick, great-nephew of famed educator Marietta Johnson. Store-front alterations, including a new window, were done in 1998. C (Roll 3, #18)
91. **Auto Service Department (Law offices of James G. Curenton Jr.), 33 North Section Street, c. 1930, altered**
One-storey commercial office building, about 40' frontage; white-painted stucco; six bays across facade including entry in fourth from left; bays alternate plain piers and long tinted plate windows in a column-and-void pattern. Horizontal concrete band courses define parapet panel; another band runs at top of windows and is broken by them, in effect making pier caps. Ball finials on corners; shed canvas awning over slightly recessed doorway with paneled wood door.
Reportedly an early auto shop, possibly associated with the Gaston Motor Company across the street, the building housed the Fairhope Novelty Shoppe in the 1930s. Alterations render it NC (Roll 3, #19)

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North Section Street, continued:

92. **Ponder Plumbing Co.** (Walcott Adams Verneuille Architects), **North Section Street, c. 1940, altered**
One-storey commercial building with chamfered corner bay, now redone as offices for an architectural firm: about 100' along Section Street with a 25' frontage on Magnolia Avenue; completely veneered in used brick with dentillated parapet band and soldier courses at lower edges of band. Bays now a series of fixed French doors with full-length slat shutters flanking; actual entry doors are in the first bay from the corner along Section. Flat cantilevered canopies; molded parapet cap around three corner bays. As fine as it is, alterations to the original make this building NC. (Roll 3, #20 [looking along Section toward corner], 21,22)

South Section Street

93. **Mason Building** (Christmas 'Round the Corner), **12 South Section Street, c. 1928, altered**
One-storey commercial building, now an ell space in the same store fronting on Fairhope Avenue: about 40' frontage, textured brick veneer masonry frame, with central pier clad in something like masonite; ceramic tile bulkheads; flat parapet defined by shallow corbeling, with concrete coping; all painted white. Off-center recessed entry to south side of pier; plate glass metal-framed show windows.
This was Dr. Mason's building up until 1942, when a clothing shop was located in it. In various retail uses over the years, it is now used by the Christmas shop essentially for storage. Recent removal of a facade-wide barrel awning that obscured the upper facade and blind panels has let this building return to C. (Roll 3, #8)
94. **Kay Shaw Family Dentistry, 14 South Section Street, c. 1928, altered**
One-storey commercial building, now in professional office use: about 20' frontage, varitone red brick veneer facade with eyebrow parapet and finial knobs; blind oval panel in parapet face, and two lower oval vents like the decorative ones in the Crown & Colony (#97 below). Three arched bays set in a slightly recessed panel, a central, slightly recessed wooden door flanked by small plate windows with beadboard panels below; barrel canvas awnings. Small projecting sign with a big tooth on it. NC (Roll 3, #7)
95. **Eastern Shore Sporting Goods, 18 South Section Street, c. 1940, altered**
One-storey commercial building, 25' frontage, brick veneer facade with two entries, modern show windows with shutters (!) flanking; flat parapet with soldier course. Shed canvas awnings over glassed sections only. NC (Roll 2, #36A)
96. **Commercial Building** (Cat's Meow Consignment Shop and law offices), **19 and 21 South Section Street, c. 1920, partially altered**
One-storey commercial building, about 30' frontage with its north third separated, now a small consignment shop with some original features: stuccoed, with entry to side and one canted bay wall, old wood-framed storefront; glass and half-paneled door; plain flat parapet. Other two-thirds of building separated by a fire wall and completely refaced in a Colonial motif: varitone pink brick veneer divided into four bays; entry on south end with leaded-glass-and-paneled door; three long wood-frame 8-light windows with flanking slat shutters; flat parapet continues, with shallow corbeling. Hipped block addition to rear. Although one bay remains in original or early condition, dominance of new facade renders this building NC. (Roll 3, #4,5)

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Fairhope Downtown Historic District
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South Section Street, continued:

97. **Greer's Market No. 26 (Crown & Colony Antiques), 24 South Section Street, mid-1920s**
One-storey commercial building, about 50' frontage and running back about 100' along Delamare Avenue: plain parapet front and largely glass storefront: stuccoed, recessed central entry and bands of wood-framed plate glass windows with platform display levels; double wood entry doors. Shallow suspended flat canopy; decorative iron oval vents in parapet face; flat parapet with terra cotta coping.
Greer's is Fairhope's oldest surviving grocery chain, founded in 1916 as Autry Greer & Sons of Mobile. Greer's left this location about 1950 to build a block down the street; this building then housed a feed store and, from the late 1950s until the late 1970s, the Davis Fashion Corner. It has been remodeled several times but retains much of its fine historic exterior appearance. Built by Oswalt Forster & Sons. C (Roll 2, #36)
98. **The Fairhope Garage (Objects/Merle Norman), 23-25 South Section Street, 1924, altered**
One-storey commercial building, about 60' frontage with two unequal store spaces, Merle Norman occupying about a fourth of the frontage on the north end. Larger business (most recently Objects) has recessed double wood doors and a south-end single door into what is probably an old storefront; plate glass show windows. Small north-end business (Merle Norman) has aluminum-framed storefront to ground level. Building covered in EIFS with a large eyebrow pediment that steps down towards the ends; canvas awnings. Behind the parapet the roof is gabled and topped by a small gabled and stuccoed cockpit or belvedere with side-sliding sash windows.
On the site of Fairhope's first school building, the Fairhope Garage has retained its distinctive parapet contours despite changes to the lower facade, which once had an open auto bay. Built by Dyson & Company, possibly for David A. Russell, a purveyor of paints, and early known as the Russell Building, this building later became part of the Fairhope Hatchery and then also housed Simmons Feed and Seed in the early 1950s. The superstructure or cupola on the roof was built during the tenure (1954-1969) of Eastern Shore Cleaners, for the fans. Merle Norman has been in the building since the mid-1970s; Objects, a gift shop, has occupied the larger south commercial space since the 1980s. Because of alterations to facade, NC. (Roll 2, #35; Roll 3, 2,3)
99. **Mannich's City Market (The Colony Shop), 31 South Section Street, c. 1924**
One-storey commercial building, about 60' of frontage now divided in half by different businesses with separate décor and paint jobs but sharing the odd asymmetrical crested parapet that sits atop the central part of the building. Original construction smooth stucco over Clay City tile; upper facade painted, patched, etc., the wood crested parapet with a beat-up vent in it. Storefronts modern, to-the-ground (very low bulkheads), one with standard aluminum framing, the other with anodized metal frame and wooden door. Shallow flat storefront canopies, Colony Shop's with decorative wrought iron supports. The roof from above can be seen to be barreled or like a very shallow gambrel.
This building has undergone many incarnations, incorporating portions of earlier buildings and an alley to the south that once ran beside the old Bank of Fairhope (see #100 below). The original section was built about 1924 as Fairhope Coal & Supply Company; in 1929 it was leased by a hatchery that hatched about 5,000 chicks a week. This business was sold in 1943, and from that time until about 1974 it was Mannich's City Market and Grocery, during which time the building was expanded; the large parapet appeared about 1970. From the later 1970s to the present time it has housed the Colony Shop in the north section and other small businesses in the south end. C (Roll 2, #32)
100. **Bank of Fairhope (Edward Jones/Accessories Galore), corner S. Section St. & Johnson Avenue, 1917**
One-storey commercial building, stuccoed on a slab foundation; stepped facade parapet; modern brick infill around central entry with aluminum-and-glass commercial door. When initially surveyed (2001) there were two storefront businesses and several shops and offices with windows and doors along

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Bank of Fairhope, continued:

the Johnson Street side; in 2004 Edward Jones & Co., the front corner tenant, combined the front spaces, removed the two canvas awnings and installed a metal shed awning that turns the corner to cover both the central and side entrances. The side storefronts have been made uniform, with wood-frame doors and windows and the parapet built up in steps to complement that on the front.

