

Fairhope Historic Preservation Commission (FHPC)
Meeting Minutes
Wednesday, May 14, 2025, 3:30 p.m.
Fairhope Museum of History
24 N. Section Street, Fairhope Alabama 36532

Members In Attendance:

Chair Mara Kozelsky-Hunter, Vice Chair Amy Molyneux, Ginger Golson, Gary Gover, Skip Jones, Danny Mixon, and Susan Stein (Arrived 3:35 p.m.). Also present, Erik Cortinas (Staff Liaison) and Jenny Opal Wilson (FHPC Secretary). Jay Robinson (City Council Representative) not present.

Guests: Don De Gutz

Call to Order:

Chair Mara Kozelsky-Hunter called meeting to order at 3:30 pm.

There was no old business to discuss.

Approve Minutes:

Chair Mara Kozelsky-Hunter asked FHPC for a motion to approve the April 9, 2025 FHPC Meeting Minutes. Gary Gover made a motion to approve the April 9, 2025 FHPC Meeting Minutes, seconded by Ginger Golson. Motion passed unanimously.

Discuss Presentation to City Council Work Session on May 27, 2025:

Chair Mara Kozelsky-Hunter discussed the Provisional FHPC Presentation to be given at the City Council Work Session on May 27, 2025. FHPC discussed delaying presentation. Skip Jones moved to delay presentation, seconded by Gary Gover. Motion passed unanimously. FHPC will review July-August 2025.

Gary Gover suggested the Provisional FHPC Presentation Agenda Items: Historic Preservation and Heritage Tourism, Historic Survey and Consultant, CLG, Demolition Review, and Historic Buildings and IEBC should all be discussed separately at City Council Work Sessions due to limited time. Gary thanked Mara for positive impact on timeline of presentation.

Fairhope Historic Preservation Commission
Minutes – May 14, 2025

Chair Mara Kozelsky-Hunter prioritized promoting Heritage Tourism in Fairhope to businesses and property owners to demonstrate an economic impact of historic buildings to encourage preservation with a thoughtful and careful approach to demolition of historic resources. More data required on Heritage Tourism and suggested questionnaire at Welcome Center “What Brings you to Fairhope?” In addition, she would like to request the City of Fairhope promote Heritage Tourism.

Gary Gover referenced a historical brochure Paige Crawford, Director of Community Affairs provided at the Welcome Center to visitors.

Susan Stein will take lead on collecting Historic Tourism data from the Grand Hotel and other areas.

Historical Survey:

Erik Cortinas, City Liaison, gave presentation on City of Fairhope Historic Districts Maps: Bayfront Historic District, Downtown Historic District, White Avenue Historic District, and Montrose Historic District. (Maps attached to minutes.)

Erik Cortinas, City Liaison, shared Statement of Qualifications on Historic Preservation and Community Development Consulting Services on Taylor Pruett, Director of Preservation Services, Landmarks Foundation and Dr. Caroline T. Swope, Kingstree Studios. (Statement of Qualifications attached to minutes.)

Chair Mara Kozelsky-Hunter referenced Local Historian/Consultant, Alan Samry of Fairhope, Alabama.

Vice Chair Amy Molyneux referenced local consultant Jerry Lathan, The Lathan Company, Historic Preservation Specialists of Mobile, Alabama.

Erik Cortinas, City Liaison, asked FHPC to submit consultant information to him and he would send out a request for Statement of Qualifications.

Erik Cortinas, City Liaison, discussed the process of updating the Historical Survey in depth with budgeting funds for the FY25-26 Budget.

**Fairhope Historic Preservation Commission
Minutes – May 14, 2025**

Chair Mara Kozelsky-Hunter discussed FHPC priority is to get the Certified Local Government (CLG). CLG grants are available to help fund surveys. In addition, she discussed volunteer opportunities for college graduate students to support survey.

Other Business:

Vice Chair Amy Molyneux gave presentation on Demolition Assessment Fees. (Presentation attached to minutes.)

Public Comment:

Don De Gutz discussed rezoning the Historic Fruit and Nuts District on Bluff.

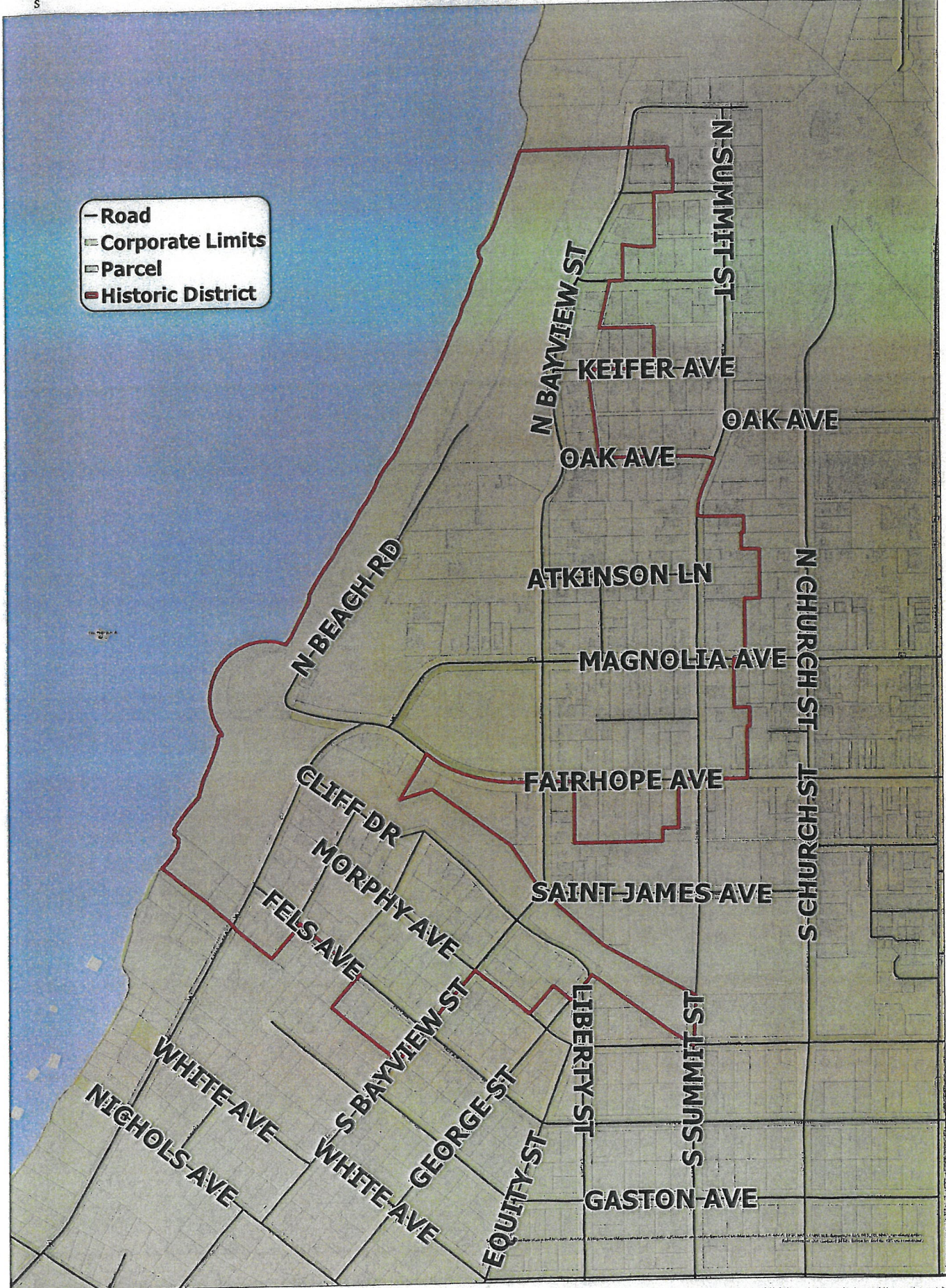
Adjourn:

Skip Jones made a motion to adjourn meeting, seconded by Ginger Golson. Motion unanimously passed.

There being no further business, the meeting was adjourned at 4:20 pm.

