



Historic Properties in Fairhope, Alabama

In 2015 The City of Fairhope engaged Schneider Historic Preservation, LLC to perform an inventory of historic properties in Fairhope. They evaluated 3 separate districts and the structures within these districts

- Downtown Fairhope Historic District (see attached)
- Fairhope Bayfront Historic District (see attached)
- White Avenue Historic District (see attached)

For more information on the historic properties in Fairhope, please visit the Building Department page on the City of Fairhope website at <https://www.fairhopeal.gov/departments/planning-and-development-services/building-and-permitting/historic-structures> . The numbers listed by the structures on each of the district maps correspond the information about the property contained in each of the reports listed on the website.

The International Code Series provides special conditions and allowances for the rehabilitation and renovation of legally listed historic structures (see attached). The legal definition of a historic structure is:

HISTORIC BUILDING. *Any building or structure that is listed in the State or National Register of Historic Places; designated as a historic property under local or state designation law or survey; certified as a contributing resource within a National Register listed or locally designated historic district; or with an opinion or certification that the property is eligible to be listed on the National or State Register of Historic Places either individually or as a contributing building to a historic district by the State Historic Preservation Officer or the Keeper of the National Register of Historic Places.*

The City of Fairhope does not have a formally adopted Historic Preservation Ordinance, therefore preservation or maintenance of historic properties is at the discretion of each property owner. However, there are numerous grants and programs at the County, State and Federal level that provide opportunities to have properties listed and provide financial incentives for rehabilitating these properties (see attached).

Baldwin County Historic Development Commission

The Baldwin County Commission was authorized to create the Baldwin County Historic Development Commission by Section 45-2-221, et seq., of the Code of Alabama 1975 (Act No. 80-497 as amended by Act No. 89-960.) The goal of the Baldwin County Development Commission is the preservation and protection of buildings of historic and architectural value in the historic and preservation districts of Baldwin County, and the maintenance of the distinctive character of these districts. There are 2 historic districts adjacent to the City of Fairhope:

- Point Clear Historic District (see attached)
- Montrose Historic District (see attached)

For more information, please contact Baldwin County at:

Baldwin County Historic Development Commission
PO Box 89
Bon Secour, AL 36511
251.949.5550

<http://baldwincountyal.gov/bchdc>

Alabama Historic Commission

The Alabama Historical Commission (AHC) was created on August 19, 1966, and the Commission is the agency designated to carry out the state's responsibilities under the National Historic Preservation Act of 1966.

<https://ahc.alabama.gov/nationalregister.aspx>

The Alabama Department of Revenue administers the Alabama Historic Rehabilitation Credit Program. The program provides a refundable income tax credit against the tax liability of the taxpayer for the rehabilitation, preservation, and development of historic structures. The credit is equal to 25% of the qualified rehabilitation expenditures for certified historic structures. No tax credit claimed for any certified rehabilitation may exceed \$5,000,000 for all allowable property types except a certified historic residential structure, and \$50,000 for a certified historic residential structure. The entire credit must be claimed by the taxpayer in the taxable year in which the certified rehabilitation is placed in service. This credit is refundable and transferable but cannot be carried forward (see attached).

<https://revenue.alabama.gov/tax-incentives/major-tax-incentives/historic-rehabilitation-credit/>

National Parks Service

(National Register of Historic Places)

The National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources.

Below is a link to the website listing of historic properties located in Baldwin County.

<http://www.nationalregisterofhistoricplaces.com/al/baldwin/state.html>

Private Organizations

There are numerous private organizations that assist with providing information for obtaining grants and financial assistance for historic rehabilitation and renovation projects. Below are listings and website information for some of these organizations:

Preservation Directory This site provides substantial information regarding historic properties throughout the United States, as well as funding sources and programs available to property owners. See their website and their "Grants and Funding Sources" page for more information.
<http://www.preservationdirectory.com/PreservationGeneralResources/GrantsFundingSources.aspx>

The Craftsman's Blog. The writer of this blog (Scott Sidler) wrote a great article giving details and website links to programs where homeowners can look for tax credits, grants, and financial assistance in rehabilitating historic properties.

<https://thecraftsmanblog.com/how-to-fund-your-restoration/>

Alliance for Historic Landscape Preservation

www.ahlp.org

American Cultural Resources Association

<https://www.acra-crm.org>

National Alliance of Preservation Commissions

<http://napc.uga.edu/>

National Trust for Historic Preservation

www.nthp.org

Preservation Action

www.preservationaction.org