This is the home of Fairhope's first bank, chartered August 8, 1917, and located at what was then the heart of town. Over \$5,000 was deposited on its first business day. The Bank was so successful that ten years later it built its imposing home on Fairhope Avenue (see #63 above). This building then housed a Wayne Brand feed outlet in the 1930s; in the 1950s it was a restaurant. C (Roll 2, #31; south side #33; 2004 photo Roll 8, #15A, 16A.)

101. **Town and Country/Page and Palette, corner South Section and Delamare Avenue, 1947**

Two-storey corner commercial building with streamlined corner entry bay; glazed buff terra cotta block with glazed varitone buff brick banding and trim; large wood-frame plate store windows on street level; upstairs windows large and regularly spaced, retaining what is probably their original metal-framed configuration with overlights and casement sections to either side. Projecting wood-floored balcony/canopy surrounds street faces with wrought iron supports upstairs and round metal pole supports at street level. One-storey bay extension to east along Section Street, with shuttered window and canvas awning.

Built on the site of the early-1900s home of Ralph Young, a local merchant, the building was constructed by Fairhope builder Joe Kline and faced in glazed block and brick from Mobile, originally for a men's store, but one that also carried ladies' clothing, shoes, and a beauty and barber shop. The name changed to Town and Country, a business still going as a ladies' dress shop nearby. Page & Palette moved into the building about 1980 from a location adjacent to the south, and celebrated its 35th anniversary in 2003. C (Roll 2, #29 [one-storey section], #30 [Section Street face], #34; Roll 3, #26)

102. **Crane House (French Quarter/B. Sumrall), South Section Street, c. 1905, altered 1940s, 1960s**

Modern two-storey commercial building with *quasi*-traditional New Orleans decorative elements, connected to the small commercial court behind: flat commercial roof with deep flat eave extension matching depth of projecting balcony of wrought iron, also creating a canopy on street level with iron pole supports; used brick veneer over concrete block; single entry door flanked by plate windows on street level; upstairs, standard-size plate windows with shutters added. An extension to rear with side entry hints at an earlier building underneath: vinyl siding over original, upper windows older sash; open foundation. Space between this and #101 above covered by an extension of the balcony.

This is a 1960s-era facing on an early-1900s house that was and is located next to the State's champion crepe myrtle tree. It was the home of the Drs. Crane, two sisters from Illinois who were early chiropractors in Fairhope. Set back from the street about 22 feet, it was extended to the front after 1943 by its present owner to house the Town and Country shop (see also #101 above), one of the oldest continuously operating businesses in Fairhope's downtown. Its present face of relatively recent vintage renders this property NC. (Roll 2, #28)

103. **Knights of Pythias Fairhope Lodge, 52 South Section Street, 1915**

Two-storey Masonic building now in commercial use, recently (2004) redone with its upper storey in residential use. Stuccoed on a Dyson block foundation, concrete courses marking the floor levels; central double-door entry with flanking wood-frame plate windows on ground level. The recent alterations have removed a tin screen over the upper masonry and converted the old sash windows into French doors onto the shallow balcony created by addition of a two-storey metal structure supported by columns, typical of several that have been added to downtown two-storey buildings recently. Probably originally more closely resembling the Greeno Masonic Building at 66 South Section (#106 below), this building has been more altered, its parapet cut down and its upper face reconfigured, all prior to the 2004 rehabilitation.

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52 South Section Street, continued:

Called the "Pythian Castle" when it was dedicated in April 1915, this is one of the few lodge buildings in South Alabama of the Pythians, who were never as numerous as the Masons, possibly due to their post-Civil War emphasis on friendship and reconciliation. One of the largest buildings downtown when it was constructed, it also provided a meeting hall for other local clubs and civic groups, including the mystic Theosophical Society. When the Pythian lodge disbanded in the 1940s, the lodge building subsequently saw many uses, serving as the ABC store from about 1950 until 1978, when it was sold to the present owner. The 1980s remodeling included alteration of the large meeting hall to accommodate an antique gallery, and this type of business has continued in the space; successive commercial uses occupied the upstairs, including at one time a coffee shop. Most recently redone by John Bethea. C (Roll 2, #27; 2004 photograph Roll 8, #14-A)

104. **Frank Vorell Photography/Fairhope Hatchery (Yester-Year's Antiques), 56-58 South Section Street, c. 1920, altered**

One-storey double commercial building: pink Roman brick veneer with central pier and canted storefronts, their off-center doors adjacent to the pier; storefronts aluminum-framed with built-in overlights, shed canvas awnings all the way to the parapet. An older building with various commercial uses, but alterations make this NC. (Roll 2, #26)

105. **Rockwell Cash Store/Lodge (Dance Center Annex), South Section Street, c. 1917, altered**

One-storey set-back hyphen addition to Lodge building, about 20' wide, concrete block construction, central entry with flanking plate windows under small wood-frame overlights or transom panels; standing seam metal roof used as an awning over entire width. NC (Roll 2, #25)

106. **Greeno Masonic Lodge (Creative Outlet Dance Center), 66 South Section Street, 1911, addition 1980**

The more preserved of the two Masonic lodges on this block, with a long modern brick veneer extension to the rear that now houses the lodge itself. Two storeys, stuccoed on a Dyson block foundation, concrete courses marking floor levels; stepped parapet with *bas* relief Masonic symbol inscribed; central recessed wood-paneled entry with flanking windows and awnings, thrown stucco panels around windows. Upstairs facade and alley windows are 9-over-6 thermopane replacement sash; original windows visible in Bay side upstairs are 2-over-2 wood sash. Alley side contains entries toward rear and upstairs toward front, and a block course below the parapet.

Built on lots donated by Dr. Harris Greeno, first Mayor of Fairhope, the building also housed the U.S. Post Office on the first floor in the early years. After construction of the addition in 1980, the Lodge met in the newer building; the old lodge building has been rented as a dance studio for the last several years. C (Roll 2, #24)138.