Respectfully submitted by
Jenny Opal Wilson, MPA,CMC
Assistant City Clerk - FHPC Secretary

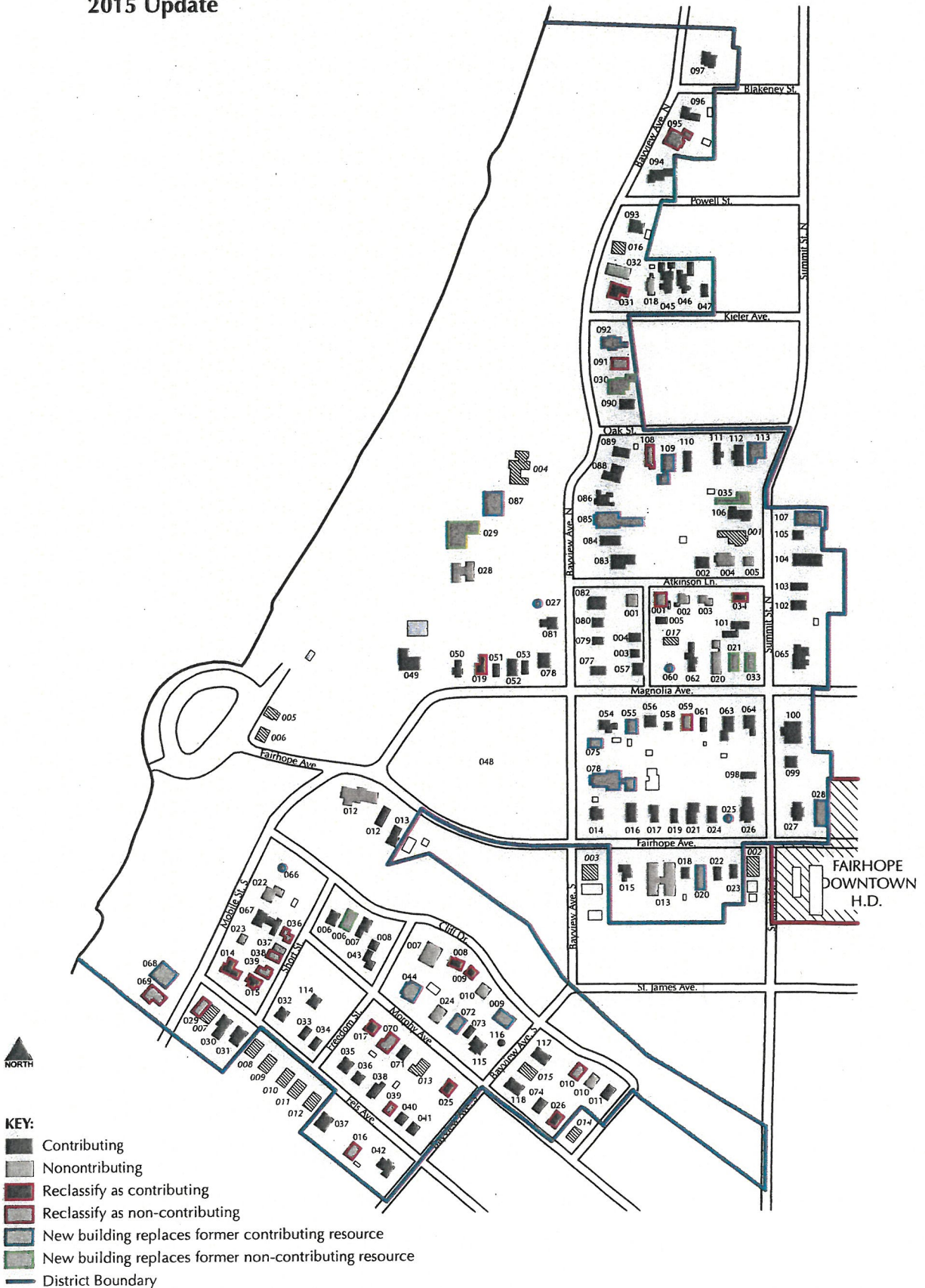
City of Fairhope
Historic Districts:
Bayfront



FAIRHOPE BAYFRONT HISTORIC DISTRICT

Listed in the National Register
of Historic Places in 1988

2015 Update

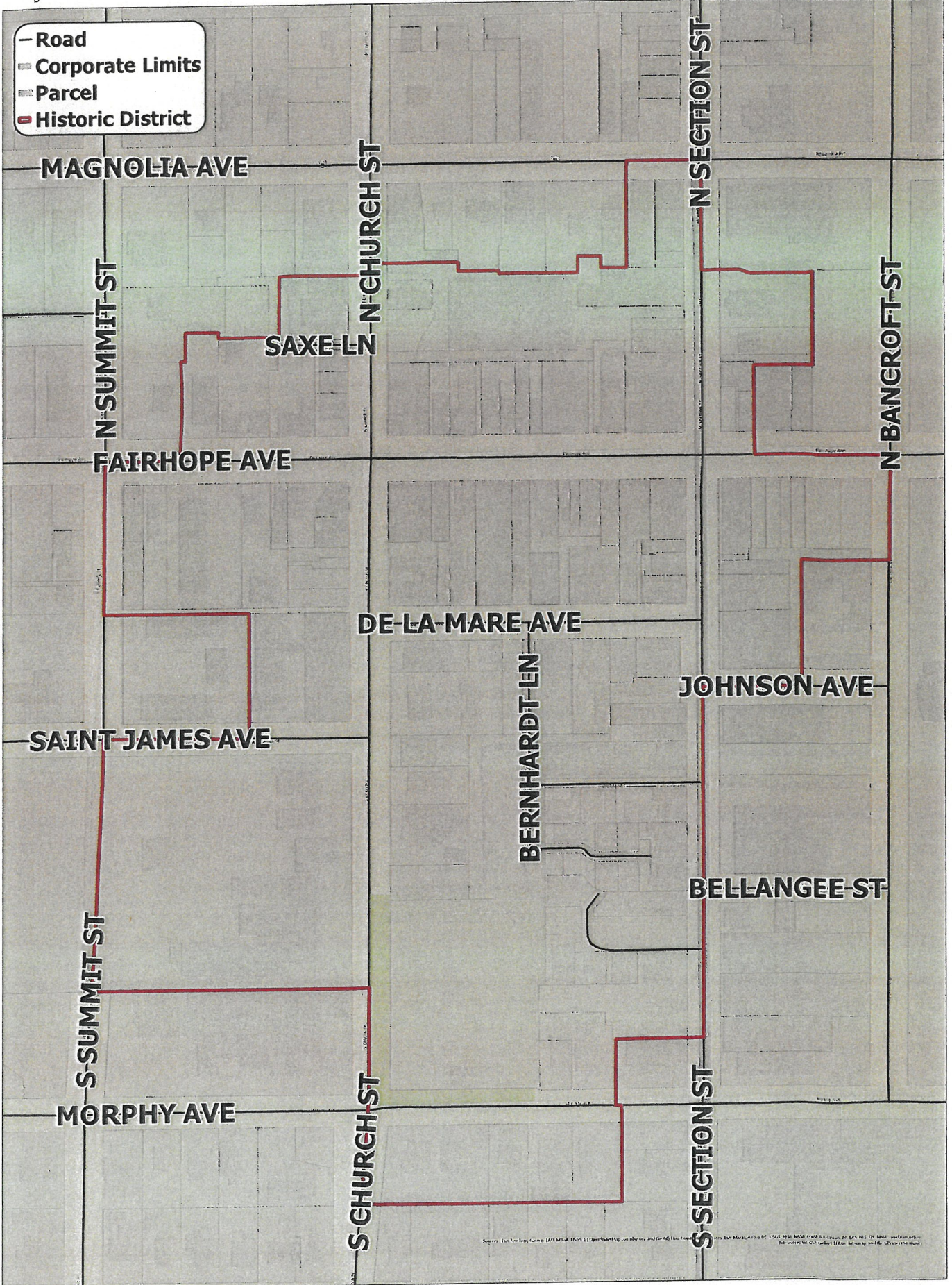




City of Fairhope Historic Districts: Downtown



- Road
- ▭ Corporate Limits
- ▭ Parcel
- ▭ Historic District



MAGNOLIA-AVE

N-SUMMIT-ST

N-CHURCH-ST

N-SECTION-ST

N-BANGROFT-ST

SAXE-LN

FAIRHOPE-AVE

DE-LA-MARE-AVE

JOHNSON-AVE

SAINT JAMES-AVE

BERNHARDT-LN

BELLANGEE-ST

MORPHY-AVE

S-CHURCH-ST

S-SECTION-ST



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**DOWNTOWN FAIRHOPE
HISTORIC DISTRICT**
Listed in the National Register
of Historic Places in 2006
2015 Update

**Potential Changes to the
Historic District Based on 2015
Survey Results**



- KEY:**
- Contributing
 - Noncontributing
 - Reclassify as Contributing
 - Reclassify as Noncontributing
 - Existing District Boundary
 - Eligible District Boundary
 - Resource #
 - Resource Added
 - Reconnaissance Resource

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411 East 6th Street, Anniston, AL 36207 • Phone: (256) 310-6320
Fax: (334) 322-5631 • e-mail: dschneider@bellsouth.net
www.shphistoric.com





City of Fairhope
Historic Districts:
White Avenue



- Road
- ▭ Corporate Limits
- ▭ Parcel
- ▭ Historic District

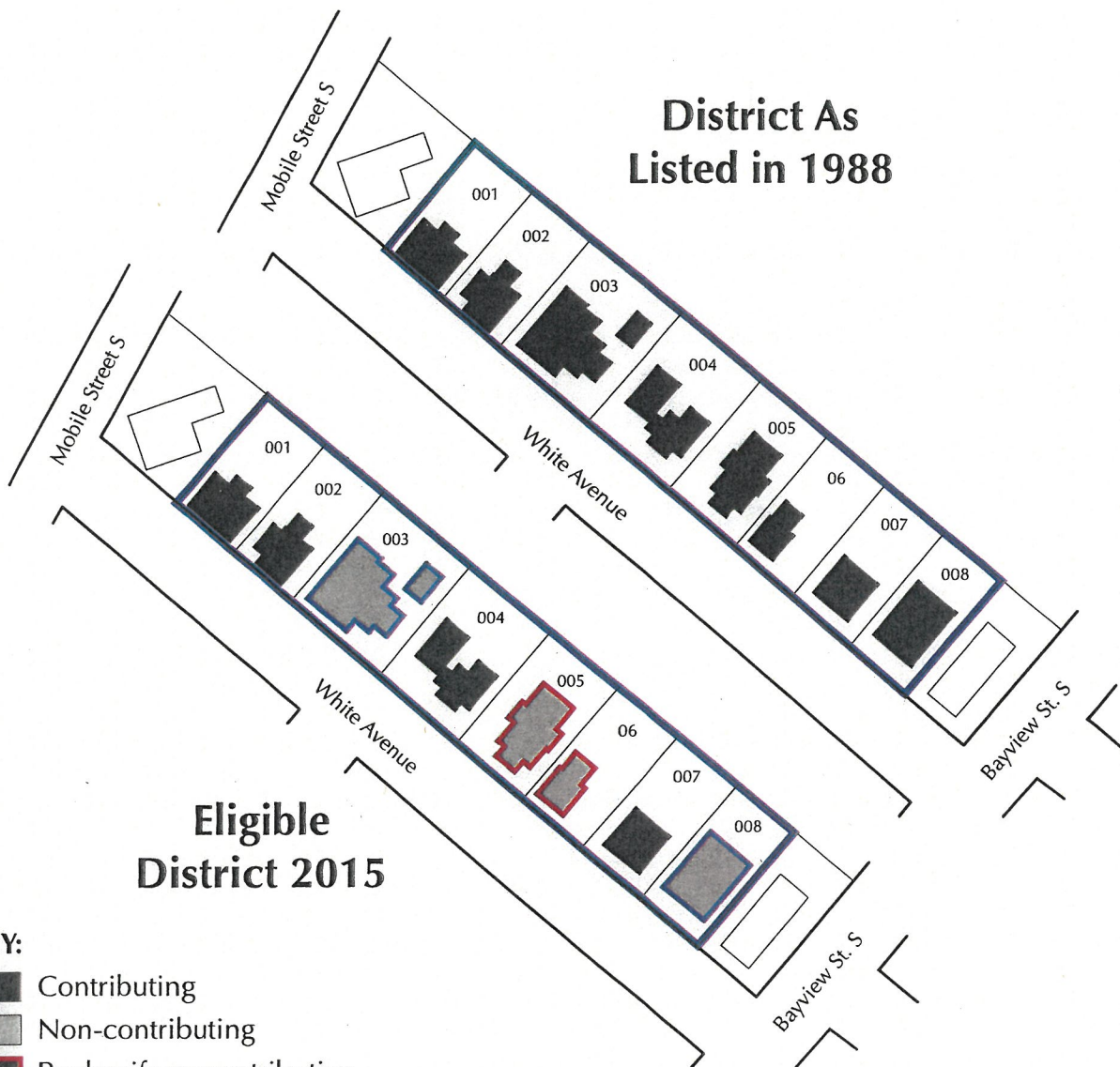


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CAA, May 2025.








WHITE AVENUE HISTORIC DISTRICT

Listed in the National Register
of Historic Places in 1988

2015 Update



KEY:

-  Contributing
-  Non-contributing
-  Reclassify as contributing
-  Reclassify as non-contributing
-  New building replaces former contributing resource
-  New building replaces former non-contributing resource
-  District Boundary

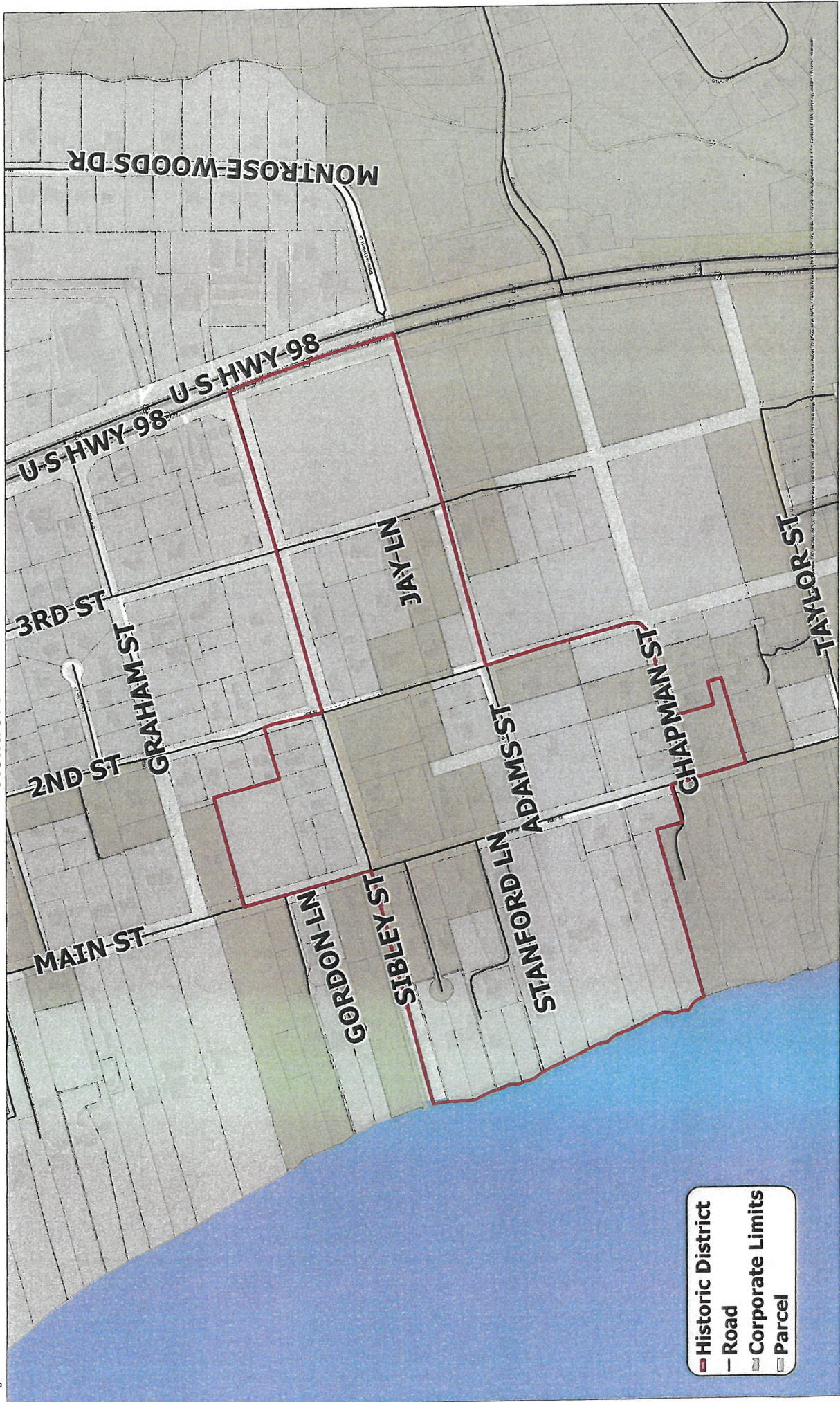


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**City of Fairhope
Historic Districts:
Montrose**