107. **Commercial Building, 70 South Section Street, 1997**

Two-storey, side-gabled building, two separate pavilions joined by a roofed wooden stair with iron railings: commercial space downstairs and residential upstairs, the latter with shallow metal balconies under an extension of the roof between the corner piers. EIFS with architectural shingle roof; vinyl-wrapped 4-over-4 metal-frame windows, French doors and plank shutters upstairs; commercial fronts are double central entry doors flanked by single plate glass windows. Developed by Courtney Trotter and Susan Trotter Cunningham; Anil Badve, contractor. NC (Roll 2, #20)

108. **U.S. Post Office/United Way, 76 South Section Street, 1964**

One-storey free-standing institutional office building, buff brick veneer over concrete block; aluminum-and-glass facade panel at entry under shallow flat canopy; covered loading dock on rear. Served as the U.S. Post Office in Fairhope from 1964 until about 1990 when the new postal complex was built on Fairhope Avenue. NC (Roll 2, #19)

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Fairhope Downtown Historic District
Baldwin County, Alabama

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South Section Street, continued:

109. **Minnich House (Lacy property), 78 South Section Street, c. 1912**

An unusual house, now in office use: two one-and-a-half-storey side-gabled sections, one behind the other with a connecting construction of roof. Front section has attached hipped porch roof around its three sides, supported by square posts resting on low block piers that sit directly on the ground. Front is weatherboard on a concrete slab foundation; 1-over-1 wood sash windows, paired on front. Rear part with double-teardrop shiplap siding. Partial-width gabled attachment to rear, what appears to be an older cottage, with one 2-over-2 sash window in it; behind this is a novelty board shed porch, now glassed.

Built by W.P. Minnich, the south side of this structure retains its original appearance. The old shed-roof front porch has been removed. At one time the grounds around the house (now occupied by rental cottages, see below) were a satsuma orange grove tended daily by Mr. Minnich; this was reportedly the largest of the satsuma groves in Fairhope before 1924, when a deep freeze killed off this early mainstay crop. Minnich's grove occupied most of the block between Summit and Church Streets. C (Roll 2, #18)

110. **Minnich Rental Cottages 1,2,3,4 and 5 around the Court, c. 1940**

Five small gabled cottages arranged around a larger central house (see 109 above), all but #1 now in residential use; #1 is occupied by a shop. They are characteristically side-gabled, stuccoed on Dyson block foundations, with various small entry porches. (1) Central partial-facade gabled porch, now screened with 4 X 4 supporting frame; 3V-over-1 wood sash windows; metal roof, interior brick chimney near roofbeam; exposed rafter tails. Attached stuccoed garage, west side. C (Roll 2, #13) (2) Turned to its side and so functioning as if front-gabled, with one window and a 15-light entry door with gabled entry stoop in the gable end; 3V-over-1 windows; tall roofbeam brick chimney, metal roof, exposed rafter tails. C (Roll 2, #14) (3) Off-center entry under gabled stoop roof; recessed end porch, now glassed; 6-over-1 wood sash windows; standing seam metal roof, no visible chimney. C (Roll 2, #15) (4) Set end-ways to drive with attached rear garage; off-center entry with open-gabled stoop roof on a brick pier foundation, wooden steps and picket balustrade; 3V-over-1 windows; metal roof with raised roofbeam for venting; end-exposed brick chimney on rear. Cellar steps on driveway end. C (Roll 2, #16) (5) Similar to cottage 3 with three-bay front and enclosed recessed end porch, this time enclosed with pairs of sash windows. Off-center entry with gabled stoop roof; 6-over-6 wood sash windows; metal roof, exposed rafter tails. Side entry with braced shed roof.

These cottages were built by O.K. Cummings, who came to Fairhope from Michigan in 1920 and was a founder of Baldwin County Savings and Loan Association and also a building entrepreneur. Married to a member of the Minnich family, he built these cottages for rental purposes to assure a fixed income for his family members. C (Roll 2, #17)

111. **Bishop House, 104 South Section Street, c. 1915**

Two-storey hip-roofed stuccoed house on a stuccoed foundation; asymmetrical facade with partial-facade projecting hipped porch with entry to inner side, now filled with jalousies. Windows 3V-over-1 wood sash, paired on sides but irregular fenestration on facade: trio and flanking singles on second storey, with a single at interim level on north edge, probably lighting a stairwell; shutters added on front. One- and two-storey hipped projections to rear; side entry with hipped stoop porch; exposed rafter tails; interior brick chimney. Restored 2003 as the home of the Insurance Center, Mack Walcott, architect. As part of the changes to the property, the old tin shed and garage in the rear were destroyed.

Long-time owner Henry G. Bishop worked for the Bank of Fairhope and became its President and Chairman in 1953 after the death of Kirby Wharton, its former President. C (Roll 2, #11; outbuildings #12; after rehabilitation, Roll 8, #17A,18A)

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Fairhope Downtown Historic District
Baldwin County, Alabama

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Statement of Significance:

The Fairhope Downtown Historic District is being nominated to the National Register of Historic Places on the basis of Criterion A, Social History, because it is the earliest, most substantial and longest-enduring place in America that was originally founded by proponents of the philosophy of Henry George, and its governance is still heavily affected by that philosophy; and of Criterion C, Architecture, based on its intact collection of commercial and residential structures representing national building styles and trends adapted by local conditions and builders to serve the needs of this distinctive community.

CRITERION A: SOCIAL HISTORY

The story of this Single Tax Colony has been written about many times, several for National Register nominations. Areas of significance have been noted as Community Planning and Development, Entertainment and Recreation, Education (because of the Organic School), and Exploration and Settlement. For purposes of this nomination of the downtown area, areas of significance are suggested to be social history and architecture. Certainly Fairhope's origins are extremely significant, as the built creation of idealistic people reacting to American social and economic conditions in the late 19th century. The original settlers were from Des Moines, Iowa; they had formed the Fairhope Industrial Association, so named because one of them had remarked that they had "a fair hope of success" in their endeavor; and they came to Mobile Bay because they found some land that was attractive and that they could have at a good price. They were led by Ernest Berry Gaston, who in addition to being the moving spirit behind the group was editor of their newspaper, the Fairhope *Courier*, begun in Des Moines and continued in Fairhope, Alabama until this day. There were only 28 of them initially, including Mr. Gaston and his wife Clara Mershon, whose family also looms large in Fairhope's development.

Mr. Gaston had been very influenced by Edward Bellamy's novel *Looking Backward*, which had likewise had an influence on, and been influenced by, other utopian idealists of the period. The National Park Service in a recent edition of *Cultural Resource Management*¹ noted in an article about the Kaweah Colony in California that its Danish émigré founder had published, in 1884 (ten years before the founding of Fairhope), a book called *Co-Operative Commonwealth*, "outlining a model for collective, progressive settlement and replacing Marx's class struggle with the deliberate cultivation of cooperation as the 'motor of history'". The book was hugely influential and contributed to Edward Bellamy's popular fantasy, *Looking Backward*. "It was the absence of socialist dogma and an attempt to balance communal spirit with individual initiative that ultimately became the bedrock philosophy of Fairhope's founders.

The one indispensable idea was that of the single tax on land: this they adopted from the great work of Philadelphian Henry George, *Progress and Poverty*, published in 1879. Contemplating the extreme inequality of wealth and what he perceived as the exploitation of labor for the monopolistic benefit of capital, Mr. George assigned the blame for this state of affairs to "speculation and private profiteering in the gifts of nature"² — the greatest gift being the land. His singular achievement was then to devise a tax theory whereby "the value of land was socialized, but free enterprise guaranteed liberty and productive prowess in all other spheres."³ He proposed taxing the value of land alone, seeing that its value depended on communal investments and activities, and so wealth gained from owning it was "unearned."