	Historic District
	Road
	Corporate Limits
	Parcel

0 317.5 675 1,350 Feet

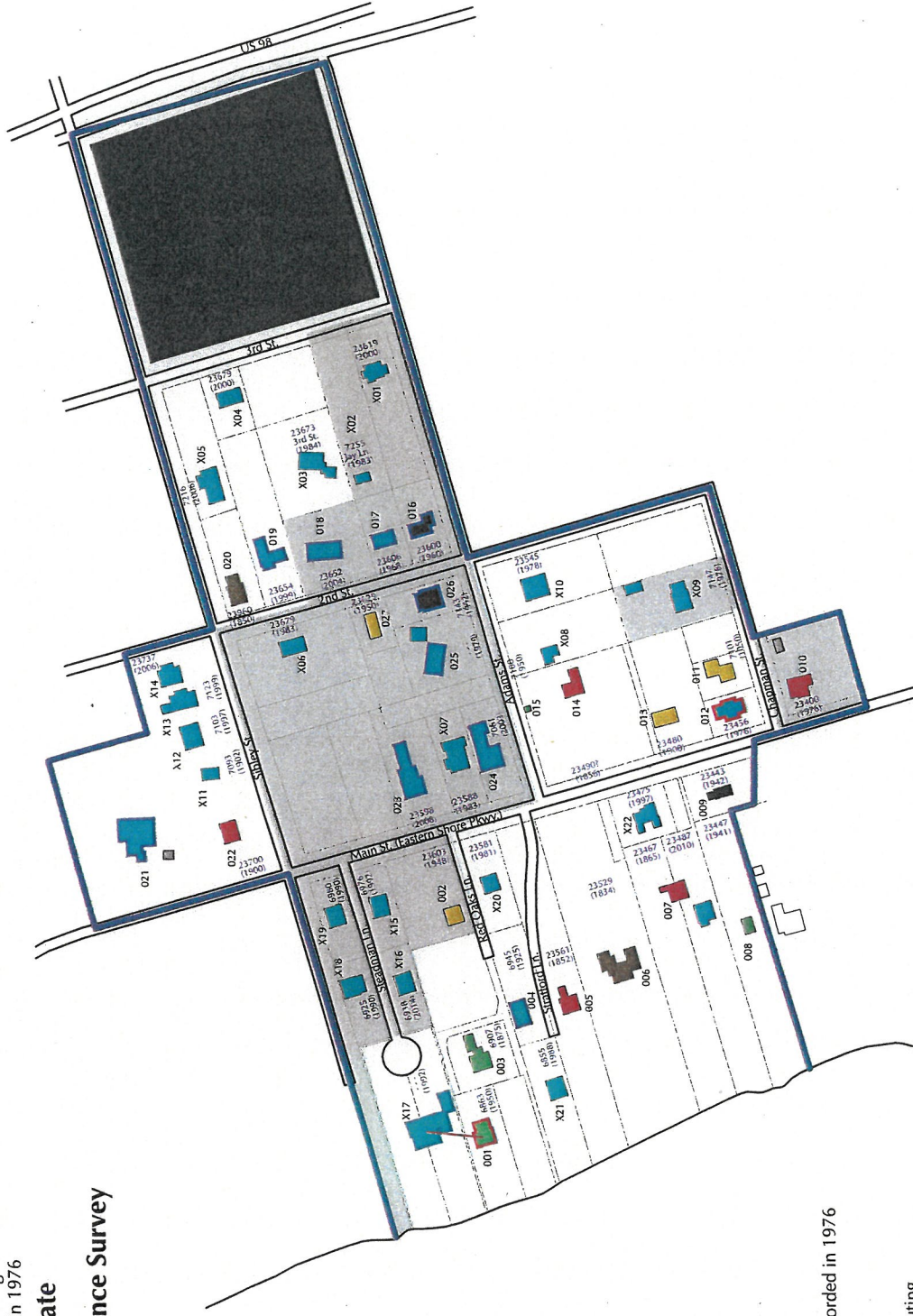
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MONTROSE HISTORIC DISTRICT

Listed in the National Register
of Historic Places in 1976

2015 Update

2015 Reconnaissance Survey



- KEY:**
- Recorded in 1976
 - Built since or not recorded in 1976
 - District Boundary
 - Fairhope City Limits
 - Reclassify as contributing
 - Reclassify as non-contributing
 - New building replaces former contributing resource
 - New building replaces former non-contributing resource

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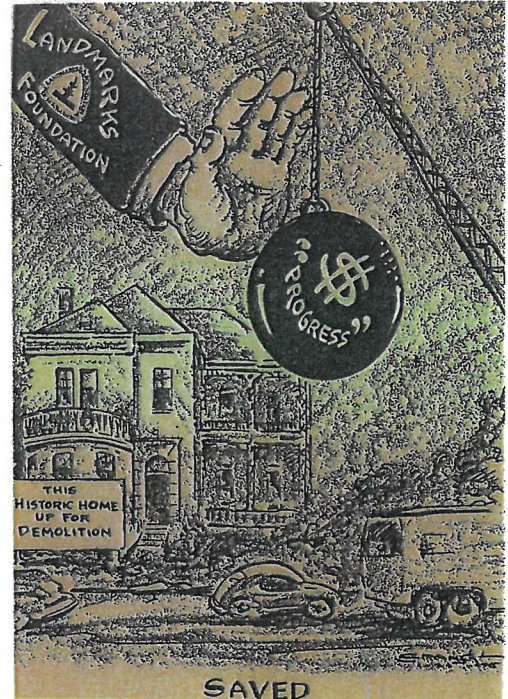


Taylor Pruett
Director of Preservation Services

301 Columbus St.
Montgomery, AL 36104
334.315.3000
t.stewart@landmarksfoundation.com

LANDMARKS PRESERVATION SERVICES

Landmarks Foundation Consulting is an arm of the Landmarks Foundation of Montgomery. We offer a full range of historic preservation and community development consulting services, including state and federal historic preservation tax credit applications, National Register application preparation, historic resource surveys, grant writing assistance, historic design guideline creation, updating, and training, and much more. Our qualified and passionate staff is thrilled to be able to offer these services throughout the state of Alabama and we look forward to working with communities from every corner of our state.



GOT A PROJECT?

We are excited to work with you on your preservation projects and share our expertise in historic preservation and community development. Consulting projects further serve Landmarks' mission to preserve, interpret, and present central Alabama's architecture, history, and culture.

For all your preservation questions, please click below.

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For over 50 years, Landmarks Foundation of Montgomery, a 501 (c)3 non-profit organization has led the historic preservation movement in our community.

Help support our mission and programs by donating to Landmarks Today.

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contact@landmarksfoundation.com

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Landmarks Foundation of Montgomery, Preservation Services Division

Montgomery, Alabama

T.Stewart@landmarksfoundation.com

334-315-3000

Statement of Qualifications - Historic Preservation Consultant

Our team of three represents over 50 years of historic preservation experience. We have experience conducting and managing historic resource surveys, nominating and updating National Register of Historic Places districts, crafting local historic district ordinances, creating and updating historic district design guidelines, facilitating public input sessions and design charrettes, managing Certified Local Government and other federal grants, and moving projects through the historic rehabilitation tax credit application process.

Historic Resource Surveys

- **Survey update in Prattville, AL**
- **Downtown in Abbeville, AL**
- **Neighborhood in Auburn, AL**
- **Downtown in Atmore, AL**
- **Neighborhood Demopolis, AL**
- **Downtown and Neighborhood in Fayette, AL**
- **Downtown and Neighborhood and Foley, AL**
- **Downtown and Neighborhood Guntersville, AL**
- **Neighborhoods in Huntsville, AL**
- **Downtown and Neighborhood in Prattville, AL**
- **City limits of Magnolia Springs, AL**
- **Neighborhoods in Mobile, AL**
- **Downtown and Neighborhood Monroeville, AL**
- **Downtown and Neighborhood Opelika, AL**
- **Downtown and Neighborhood Prattville, AL**
- **Neighborhoods in Selma, AL**
- **City limits of Valley, AL**
- **Neighborhood in Detroit, MI**
- **Neighborhood in Greensboro, NC,**

- **Burial Grounds in Charleston, SC**

Experienced and skilled with:

- **Alabama Historical Commission's survey methodology**
- **CLG grant application, management and reporting requirements**
- **Secretary of the Interior Standards for the Treatment of Historic Properties**

National Register of Historic Places

- **Downtown Historic Districts in Arab, Atmore, Birmingham, Dothan, Fayette, Foley, Guntersville, Mobile, Opelika, Sheffield, Sylacauga, and Valley**
- **Residential Historic Districts in Huntsville, Magnolia Springs, Mobile, Monroeville, Opelika, Selma, and Sheffield**
- **Lincoln High School in Sumter, SC**
- **Clark Memorial Methodist Church Complex in Nashville, TN**
- **Dunbar School Home Economics Building in San Marcos, TX**

Local Historic Districts/Certified Local Governments

- **Coordinated the Certified Local Government program for the Alabama Historical Commission for 24 years**
- **Assisted local preservation commissions and city staff with establishing locally designated historic districts**
- **Crafted and edited local district ordinances for multiple Alabama communities**
- **Managed federal subgrants to CLGs for survey, National Register listings, archeological studies, community and strategic planning, and educational projects.**
- **Provided training to local preservation commissions on identification, designation and protection of historic resources**
- **Organized design charettes and public engagement opportunities**
- **Developed educational materials on historic district programming**

May 8, 2025

Caroline T. Swope, M.S.H.P., Ph.D.
1038 Jackson Street SE
Decatur, AL 35601

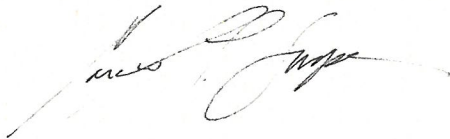
Eric Cortinas, CBO, CFM, LEED AP
City of Fairhope
P.O. Box 429
Fairhope, AL 35633

RE: Statement of Qualifications

Kingtree Studios is pleased to respond to the City of Fairhope's request for qualifications to assist the city in a wide variety of preservation activities that support the city's Preservation Commission in obtaining CLG status. Kingtree Studios has more than 30 years of experience in performing historic resource surveys, creating historic preservation and conservation ordinances, and identifying tax incentives and funding sources for historic structures.

Dr. Swope would be the sole lead and researcher for this project. There will be no junior historians or graduate students working on this project. Dr. Swope will consult with city officials and the preservation commission, work with the Alabama Historical Commission, survey buildings within the project boundaries and write the survey report. Kingtree Studios has met or exceeded delivery timelines on all of their past projects.

Thank you for your consideration,



Caroline T. Swope, M.S.H.P., Ph.D.
cswope@nventure.com

Section I: Personnel Qualifications

Dr. Swope, the principal of Kingtree Studios, has a Masters in Historic Preservation (M.S.H.P.) and a Ph.D. in architectural history, specializing in American architecture. She has more than thirty years of professional experience in historic preservation. Because of her unique professional background, she holds dual Federal qualifications, and can serve as both an architectural historian under the Secretary of the Interior's Professional Standards, as defined in the Code of Federal Regulations, 36 CRF, Part 61 and as a historian.

Dr. Swope is a recognized leader in the field of historic preservation and architectural history. Her expertise in regional architecture led to work with the Society of Architectural Historians writing multiple encyclopedia articles on Alabama architecture. The chief historian at NASA requested that she write a chapter on Huntsville's modern architecture in his 2023 book, *NASA and the American South*. Her expertise in Certified Local Governments (CLG) has led to her appointment as a national trainer by the the National Alliance of Historic Preservation Commissions (NACP, the professional organization for most CLGs). In this role she trains Historic Preservation Commissions across the country in community outreach, design review, alternative materials, resiliency design review standards, and architectural styles. She collaborated with the National Park Service to provide presentations on federal grants at the National Main Street conference in Birmingham. The National Park Service selected her Edmonton Heights National Register Nomination (Huntsville) to showcase on their webpage.

Dr. Swope has experience serving on local preservation commissions and has been a landmark chair, reporting directly to elected municipal leaders. She also has substantial experience with preservation non-profits, and engaging private, non-profit, and governmental agencies to work in tandem to achieve community preservation goals. She has produced cultural resource management projects in six states, Alabama, North Carolina, Virginia, Indiana, California, and Washington. She has won preservation awards on over a dozen projects, and her work with the government sector was described as a national model by the National Trust for Historic Preservation.

Section II: Services

Kingtree Studios has a solid history of providing historic preservation services to municipalities in Alabama and other states. Recent projects in Alabama include:

- City of Huntsville: In the last five years four separate historic survey projects and two new National Register nominations have been completed. Currently working on a historic context to inform creation of a rapid bus transit corridor.
- City of Tuscumbia: Resurvey and update existing National Register District and provide training sessions to their Historic Preservation Commission.

- City of Homewood: Project included updating two prior surveys for and organizing the data from all three surveys. The project scope included 177 properties and updating the period of significance for the district, focusing on the post WWII era.
- Alabama Historical Commission: Update the National Register nomination for Magnolia Grove, in Greensboro, a state-owned site.
- Town of Munford: A Section 106 Review which included evaluation for National Register eligibility.
- City of Birmingham: A presentation on Birmingham architecture in honor of National Historic Preservation Month. A resurvey and National Register nomination of the Druid Hills neighborhood.
- First Baptist Church, Huntsville: A state and National Register nomination for First Baptist Church, known for its rocket steeple and Cosmic Christ mosaic.
- Harper Lee Estate: A state and National Register nomination for Harper Lee's house in Monroeville.

For the City of Decatur Dr. Swope has updated the city's historic preservation ordinance, managed resurveys of existing and potentially new National Register districts, and provided training to the city's Historic Preservation Commission in the last few years. She has also been active in working with the downtown business districts in securing several million dollars in historic tax credits for rehabilitations. Her work with the city has won Alabama State Main Street awards and National Alliance of Historic Preservation Commission awards.

References

Lee Terry, Director of Economic Development and Planning
TARCOG
7037 Old Madison Pike Suite 450
Huntsville, AL 35806

256-788-0478

Katie Stamps, Preservation Planner
City of Huntsville
308 Fountain Circle
Huntsville, AL 35801

256-650-4779

Hannah Garmon, Historic Preservation Manager
City of Birmingham
710 20th Street N
Birmingham, AL 35203

205-254-2424

Judge David Breland, Manager of Historic Resources
City of Decatur
402 Lee Street NE
Decatur, AL 35601

256-565-3788

CAROLINE T. SWOPE, M.S.H.P., PH.D.