When we tax houses, crops, money, furniture, capital or wealth in any of its forms, we take from individuals what rightfully belongs to them. We violate the right of property, and in the name of the State commit robbery. But when we tax ground values, we take from individuals what does not belong to them, but belongs to the community, and which cannot be left to individuals without the robbery of other individuals. . . . The value of land does not come from the exertion of labour on land, for the value thus produced is a value of improvement.⁴

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Fairhope Downtown Historic District
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Statement of Significance, continued:

In a Single Tax economy there would be no taxes on improvements, such as houses, stores, crops, workshops, *etc.*, so that the fruits of individuals' labor could be entirely theirs, and production therefore enhanced. The community was in turn to be sustained by the collection of land rents in *lieu* of taxes. The land was to be communally owned but privately possessed through leases, while all improvements made on or to it were the private property of the lessee. Speculative pricing of land, however, or inflated value by virtue of advantage of location, would not be possible under such a system because the land itself could not be privately priced or sold. This particular aspect of the single tax philosophy would prove to be particularly significant in Fairhope, and would be the cause of philosophical and legal wrangling over the years of the Colony's life to the present day.

It is not hard to imagine the welcome that such a philosophy would elicit in the general mercantile and protectionist circles of the time (Mr. George was a champion of completely free trade as well). Ten years before Fairhope was founded and about five years after the publication of *Progress and Poverty*, a piece in the New Orleans *Times-Picayune* commented on Mr. George's activities in Ontario on behalf of the single tax philosophy: "If the [Toronto] *Mail* is correct, George is contending for these two propositions: (1) that all poverty is in the main caused by the holding of land by individuals; (2) that poverty would be ended if the land were all confiscated. That is the shortest system of political economy extant."⁵

The implication of confiscation was typical of the methods of objection to the single tax philosophy. In a 1916 volume assessing the history and condition of the Single Tax Movement in America, Arthur Nichols Young commented that *Progress and Poverty* "perhaps has been the most widely read of modern books on social problems;"⁶ a recent commentary on the single tax notes that it was widely enough read, and appreciated, to have elicited a concerted effort at refutation:

Wealthy individuals poured their money into leading schools of economics to encourage the writing of treatises against George and the movements he had spawned. *The ethical perspective that land is a common heritage and the policy approach of land value taxation were subsequently eliminated from the field of economics.*⁷ [Emphasis added.]

Such virulence of opposition to the Single Tax indicates the strength of its appeal. The Iowa Fairhoppers would not have been affected by the theory wars, however. They were inspired by the ideal of the "cooperative individualism" suggested by Edward Bellamy and the hope of economic equity promulgated by Henry George. They had absorbed the belief that speculative advantages in the ownership of land contributed to a maldistribution of wealth, and that taxes on the fruits of labor and industry were stifling and counter-productive. In founding Fairhope, they therefore adopted a plan following the Georgist model, one not very different from what would later characterize the development of English New Towns after the Second World War: the community or corporation would own the land in common, all property holders would pay a rent in lieu of tax to the Colony on what they held by lease, and there would be no other municipal tax levied on the profits of their enterprise. They could build what they wanted and sell the improvements on the land for a reasonable price, but the advantage of location would not figure in any cost of property.⁸ Tendencies toward speculation would be mediated by governance of the Colony officers, and rents were to be applied to community resources such as a library, parks, utilities, and public transportation.⁹ As proof of their seriousness, the Colony almost immediately upon arriving on Mobile Bay agreed that the Bay-front beaches would belong to the community, so that no one could benefit either financially or aesthetically by ownership of the waterfront property. Paul Gaston, grandson of the founder and a distinguished historian of Fairhope, notes in a recent monograph that "cooperative ventures included the laying out of tree-lined streets which early plans show as widening toward the Bay, giving all lessees a bay view; bath houses and pavilions; a public water supply; a telephone system; a well stocked public library; a meeting hall; a school; and several small commercial enterprises."¹⁰

NATIONAL REGISTER OF HISTORIC PLACES
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Fairhope Downtown Historic District
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Statement of Significance, continued:

National significance is claimed here for Fairhope as the longest-lived and most successful of the American experiments with the Single Tax. The 19th century bred many Utopian communities in response to the societal and economic changes resulting from the Industrial Revolution and post-Civil War prosperity. The Single Tax Movement— which would likely have been more effective in the national policy arena had Henry George not died suddenly in 1897— inspired the founding of Georgist communities in Delaware, Colorado, Maine, Maryland, Massachusetts, and New Jersey. These ranged in scope from the “enclaves” of Fiske Warren such as Halidon, Maine and Tahanto, Massachusetts, which did not survive his death in 1938, through the small independent community of Free Acres, New Jersey to the villages of Arden, Delaware, and of course Fairhope.

After Fairhope in 1894, the next colony to be founded was that of Arden, Delaware, established in 1900 on a 162-acre farm purchased by two friends, one of them an ardent Single Taxer and the other an architect. Frank Stephens and Will Price were aided in their purchase of the land by a gift from Joseph Fels, the Philadelphia soap magnate and Single Tax advocate who was also one of Fairhope’s greatest benefactors. In 1916 Arthur Nichols Young noted in his survey of the Single Tax Movement that Arden’s plan was “nothing like as completely worked out as that of Fairhope.”¹¹ Although apparently less structured than Fairhope in its official dealings, Arden’s communal spirit and intellectual freedom caused it to flourish to the degree that in 1922 a second farm was purchased and named Ardentown, under the same Single Tax arrangement and 99-year land leases. A third area was added in 1950 and called Ardencroft. The villages have continued under their original arrangements to the present day¹²

Free Acres, New Jersey was established in 1910 on 75 acres lying 33 miles west of Manhattan. The founder was the residentially named Bolton Hall, a Presbyterian minister’s son and devoted Single Taxer. The colony began as a sort of summer campground for New York intellectuals: “It was a Single Tax colony, but not of single taxers.”¹³ They were all artists, libertarians or free thinkers if not true Single Taxers, and eventually— increasingly during the Depression— the members began to adapt their modest living arrangements for permanent use throughout the year. But in 1936 conflicts arose between the colony and the municipal authorities over methods of taxation, and changes adopted to satisfy the larger taxing authority, whereby residents in Free Acres essentially paid a colony rent on the land and a municipal tax on the improvements, caused the founder to depart the community in disgust. Even with Georgian ideals diluted, however, Free Acres survives as a guarded and governed residential settlement with communally owned land. An interesting summary observation by one of its historians is telling because of its applicability to similar experiments, and certainly to Fairhope today:

Over the years Free Acres has wandered from its roots in Henry George. The single tax in Free Acres could not work within a larger community which does not have a single tax. It worked for a while in Free Acres, as long as the houses were generally of uniform size, all small, simple and unpretentious, and the township assessors did not evaluate houses individually but Free Acres as a whole. But when these changed, the single tax had little chance. It forced families in small houses to subsidize the tax payments of families in larger houses.¹⁴

The very reason that Henry George refused to come to Fairhope was because he thought it impossible to maintain Single Tax governance in a small community within an unsympathetic larger world; he therefore considered such experiments damaging— or at least not helpful— to his cause. Discussing contemporary attitudes toward the success of Fairhope as a Single Tax experiment, Young reported:

Single taxers are not unanimous in their attitude toward Fairhope. Some believe that it is “one of the most practical and valuable efforts being made today (1909) for the cause.”¹⁵ Others agree with Henry George’s opinion of “a single tax city”, expressed in *The Standard* in 1889, that “the single tax cannot be fairly tried on a small scale in a community not subject to the single tax”,¹⁶ and that the success or failure of such an experiment proves nothing at all regarding the larger aspects of the program.¹⁷