Meets Federal Regulations, 36 CFR Part 61, to work as both an Architectural Historian and a Historian
Approved Continuing Education Instructor with the Alabama Real Estate Commission

EDUCATION

Ph.D., Art History, University of Washington, Seattle, Washington
Major Area: 19th C American Art & Architecture, Secondary Area: Native American Architecture

M.S.H.P., Historic Preservation, Ball State University, Muncie, Indiana
Major Areas: Architectural History and Community Planning

B.A., Salem College, Winston-Salem, North Carolina
Triple Major in History, Art History, and Interior Design

CULTURAL RESOURCE MANAGEMENT PROJECTS

Individual Historic Register Nominations:

Old State Bank, Decatur, AL, National Register (in progress)
Princess Theatre, Decatur, AL, National Register (in progress)
Harper Lee's House, Monroeville, AL, AL State Register of Landmarks and Heritage (2024) and National Register (in progress)
First Baptist Church, Huntsville, AL State Register of Landmarks and Heritage (2023) and National Register (2025)
Magnolia Grove, Greensboro, AL, National Register (2024)
Simpson's Florist, Decatur, AL National Register (2023)
Glenwood Cemetery, Huntsville, AL National Register (2023)
Magnolia Hall, Greensboro, AL National Register (2021)
Woolworth's Store, Renton, WA, National & Washington State Registers of Historic Places & Federal Tax Credits (2015)
Born-Lindstrom Residence, Tacoma, WA, Tacoma Register of Historic Places & Special Tax Valuation (2015)
Point Defiance Superintendent's Lodge, Tacoma, WA, Tacoma, National, & Washington State Registers of Historic Places (2014), Outstanding Achievement in Historic Preservation Award, Tacoma
Tacoma Municipal Barn, Tacoma & the Washington State Heritage Barn Registers (2014)
Central Administration, National & Washington State Registers of Historic Places (2013)
Porchert & Kellogg-Sicker Buildings, Tacoma Register of Historic Places (2013)
Japanese Pagoda, Point Defiance Park, National & Washington State Registers of Historic Places (2013)
Whitman Elementary School, National & Washington State Registers of Historic Places (2012)
Swedish Mission Tabernacle, Tacoma Register of Historic Places (2012)
518 9th Street SW, Puyallup, Pierce County Historic Register & Special Tax Valuation (2012)
Semple House, Tacoma Register of Historic Places & Special Tax Valuation (2011)
Central Lutheran Church, Tacoma Register of Historic Places & Washington State Historic Register (2010)
First Baptist Church, Tacoma Register of Historic Places (2009)
Johnson-Gehri Residence, Tacoma Register of Historic Places & Special Tax Valuation (2008)
Osgood-Anderson Residence, Tacoma Register of Historic Places, Washington State Historic Register & Special Tax Valuation (2008)
Lord-Heuston Residence, Tacoma Register of Historic Places, Washington State Historic Register, National Register, & Special Tax Valuation (2007)

Historic District and Thematic Nominations:

Whitesburg Estates National Register District, Huntsville, AL (2024)
Edmonton Heights National Register District, Huntsville, AL (2021)
Broadway Park National Register District, Bellingham, WA (2011)
6 Tacoma schools (Central, Fern Hill, Jason Lee, McCarver, Stewart, Whitman), Tacoma Historic Register (2010)
Wedge District (assisted community efforts), Tacoma Historic Register, WA (2009)

Intensive Surveys:

12 schools for the Tacoma WA School District (2009)
Doc Hageman Park site, City of Lynnwood, WA (2009)
150 churches, City of Tacoma, WA (2009)

Reconnaissance Surveys:

290 residential buildings in the Terry Heights neighborhood (Phase II), Huntsville, AL (2024)
162 residential buildings in the Terry Heights neighborhood (Phase I), Huntsville, AL (2023)
215 residential buildings in the Magnolia Terrace neighborhood, Huntsville, AL (2021-2022)
205 residential buildings in the Rosedale neighborhood, Homewood, AL (2021-2022)
240 residential buildings in the Whitesburg Estates neighborhood, Huntsville, AL (2020-21)
240 residential buildings in a predictive survey for the Blossomwood, Mayfair and Medical Districts, Huntsville, AL (2019-2020)
600 Residential and commercial buildings (including Section 106 mitigation) for Tusculumbia, AL (2019)
261 Mid-Century Modern homes in Edmonton Heights, Huntsville, AL, (2018-2019)
Context statement for the Collegeville neighborhood, Birmingham (2017-2018)
300 Early 20th century homes in the Broadway Park neighborhood of Bellingham, WA (2011)
12 Schools for the Tacoma Public School District (2009)
300 Post-WWII era homes in West Tacoma for Tacoma, WA (with Painter Preservation) (2009)

HABS/HAER Surveys:

Project Architectural Historian and Historian, Historic American Building Survey, U.S. Department of the Interior, Quietdale, Huntsville, AL, (2017-2018)
Project Historian, Historic American Engineering Record, U.S. Department of the Interior, Olympic National Park, Washington, "Open Up the West Side," (1999)

Client Publications:

Designing Decatur: 200 Years of the Built Environment, for the City of Decatur (2021)
Historic Preservation in Decatur, Alabama and Financial Incentives for Renovating Commercial Buildings for the City of Decatur (2021)
Finding Huntsville: An Architectural Primer for Children, for the Historic Huntsville Foundation (2018-2019)
Central School, 1912-2014, for the Tacoma Public School District (2014)
Historic Preservation in the City of Puyallup and Financial Incentives for Renovating Historic Buildings for the City of Puyallup, Washington (2013)
Historic Preservation in Pierce County, Tax Relief for Renovating Historic Buildings, Do You Own a Landmark, Researching The History of Your Pierce County Property, and Farmstead and Barn Preservation, for Pierce County, Washington (2011)
Historic South Tacoma Way, for Historic Tacoma (2011)
Broadway Park National Historic District, for the City of Bellingham, Washington (2011)
Tacoma's Historic Schools: An Architectural Primer, for Historic Tacoma (2010)
Sacred Spaces: Tacoma's Historic Sacred Spaces, for Historic Tacoma (2009)

Rehabilitations:

Carnegie Library, A&M University, Huntsville, AL, Advisor for a HBCU grant award from the NPS (2022-2023)

Girl Scout Little House, Decatur, AL, exterior stabilization and restoration (2021-2023)
Excellence in Preservation, Main Street Alabama
Old State Bank, Decatur, AL, interior bathroom and exterior painting, AL ETF Grant (2019-2020)
Woolworth's Store, Renton, WA, interior and exterior rehabilitation, Federal Tax Credit project (2015-2016)
Exemplary Achievement in Historic Preservation Award, King County
Born-Lindstrom Residence, Tacoma, WA, interior rehabilitation (2015)
Outstanding Achievement in Historic Preservation Award, Tacoma
McCarver Elementary, Tacoma, WA with DLR Group, historic structures report and design (2013-2017)
Outstanding Achievement in Historic Preservation Award, Tacoma
Drews Residence, Vashon Island, WA, kitchen remodel (2011-2015)
Washington Elementary, Tacoma, WA with BLRB Architects, historic structures report and
community briefings (2012-2014)
518 9th Street SW, Puyallup, WA, kitchen remodel (2011)
Johnson-Gheri Residence, Tacoma, WA, kitchen remodel (2008)
Outstanding Achievement in Historic Preservation Award, Tacoma
Osgood-Anderson Residence, Tacoma, WA, exterior restoration (2008)
Outstanding Achievement in Historic Preservation Award, Tacoma
Lord-Heuston Residence, Tacoma, WA, interior rehabilitation (2007)
Outstanding Achievement in Historic Preservation Award, Tacoma

Additional Work:

Historic Preservation Specialist, Department of Community Development, Decatur, Alabama (2019-present)
Section 106 consulting for demolitions, Town of Munford, AL (2025)
Section 106 consulting for demolitions, City of Winfield, AL (2023)
Section 106 consulting for demolitions, City of Russellville, AL (2022)
Section 106 consulting for construction near Ivy Green, NHL, City of Tuscumbia, AL (2022)
Section 106 consulting for demolitions, for the City of Tuscumbia, AL (2021)
Preservation Consultant for Decatur, Alabama's CLG Program (2018-2020)
Site Master Plan for Manitou Cave of Alabama, with Schneider Preservation (in progress)
Historic Structures Report for Longbranch Improvement Club (2014)
Level III Mitigation for the demolition of Barlow-Gray Middle School, Tacoma School District (2011-12)
Patrick Ranch Historic Structures Report (in partnership with Painter Preservation), Chico, California (2008)

On Call Clients:

South Sound Property Group (2012-2015)
Seattle Public School District (2014-2015)

Work Prior to 2007:

Project Historian, Historical Research Associates, Seattle, 1999-2000.
Consultant, City of Tacoma, Washington, Summer 1995
Consultant, Lexington Downtown Development Association, Virginia Main Street Program, Lexington, Virginia,
Summer 1996
Consultant, Fairmount, Indiana, 1994