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Statement of Significance, continued:

The above quotation about Free Acres reflects the conflict between single taxers and the general American public that likewise looms so large in the history of Fairhope. The town has been heavily affected over the years by the interplay among several forces: individual initiative and economic opportunity, emphasis on the cooperative and communal in provision of goods and services; and the more traditional American view of private property. For all the success of the Colony idea, in fact, the early attempt at a "people's cooperative" mercantile establishment was never thriving and ultimately failed. Its building, with a public meeting room on the second floor, is now the home of Fairhope Hardware and still going strong (#42). The failure of the co-op was perhaps a psychological setback to the Colonists, but in fact the struggle between the Single Taxers and private property had been going on ever since around the turn of the century, when non-Colony members were given leases to develop land and increase the population (see History following). Regarding this change, John Sledge commented that, "(t)hough probably inevitable, this decision would lead to tension and legal conflict in later years."¹⁸

Conflict there has been, generally involving the Colony's occasional refusal to transfer leases that were accompanied by inflated prices for improvements. The Colony had always prevailed in legal challenges, even through the boom years of the 1920s. Finally, in the 1970s, the Single Tax Corporation lost a legal action disputing a non-member's asking price for her Colony property, and at that point the dam was broken and the Colony could no longer control the market price of its lots. The real estate boom from the 1980s to the present, and the ever-increasing popularity of Fairhope as a place to live and invest, have put the smaller Colony properties at a tax disadvantage because smaller holdings have to pay a rate reflecting the valuation of total properties in the Colony, and they are skyrocketing. This is, of course, precisely the opposite of what the founders had believed and hoped for— and achieved, for a remarkably long time.

The city of Fairhope exists because of the Single Tax idea, and a case could be made that, according to the old dictum, because there has been (until recently) no conspicuous wealth, there has likewise been no conspicuous destruction. Many of the historic qualities of the town remain, including its intactness and density. The Single Tax Corporation remains a vital and significant element in the governance of Fairhope, still administering and transferring its leaseholds, and membership on its Board is coveted. To know that it no longer is truly a Single Tax community is not to diminish Fairhope's extraordinary significance as a social and economic experiment that has evolved to its present degree of success while retaining much— if not all— of its historic idealism.

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CRITERION C: ARCHITECTURE

The buildings in downtown Fairhope with the most distinctive architectural qualities and historical significance have already been included in the Multiple Resource nomination prepared by John Sledge in 1987 and listed in 1988. The purpose of the present district nomination is to recognize, and eventually protect, the whole cloth of the town. Fairhope is characterized by an intact streetscape of small-scale commercial properties, built of local materials and in most cases by a few local contractors who supplied the town with building materials and contracting services; prominent among these were the Dysons and the Forsters, both family businesses, but the group also includes names like Johnson, Lawrence, Stapleton, Cummings, Sheldon, and Tuveson.

As noted above in the Description of Physical Appearance, sources for building materials were mostly local. In the early days, Stimpson's saw mill provided lumber for the first houses and stores. Then the Clay City Tile Company produced terra cotta tiles and bricks that underlie much of Fairhope's buildings, both residential and commercial, and Marmaduke Dyson's concrete blocks are seen everywhere. Because the climate was often unkind to wood, these materials proved most useful and popular, and in the 1920s stucco began to be heavily used for both decorative and insulation purposes. What appears most typical of Fairhope architecture, then, are small shops and houses of tile block that are stuccoed, with traditional wood doorways, fenestration and trim. A larger example of this is the Magnet Theatre (#41), built in 1924 of Clay City Tile block and later stuccoed. Termites being a consistent enemy, buildings almost never have basements, and house foundations are raised at least to some degree and often supported on piers of Dyson block.

Fairhope's downtown has been called the "finest example of a main street on the Eastern Shore of Mobile Bay."¹ It contains intact blocks with a variety of common commercial styles from various periods, none of them over two storeys; the dominant one-part commercial stores are occasionally interrupted by the more stylized buildings such as the old Neoclassical Revival Bank of Fairhope (#63) and the glazed modernism of the McKean Building (#65). As noted in the Description, the variety of styles and periods of both commercial and residential properties in this district creates liveliness and interest without discord.

In recent years the increasing popularity of Fairhope as a tourist and shopping center has created an impetus, however, to maximize land use and sacrifice the smaller traditional buildings in favor of modern multi-use structures. Some of these have been very attractive, while others have tended to explode streetscapes and nudge building scales higher and higher. There is mounting concern among residents and some public officials that the historic beauty, charm and balance of Fairhope are being destroyed, and that the city will become a victim of its own success. An understanding of Fairhope's architectural heritage and its importance in reflecting the communal idealism of its founding should assist the city in finding a balance between continued growth and vitality on the one hand and maintenance of its traditional life on the other.

¹ John Sledge, NR Multiple Resource nomination, p. 8-1.

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Historical Summary:

The following historical summary is adapted heavily from that of John Sledge, who in 1987 prepared the original multiple resource National Register nominations of the Bayfront district and a number of individual buildings in the downtown. The reader is referred to those nominations and the substantial list of resources used in their preparation; there has been no attempt here to indicate all of those sources, but any additional ones used in the preparation of the present nomination of the downtown district have been noted.

The site of Fairhope was chosen by its founding reformers from Iowa and the Midwest for both its natural beauty and its relative cheapness. These reformers, shocked by the poverty, class conflict, industrial violence and other concomitants of rampant individualism then prevalent in the nation, were determined to found a Utopian colony based on the Single Tax philosophy of Philadelphian Henry George, whose book *Progress and Poverty*, published in 1879, had provided them with the basis of their philosophy. The Single Tax theory held that taxing the products of labor and capital, or individual initiative, was counterproductive, resulting in a troubling maldistribution of wealth. A single tax on the land itself, which ideally was owned by the community, left individuals free to pursue what they liked with their property but made speculation in land, based on advantage of location or other amenity, impossible. "As land cannot be increased, there is no basis for one to claim its income. In taxing away economic rent, the community is merely taking that which it has created independent of any action by the land owner. Taxation of the products of labor or capital would be robbery. George felt that land speculation was evil; community income is lowered, maldistributed, and the economy subject to boom and bust. The Single Tax removes any profit for the speculator, leaving land available for its . . . best use."¹ The basic tenet, and one that would resound into the future in conflict with more general American views, was that "We must make land common property."²

The small group of Des Moines who settled in Fairhope in 1894 was led by Ernest Berry Gaston, a young journalist and printer who had interested himself in Utopian ideals and had been strongly influenced by Edward Bellamy's *Looking Backward*. Under his leadership, the Fairhope Industrial Association was created under Iowa law on September 1, 1894. During the previous summer, two of its members, James Bellangee and S.S. Mann, had set out to locate potential sites for a settlement; at the same time, Mr. Gaston began publication of the *Fairhope Courier*, a small newspaper devoted to propagating the Single Tax philosophy and maintaining knowledge of and interest in the Fair Hope experiment. (The name "Fairhope" was derived from a remark made by one of the reformers during discussions of founding a colony of like-minded people, to the effect that they had a "fair hope" of success.)