PUBLICATIONS

NASA and the American South, edited by Brian Odom and Stephen Waring. Chapter 14, "The Race for Space:
Creating Modern Landmarks in Post WWII Era Huntsville, Alabama. (University of Florida Press) 2023.
Archipedia for State of Alabama, Society of Architectural Historians, National, digital publication, 2018

Nine entries: Poplar Grove, Bibb-Bradley-Beirne House, Oak Place, Rosenbaum House, Wallace House, Wilson Dam, First Baptist Church, Horton Mill Covered Bridge, and M&C Passenger Depot
Archipedia for Washington State, Society of Architectural Historians, National, digital publication, 2019
Six entries: Stadium High School, Point Defiance Park, Wilkeson Coke Ovens, McMillin Bridge, Leavenworth, and Hoyt Elementary School
“Central School: 1912-1914.” For the Tacoma School District, May 2014
“Post World War II Collaboration: Robert Billsbrough Price, the American Plywood Association, and Prototype School Designs.” DOCOMOMO US E-News, March 2014
“Tacoma Sweets” Pamphlet on local food manufacturing companies. Responsible for supervising survey work of PLU students. Project funded by First Year Experience Program, 2008
“Charles Drury” and “George Plympton” Pamphlets on local developers/builders in the city of Tacoma
Supervised survey work of PLU students. Project funded by First Year Experience Program, 2008
“Do You Know Otis?” *Tacoma Then and Now*, September 2007. <http://tacomathenandnow.typepad.com>
Classic Houses of Seattle. Timber Press: Portland, Oregon, 2005.
“Raising the Stakes: Manufactured Heritage, Coast Salish Identity and Casino Architecture.” *Traditional Dwellings and Settlements Working Paper Series*. Vol. 106. 1998-1999.

PROFESSIONAL SERVICE AND MEMBERSHIPS

Board Member, 1st Vice President, Places in Peril Coordinator, Alabama Trust for Historic Preservation, 2018-2019
Humanities Advisor for Historic Huntsville’s *Color Me Huntsville* project, 2018 - 2020
Advisor to NASA’s Redstone Test Stand restoration project (representing the Alabama Trust for Historic Preservation) 2018 – present
Panelist, Preserving and Promoting Madison County’s African American History. Black Heritage Council Forum, Alabama A&M, Huntsville, Alabama, September 22, 2018
Panelist, Talk, Walk & Toast: Successes and Challenges of Huntsville’s Historic Districts. Huntsville Preservation Commission, Huntsville, Alabama, May 22, 2018
Conference Organizer, Alabama Trust for Historic Preservation, Huntsville Spring Ramble, 2018
Board Member, Architectural Review Committee, Hampton Cove HCOA, 2017-2019
Landmarks Commissioner, Pierce County, Washington, Winter 2010-2015. Chair 2012-2015
Advisor for the “10 Best Houses of Seattle”, *Seattle Metropolitan Magazine*, February 2012 edition
Landmarks Preservation Commissioner, City of Tacoma, Tacoma, Washington, 2008-2009
Manuscript Reviewer, University of Washington, Press, 2008
Results Team Member for Metro Parks Tacoma Priorities of Government, Culture and Heritage Team, 2008
Conference Organizing Chair and Paper Session Chair, Society of Architectural Historians, Marion Dean Ross Chapter, Tacoma, Washington, October 2008
Founding Board Member, Historic Tacoma, 2006-2012, President 2011-12
Submission Reviewer, *Pacific Northwest Quarterly*, Spring 2007
Conference Paper Reviewer, Society of Architectural Historians, Marion Dean Ross Chapter, Idaho Conference, 2006
Ballard Historical Society, 1998-2002, Vice President 1999-2000, President 2000-2001
Board Member, University of Washington, Architectural Commission, Seattle, Washington, 1997-2000
Co-Chair of the Graduate Students of Art History Annual Colloquium: “Form and Function: essays on aesthetics and utility in art,” University of Washington, Seattle, Washington, May 1995-April 1996
Society of Architectural Historians, National and Marion Dean Ross Chapter, 1997-2015
Vice President 1998-2000, Regional representative 2007-2013
Vernacular Architecture Forum, 1996-present

ACADEMIC & PROFESSIONAL HONORS

Excellence in Preservation, Main Street Alabama, Girl Scout Little House restoration, 2022
Best Practices – Public Outreach/Advocacy, National Alliance of Preservation Commissions, 2022
City of Decatur Historic Preservation Award, rehabilitation of the Roland and Fanny Gray house, 2022
Main Street Hero Award, Main Street Alabama, Decatur Downtown Association, 2020
Outstanding Achievement in Historic Preservation Award, Pierce County, Washington, for Community Leadership, 2016
Outstanding Achievement in Historic Preservation Award, City of Tacoma, Washington, 2007, 2008, 2009, and 2010, 2017, 2018 Projects: Lord-Heuston Residence, Osgood-Anderson Residence, Johnson-Gehri Residence, First Baptist Church, Central Lutheran Church, McCarver Elementary, Point Defiance Park Superintendent's Lodge, and the Born-Lindstrom Residence.
Emerging Young Scholar Award, Vernacular Architectural Forum, 2006
Luce Fellowship in American Art, Luce Foundation, 2000
Huckabay Fellowship, Graduate School, University of Washington, 1998-1999
Fowler Fellowship, Graduate School, University of Washington, 1998
Fellowship, Division of Art, University of Washington, 1994-95

CONFERENCE PAPERS

"Your Life Will Be Beautiful in Edmonton Heights" Alabama Historical Association, April 12, 2023
"Huntsville's Architecture in the Era of Von Braun and the Federal Space Program." Alabama Trust for Historic Preservation & The Alabama Historical Association, Bicentennial Meeting, April 25, 2019
"The American Plywood Association Goes to School: Robert Billsbrough Price, The American Plywood Association and the Tacoma School District." Society of Architectural Historians, Pacific Northwest Chapter, Annual Meeting, Portland, Oregon, October 10, 2009
"Beer, Brats, & the Theatre of the Transformed: Leavenworth, Washington." Organization of American Historians, Annual Meeting, Seattle, Washington, March 9, 2009
"Deutschland Recreated: Post-World War II Place Making and the Neo-American Vernacular." Vernacular Architectural Forum, Annual Meeting, New York, New York, June 2006
"Round Barn Road: Agriculture, Education, Industry, and the Development of American Round Barns." Society of Architectural Historians, National Meeting, Providence, Rhode Island, April 2004
"Go Abroad This Year: Visiting Germany in the United States." Society of Architectural Historians, Marion Dean Ross Chapter, Victoria, Canada, October 4, 2003
"Raising the Stakes: Manufactured Heritage, Coast Salish Identity and Casino Architecture." International Association of Traditional Environments (IASTE) Cairo, Egypt, December 17, 1998
"The History of American Round Barns." Society of Architectural Historians, Marion Dean Ross Chapter, Ashland, Oregon, October 1995

SPEAKING ENGAGEMENTS

Trainer, National Alliance of Preservation Commissions 2023 – present
Main Street Conference, Preservation Short Course, Birmingham, Alabama – May 5, 2024 (Identifying and Designating Historic Resources and Design, Preservation, and Downtown Revitalization), National Main Street Conference
CAMP Trainer for States of Maryland and West Virginia - February 20 and 21, 2024 (Alternative Materials, Community Outreach), Delaware County, PA – November 13, 2024 (Resources of the Recent Past), State of West Virginia – February 6, 2025 (Community Outreach), City of Excelsior, MO, May 2, 2025 (Alternative Materials)