Bellangee and Mann investigated sites in southwest Louisiana and west Tennessee but were particularly attracted by the prospects of the Eastern Shore of Mobile Bay. This area had a long tradition as a resort of Mobilians; Point Clear's Grand Hotel dated back to 1847, and wealthy Mobilians had built summer homes and cottages at Point Clear, Montrose and Daphne, which at that time was the County seat. The site finally recommended to the Fair Hoppers lay between Daphne to the north and Battles Wharf to the south and consisted of steep bluffs and overgrown pastureland; it has also been characterized in historic writings as a pine barren. The scouts reported enthusiastically on the climate, the beauty, and the cheapness of the land. A vote was taken by the group on October 1, 1894 and the Single Taxers chose Baldwin County, Alabama as the location of their noble experiment. They would find later on, however, that their land was "seductively beautiful but . . . turned out to be economically sub-marginal."³

The next month, in November, twenty-eight of the group— men, women and children— made the long trek from Iowa to the Eastern shore, boarding with Mobilians at Battles Wharf. The Fairhoppers' first land purchase in January of 1895 included 135 acres on the Bay between two gulleys that extended inland half a mile. As they added acreage in successive purchases, they accumulated about 4,000 acres by 1907, some of which were further inland from the Bay and primarily dedicated to farming. Whereas almost all the old downtown area was Colony land, there were a few tracts nearer the Bay that remained in private hands, much to the frustration of the Colony; this deeded or

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Historical Narrative, continued:

fee simple property in the midst of the communal lands has at times created a situation not unlike an uneasy truce. This was because, as Paul Gaston has articulately pointed out in a number of places, the idea of communally owned land was un-American and went against the grain of almost anybody's notions of real freedom.⁴

As a town site, the area offered few advantages. The land was of marginal agricultural value, as they soon discovered, and was covered with pine trees. There had actually been an earlier attempt to found a town there, before the Civil War, but it had failed. Steep bluffs met the bay, some as high as fifty feet, making for an arduous climb from the beach. The Bay here was very shallow with a gently shelving bottom, hindering the water transportation that was vital to the Colony's survival. Despite these practical difficulties, however, the Colonists quickly got to work to create roads up from the beach and to build the long wharf that would bring the world to them. The first thing they did was dedicate the Bayfront property to the Colony, so that no individual would have the economic advantage of the more desirable lots along the Bay. They saw the waterfront and bluffs as parkland, to be available to and enjoyed by all. They set about drawing off streets and lots above the bluffs, and cut a roadway down the bluff to the beach. They cut down some of the copious supply of pine trees and started building their houses and stores. Two primary streets were designed, Fairhope and Magnolia Avenues, parallel as they approached the bluff from the east but then joining as Magnolia curves into Fairhope before it descends to the beach. These two avenues were crossed higher up by Bayview Avenue along the high point of the bluff and then farther east by Section Street, which followed the section line. The center of the downtown area would become the crossing of Fairhope Avenue and Section Street, and it has remained so.

By the beginning of the 20th century, Single Tax colonies were being founded elsewhere in the United States, none in the South, and none would enjoy the success and longevity that Fairhope has. The first of these was at Arden, Delaware in 1900. Then came Fiske Warren's "enclaves" in Tahanto, Massachusetts in 1909 and Halidon, Maine in 1911; and Free Acres, New Jersey in 1910. A 1915 comparison shows Fairhope the most vigorous colony in terms of population and number of leases and amenities: by 1915 there were over 600 people and 250 leases, plus telephone service and a public library.⁵ The library, perhaps, is the perfect symbol of the community's appeal, because Fairhope from the beginning was an intellectually stimulating place to be, and it placed great emphasis on education. This being so, the arrival in Fairhope in 1902 of Marietta Johnson inaugurated an era of national and international acclaim for her theory of organic education, whereby children's experience was integrated into their whole experience and at their own rate, and they were not put in competition with one another for grades or distinction. This appealed mightily to the egalitarian ideals of the Fairhoppers, and after teaching a few years at the local school Mrs. Johnson founded the School of Organic Education, which had 500 students by the time its first year of 1908 was finished. Eventually the Colony provided a 10-acre site for the School with the Bell Building at its core. In the course of its life the Organic School has attracted the attention and patronage of a number of prominent educators and patrons, including Upton Sinclair, who enrolled a child there, and Clarence Darrow, Alexis Ferm, Wharton Esherick, and other writers of a philosophical persuasion. As early as 1913, John Dewey profiled it in his *Schools of Tomorrow*.⁶ Historic Organic School buildings have been previously listed on the National Register, and the school property is not in the present downtown district boundaries, but its presence and influence in the downtown are significant. The building that became the physical core of the School was the Bell Building (NR 1988), originally built by the Colony in 1904 and purchased by the School of Organic Education in 1910.

1904 was an important year in the life of the Colony for several reasons other than the construction of the Bell Building. In that year the original entity, the Fairhope Industrial Association, dissolved itself and became the Fairhope Single Tax Corporation under Alabama law. In addition, the Fairhope Improvement Company was formed as a joint stock company to promote development of Colony land; this group constructed a number of cottages, two of which still stand on Fels Avenue in the Bayfront district, and it also operated the Bay steamer *Fairhope*. Both of these endeavors indicate what had become a primary economic engine in Fairhope: its attractions as a tourist site and Mecca for intellectuals and free-thinkers. Agricultural pursuits had been hampered by the poor soil, but it was early recognized that the Bay and its attractions, most especially the cooling breezes in the summer, were ideal for summer

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Historical Narrative, continued:

residents and tourists, once the wharf has been built to get passengers off the steamers and up to the beach. "Meeting the daily boats was a major Fairhope social and business occasion until the construction of a causeway in the 1920s made possible automobile travel to Mobile."⁷ Hotels, inns and restaurants were built, none on a grand scale, to accommodate this influx of guests; although some of the better known ones have been destroyed, there are several in the Bayfront district now in use as private residences, and some in the downtown district in commercial use.

At some point around the beginning of the century came a critical decision: to allow non-Colony members to have leases on the land. This was done to increase population, but it was not an uncontroversial decision, and philosophical conflicts over the idea of communal lands and their transference have endured to the present. Another major and related decision was made in 1908: Fairhope was incorporated as a municipality (and its first mayor was not a member of the Colony). Thereafter residents looked to the City for services and protection, and early in the Depression the burdens of maintaining and parkland and other considerations of resources led the Colony to cede the public beaches and Bayfront parks to the City. The separation of City and Colony that began in 1908, though slow to develop, would widen over the years.

One local story has it that the downtown developed where it did because Mr. Gaston settled his house and newspaper office in the midst of what he envisioned as the future "hustle and bustle" of the town, just inside the section line along Fairhope Avenue. In his centennial history, Allums suggests that the Colonists' "design was to begin building up on the bluff at some point between Section Street and the bluff's edge. No one seems to know exactly where they first intended to raise a 'downtown,' but present-day Knoll Park and the areas adjacent to the bluff, as well as the beachfront itself, were sacrosanct back then as they are now . . ."⁸ The small commercial establishments collected around the crossing of Section and Fairhope Avenues, and many photographs taken of this area from the water tower on the northeast corner show us how things developed. As wood structures gave way to masonry ones and lots were filled in, a real main street town developed, complete with garages, theatres, hotels, and, on the Organic School grounds, a large assembly hall (now demolished). As long as the Bay boats were the only way to get into Fairhope, development tended to be more intense along Fairhope Avenue; in 1927, however, a causeway was finally built across Mobile Bay, and that romantic era of daily arrivals slowly faded away. At that point building tended to move up and down Section Street. The "new" bus station, moved onto North Section from its earlier location on South Church Street a few years after the Bay boats stopped operating, has recently (2004) been destroyed for redevelopment.

Local construction was in the hands of a group of contractors who built just about everything in Fairhope, and built it out of local materials. During the course of research for this nomination, the son of one of those contractors made the interesting observation that, during the boom years of the 1920s, many of the young builders went to Florida and practiced their trade in the Florida Land Boom; when they came back, they set to building houses and buildings that resembled the Spanish-flavored, stuccoed buildings they had learned to build in Florida.⁹ Many of the old Fairhope residential and commercial buildings reflect this modest adaptation of the Spanish style, with crested parapets, arched porches and various applications of stucco over the Clay City tiles underlying all the buildings of the period. The old City Hall (#88), before it was screened in the 1970s, was a prominent example of this type, with its arched *porte cochère* and stepped central parapet. Stucco became a characteristic building material in the 1920s for both commercial and residential buildings, and its modern replacement, EIFS or false stucco, has become a favorite exterior cladding for buildings going up today.

Another interesting sidelight from Fairhope's prosperous 1920s, and one that deserves more research, is the discovery that one Cabria de Montoliu, a Catalonian said to be the originator (we had all thought it was Ebenezer Howard) of the idea of an organic city plan, or garden city by English terminology, actually designed an organic city plan for Fairhope that was published in the *Courier* in 1922. Fairhope by then had developed as an ordinary cross-street town, but its philosophical antecedents were indeed organic, and it was home to one of the most successful and famous of organic schools. Although, apparently, nothing ever came of this organic plan of de Montoliu's, he and his

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Historical Narrative, continued:

family must have been to Fairhope at some point; this is attested to by letters in Colony files from "Mrs. C. Montoliu" in which she praises the beauties of Fairhope. There is also evidence from earlier letters in the files that the secretary of the Garden City Association in London had corresponded with William Call, one of the pioneers, saying that he read the *Courier* and followed Fairhope's progress with great interest.¹⁰ These kinds of connections, nearly lost in time, can help put Fairhope in the perspective it deserves as a bold and remarkably successful endeavor in the name of a better way to live, and one that was watched by people all over the world.

The 1920s were a prosperous and hey-day kind of time for Fairhope. A review of the inventory of the present District attests to the amount of building going on in town, both commercial and residential. Fairhope's vitality then rested not least upon its attractions to people of independent thought, whether or not they were actual Single Taxers. As early as 1916, Arthur Nichols Young reported that

Fairhope has never been a colony made up of single taxers alone. Indeed, not all the founders were orthodox in that faith, their number including communists and other radicals.¹¹ One of the single tax founders stated that "all through our later history we have had with us probably a majority who strongly espoused the socialistic faith."¹² The numerical growth of Fairhope has come, not so much from single taxers, as from radicals of various stripes and from those who were attracted by Fairhope's desirability as a resort.¹³

The intellectual ferment and artistic freedom nurtured in Fairhope were heavily supported by the activities of the Organic School. A contemporary memoir by Mary Lois Timbes, a graduate of the Organic School herself, says that in the 1920s the school

was a center of much activity in the town, bringing together people who contributed creative ideas as they carved out new lives. . . . A special synergy between the Single Tax Colony and the school was the ephemeral connection at Fairhope's heart. . . . The town had a Bohemian aura in those days. . . . Fairhope was a place where progressive thinkers came together in mutual respect—intellectually motley and philosophically varied as they were. By its very nature, Fairhope was a town that celebrated diversity while it lived its own vision.

This laid the groundwork for succeeding generations, although inevitably Fairhope's commitment to its original purpose and its economic mission waned as the town grew.¹⁴

Although Fairhope weathered the Depression, and the Bank of Fairhope was one of the few financial institutions in Alabama to survive through it, the 1930s did see a decline in activity, and the gradual disappearance of the Bay boats and availability of other routes to the Eastern Shore meant that there was less traffic through town. As Paul Gaston has put it, in these years

" . . . prospects dimmed. For both the colony and the school the Depression meant diminished funds, the shrinking of outside interest and support, and the passing of the old leadership. E.B. Gaston died in 1937, Marietta Johnson in 1938. Both passed away with pride in the achievements of their respective ventures, but also with anxiety about the future of their demonstrations."¹⁵

As in the rest of America, a certain amount of prosperity returned with the War years, and there was much vibrancy during the 1950s and '60s. Mary Lois Timbes discusses the late 1950s as "gently eccentric years."¹⁶ As noted above in the Statement of Significance, however, by the early 1970s the road-dominated post-War culture was drawing off the downtown's traffic and commercial vitality, and it was only by a conscious and determined effort on

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Historical Narrative, continued:

the part of the City's leadership that it returned to the even greater success it enjoys today. The centennial history of Fairhope reports that, by the early 1970s, "several disturbing factors were at work. . . . The center of commercial development moved eastward from the intersection of Fairhope Avenue and Section Street out to Greeno Road, which ultimately resulted in a neglected, infrequently used, and consequently less and less attractive downtown area."¹⁷ The newly elected Mayor in 1972, James Nix, set about a program of beautification measures that evolved into the extremely successful revitalization of the downtown area; at the same time, many of the newcomers swelling the business and residential ranks were people who loved Fairhope but were ignorant of the philosophical foundation of its history.

Still a tourist attraction and still a fine place to raise a family, Fairhope has now become as well a major retirement center. It retains its appeal for artists and free-thinkers, at the same time it attracts residents and businesses that know not one thing about the Single Tax Colony— at least until they go about acquiring property that sits on Colony land. The Colony itself remains a strong and committed organization, although it has had to adapt to the changes in land values following upon the triumph of speculative prices that finally prevailed in a court action.

This is perhaps the greatest challenge that Fairhope has faced: how to balance its philosophical foundation and its commitment to economic fairness— and the physical manifestation of that foundation— with the irresistible pull of growth and the glamor of being so popular. The true history of Fairhope is certainly one of the most bewitching anywhere, full of idealism, communal and egalitarian spirit, and childhood perfections that existed along with personal idiosyncrasies, wild flapper nights, radical ideas and hot arguments over how to relate to the land. Whether or not the Single Tax philosophy can be said to have survived in Fairhope, the Colony and City have created and continue to sustain an interesting and successful town with an indelible history and heritage.

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Notes for History Narrative

¹John Sledge NR nomination, p. 8-3.

²Henry George, quoted in Allums, *Fairhope 1894-1994: A Pictorial History*, p. 12.

³Paul M. Gaston, "A Utopian Heritage: The Fairhope Single Tax Colony," a monograph published through the Alabama Humanities Foundation and the National Endowment for the Humanities, n.p.

⁴See, for example, the untitled lecture by Dr. Gaston for the annual meeting of the Alabama Historical Commission in Fairhope, October 1, 1988.

⁵Chronology in the Multiple Resource NR nomination, John Sledge, 1987, n.p.

⁶Sledge, p. 8-6.

⁷Gaston *op. cit.*, n.p.

⁸Larry Allums, *Fairhope 1894-1994: A Pictorial History*, a locally funded book published by Donning Company, Virginia Beach, Va., 1994, p. 25

⁹Phil Porter Dyson, personal communication to Cathy Donelson.

¹⁰Research notes of Cathy Donelson from files of the Single Tax Colony.

¹¹Quoted by Arthur Nichols Young (see Note below) from *The Public*, May 7, 1915; his note 86, p. 253.

¹²Quoted by Young as "Bellangee, Fairhope, Its Problems and Its Future, *Single Tax Rev.*, May-June, 1913, p. 20," his note 87, p. 253.

¹³Arthur Nichols Young, *The Single Tax Movement in the United States* (Princeton: Princeton University Press, 1916), p. 253.

¹⁴Mary Lois Timbes and Robert E. Bell, *Meet Me at the Butterfly Tree: A Fairhope Memoir* (Fairhope: Over the Transom, 2001), pp. 21-22.

¹⁵Gaston, *op. cit.*, n.p.

¹⁶Timbes and Bell (see Note 14), p. 22.

¹⁷Allums (see Note 8), p. 155.

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Starkey Crane, O.K Cummings III
George DuBrock, Phil Porter Dyson, the late Sam Dyson, Susan Davis
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Florence Lowell Kellogg, Kathy and Jim Kennerson, Ron Kopesky
James Ladd, Ben Lucasson
Bobby Mannich, Martin McCafferty, Max McGill III, Iris Meinema, Bessie Montgomery
George Nelson, Robert Nelson, Ken Niemeyer, Margaret Norton, Aaron Norris
Bill Payne, Ike Pitman
Debbie Quinn
William "Buddy" Richmond, Cecil Rockwell
Betsy Ashby Sable, Flora Mae Simmons, John Sledge, Aline Stapleton, Jack Stapleton, Harmon
W. Stearns, Richard Stubblefield
Charles Torrey, Dick Turner
Pellum Walker, Curtis willard, Dee Wilson, Karen Wilson, Joy Word
and numerous other property owners and tenants

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Fairhope Downtown Historic District
Baldwin County, Alabama

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Notes for Social History Significance

¹Thomas L. Burge, Ward Eldredge, and William C. Tweed, "The Kaweah Colony: Utopia and Sequoia National Park," *Cultural Resources Management*, Vol. 24, No. 9, 2001, p. 7.

²Alanna Hartzok, "Henry George's 'single tax'," from *The Ultimate Guide to the U.S. Economy*, www.fguide.org, 4-21-04.

³Linus Yamane, "Free Acres," <http://bernard.pitzer.edu>, 1997. This is an essay about the New Jersey Georgist settlement by a man who grew up there and whose family is still there.

⁴Henry George, "The Single Tax— What it is and why we urge it," *The Christian Advocate*, 1890. Available on the net from <http://www.grundskyld.dk/1-single-tax.html>,

⁵"Henry George: The apostle who teaches that everybody shall be rich and nobody poor." Reprinted from the *Times-Picayune* by the Birmingham *Iron Age*, August 28, 1884.

⁶Arthur Nichols Young, *The Single Tax Movement in the United States* (Princeton: Princeton University Press, 1916), p. 297.

⁷Hartzok, *op. cit.*, see Note 2.

⁸For a full discussion of these philosophical issues specific to Fairhope, see the National Register Multiple Resource nomination of 1987 prepared by John Sledge of the Mobile Historic Development Commission.

⁹NR nomination, section 7, page 3.

¹⁰Paul M. Gaston, *A Utopian Heritage: The Fairhope Single Tax Colony*. Monograph for the Alabama Humanities Foundation, n.d., p. 4.

¹¹Young, *The Single Tax Movement . . .* (see Note 6), p. 251. Arden is the only other one of the Single Tax colonies to be mentioned in the thorough discussion of Fairhope in this substantial early book on the Single Tax Movement.

¹²John P. Reid, "Collecting Delaware Books: Arden's Frank Stephens," <http://jnjreid.com/cdb/stephens.html>, undated.

¹³Yamane, "Free Acres," see Note 3.

¹⁴*Ibid.*

¹⁵This and the following footnote are those of Young, this one 102: "Statement of Joseph Fels, Daniel J. Kiefer [who was Chairman of the Joseph Fels Fund Commission], H.F. Ring, and J.J. Pastoriza, in *Fairhope Courier*, Jan. 9, 1909, pp. 3,7.

¹⁶Young's note 103: "The Standard, Nov. 2, 1889, pp. 2-3."

¹⁷Young, p. 256.

¹⁸National Register nomination., Historical Summary, p. 6.

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Fairhope Downtown Historic District
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Verbal Boundary Description

The proposed district is bounded generally on the north by the back property lines between Fairhope and Magnolia Avenues, with an extension along Section Street up to the Magnolia Avenue crossing. On the east the boundary is primarily Section Street, on one block extending along Fairhope Avenue to the Bancroft Street corner where Tuveson Brothers Garage is the last property. The properties along the south side of Morphy Avenue between Church and Section Streets are the southernmost boundary, and the line of South Summit Street from the Fairhope School to the Fairhope Avenue corner is the western boundary. These boundaries are shown on the accompanying sketch map.

Boundary Justification

The boundaries of the district were determined to enclose as much of the historic downtown as retains its density and cohesion, and contains as well an acceptable aggregation of contributing properties still reflecting their historic character. The relative unevenness of the north and south edges accommodates those historic properties that have remained in the midst of more recent modern incursions along Section Street.

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Photographs

Fairhope Downtown Historic District
Baldwin County, Alabama

Photo Logs
for printed photographs

1. DuBrock's Laundry, c. 1928
7 North Church Street
Inventory # 2
Roll 1, #9
2. Auto Repair Shop/Fairhope Bus Depot, c. 1940
2 South Church Street
Inventory #6
Roll 1, #15
3. Irwin-Sandoz-Jones House (Church Street Inn), c. 1923
51 South Church Street
Inventory #12
Roll 1, #23
4. Town and Country/Page & Palette, 1947
Corner South Section Street and Delamare Avenue
Inventory #101
Roll 2, #34
5. Ponder Plumbing Co./Walcott Adams Verneville, c. 1940
corner North Section St. and Magnolia Avenue
Inventory #92
Roll 3, #22
6. Joy's Patio (with old Lowell's Cleaners sheds), 1920s
Delamare Avenue
Inventory #22
Roll 3, #34
7. The Lyon's Share, 2000
330 Delamare Avenue
Inventory #29
Roll 3, #36
8. Walker's Furniture Store (The Pub), 1920
311 Fairhope Avenue
Inventory #44
Roll 4, #24A

United States Department of the Interior
National Park Service

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Fairhope Downtown Historic District
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Photo Log, continued:

9. Lowell's Dry Cleaners, c. 1921
326 Fairhope Avenue
Inventory #49
Roll 4, #36
10. Fairhope Coal & Supply/Hardware Building, 1936
335 Fairhope Avenue
Inventory #56
Roll 5, #10A
11. Bank of Fairhope/*Press-Register* Building, 1927
398 Fairhope Avenue
Inventory #63
Roll 5, #20A

FAIRHOPE DOWNTOWN HISTORIC DISTRICT

Source: Baldwin County Tax Map
Enlarged, not to scale

Legend: Contributing 
Non-Contributing 