- Session Organizer and Moderator: FORUM, National Alliance of Historic Preservation Commissions, West Palm Beach, Florida – August 3, 2025: In Plain Sight, Documenting Underrepresented Communities.
- Panelist: National Main Street Conference, Birmingham, Alabama – May 6, 2024, National Park Service Grants: Historic Preservation and History Funding for your Diverse Community
- “Your Life Will Be Beautiful in Edmonton Heights” Alabama Historical Association, Huntsville Meeting, April 12, 2024.
- “Albany Historic Walking Tour” State Welcome Center Retreat, October 23, 2023
- “Old Decatur Historic Walking Tour” Decatur Historic Preservation Commission, April 22, 2023
- “The Race for Space: Creating Modern Landmarks in Post WWII Era Huntsville” Huntsville-Madison County Historical Society, Huntsville, June 11, 2023
- Session organizer and moderator “Alternative Engagements: Engaging Underrepresented Groups in Historic Preservation” NAPC Forum 2022, Cincinnati
- Session organizer and moderator “Going Old School: A case study in effective preservation strategies” NAPC Forum 2020, August 8, 2020, virtual
- “Finding Huntsville” (Children’s architectural walking tour)
Historic Huntsville Foundation, Huntsville, AL, May 11, 2019
- “Old Decatur Historic Walking Tour” Decatur Historic Preservation Commission, Decatur, AL, April 20, 2019
- “This Old House: Researching the History of Your Historic Home” (in conjunction with the Morgan County Archives) Decatur Historic Preservation Commission, Decatur, AL, March 30, 2019
- “Winston Family Homes from Virginia to Alabama” Colbert County Historical Landmarks Foundation, Tuscumbia, AL, June 9, 2018
- “Historic Residential Styles” Priceville High School, Decatur, AL, Engineering and Art classes, May 17, 2018
- “This Old House: Residential Styles from 1880-1930” Decatur Historic Preservation Commission, Decatur, AL, May 23, 2018
- “Albany Historic Walking Tour” Decatur Historic Preservation Commission, Decatur, AL, April 28, 2018
- “ID Please! Modernism Comes of Age” Alabama Trust for Historic Preservation, Spring Ramble, Huntsville, AL, May 4, 2018
- “Palladio, Jefferson, and the Antebellum Plantation Ideal” Colbert County Historical Landmarks Foundation, Tuscumbia, AL, May 21, 2017 and Antiquarian Society of Huntsville, AL, November 1, 2017
- “Historic Preservation Primer 101 for Urban Planning” UW Tacoma Urban Studies 479: Planning and Development of Puget Sound, May 3, 2013 and May 2, 2014
- “The Churches of Wright Park” Downtown on the Go!, April 2, 2014
- “Dreaming of Bavaria: How Leavenworth, Washington went from Desperation to Transformation” University of Washington, Interdisciplinary Arts & Sciences, Scholarly Selections Lecture Series at the Washington State History Museum, November 21, 2013
- “Historic Renovations” Design Council, Master Builder’s Association, Pierce County, February 11, 2010
- “Tacoma’s Sacred Spaces” Historic Tacoma, May 28, 2009
- “Seattle Residential Architecture: 1880-1930” Historic Seattle, March 16, 2009
- “Religious Iconography: Symbolism and Form” Lay School of Theology, Emmanuel Lutheran Church, Tacoma, WA, January 2009
- “Power Through Image: Church Development and Iconography.” First Congregational Church, Tacoma, WA, July 6, 2008
- “Style, Renovation, and Architecture: A guide to residential architecture.” Ballard Historical Society, May 8, 2008
- “The City versus the County: the Industrial Revolution and Sense of Place.”
Honors 190, Liberty and Power, Pacific Lutheran University, March 19, 2008
- “Neoclassicism, Romanticism and the Development of Nationhood”
Honors 190 Liberty and Power, Pacific Lutheran University, February 22, 2008
- “Leavenworth, Washington: Community Development, Tourism, and the Imagined.”
Pacific Northwest Historians Guild, Seattle, February 12, 2008
- “Historic Iconography of Tacoma’s Churches.” Historic Tacoma, November 27, 2007

- "North Slope Styles and Renovations." North Slope Historic District, Tacoma, WA, October 18, 2007
- "ID Please: Period Architecture and Interiors, 1880-1930." Historic Tacoma, May 3, 2007
- "Preservation and Restoration Forum: 1906 Colonial Revival Case Study." Historic Tacoma, February 24, 2007
- "Historic Residential Styles" City of Tacoma, Landmarks Preservation Workshop, Tacoma, WA, May 20, 2006
- "Puget Sound Residential Styles." Clover Park Technical College, Lakewood, WA, April 14, 2006
- "Classic Houses of Seattle." Salon Series, Washington Trust for Historic Preservation, Seattle, March 21, 2006
- "Identifying the Period and Architectural Style of Your House."
Ballard Historical Society, Seattle, Washington, October 30, 2003, February 5, 2001, February 8, 2000,
and February 24th, 1999
Clallam County Historical Society, Port Angeles, WA, April 28, 2002, April 7, 2001
- "How to Research the History of Your Old Home." Ballard Historical Society, Seattle, April 30, 2003
- "Period Interiors from the Late 19th Century to the Early 20th Century." Ballard Historical Society, Seattle,
March 2000

DEMOLITION ASSESSMENT FEES

Most historic preservation reviews designated for buildings 50 years or older.

Some programs made a differentiation between demolition review and demolition reconstruction---there were some that had incentives for demolition reconstruction and fees were less.

Most had demolition permit fees AND demolition assessment fees but the assessment fees were titled application fees.

Some had **structured demolition fees:** (Boulder CO and Austin TX)

Including Boulder Colorado---historic preservation review is required for buildings over 50 years old that are not designated as part of an individual landmark or historic district. The initial review application fee is

- 1) \$51 for post-1940 buildings and accessory buildings over 50 years old.
- 2) \$282.00 for primary building constructed in 1939 or before

Once application filed and fee paid, if the case is routed to their staff or the Landmarks Design Review Committee. To continue the process after the initial review, there is a \$1504.00 Landmarks Board hearing fee. The Landmarks Board can either approve the demolition or issue a stay of up to 180 days to provide time to explore alternatives to demolition.

Austin, TX (review fee handout)

Some have **Flat rates:**

Pensacola, FL - \$50.00 application fee; Have to submit completed application for demolition permit at least 15 days prior to board meeting

Anniston, AL - \$50.00 demolition fee

Tuscaloosa, AL -No fee but they have a great ordinance.

Opelika, AL – Work that requires a certificate of appropriateness - \$10.00 Administrative review with staff approval; requiring hearing and commission approval \$50.00; retroactive approval: \$150.00 for first offense; \$500.00 for second offense plus Hearing and Commission Approval of \$50.00

Jefferson City, MO - \$58.00 demolition review application fee is \$58.00 with processing timeline of 75 days from receipt of completed application or two meetings, whichever is less. Demolition clearance application fee is \$114.00 and these require a public hearing prior to vote on issuance of the clearance.***for structures over 100 years old or located within local historic district. Appeals by property owner go to City Council.

Frederick, MD - \$64.00 Flat Rate Residential Demolition Permit Fee; \$128.00 Flat Rate Commercial

Whittier, CA - \$1218.00 application fee in addition to the cost of an independent historic resources evaluation

Some have **no fee at all:**

Geneva, IL – No application fee but permit fee is calculated if demolition approved

Newton, MA – A delay of 18-months can be imposed for properties list or eligible for listing on the National Register of Historic Places.

Durham, NC – 365 day delay

*Demolition Review process takes 15 to 45 days to complete.



Housing and Planning Department

Street-Jones Building
1000 E. 11th St., Suite 200
Austin, TX 78702

Historic Preservation Review Fees

HPD Fees	DSD Fees	Sign	Basic Notification	Newspaper Notification	Subtotal	4% Surcharge	Total
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Residential Demolition/Relocation Review¹

Historic preservation review fees are charged for buildings 45 years or older

Partial demolition review (principal building)	\$125				\$125	\$5.00	\$130.00
Total demolition review (principal building)	\$200				\$200	\$8.00	\$208.00
Relocation review (principal building)	\$200				\$200	\$8.00	\$208.00
Demolition or relocation review (accessory building)	\$40				\$40	\$1.60	\$41.60

Commercial Demolition/Relocation Review¹

Historic preservation review fees are charged for buildings 45 years or older

Partial or total demolition or relocation	\$145				\$145	\$5.80	\$150.80
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Historic Landmark Commission Processing Fees¹

Certificate of Appropriateness	\$80				\$80	\$3.20	\$83.20
Building permit application within National Register Historic Districts	\$75				\$75	\$3.00	\$78.00
Historic sign review	\$90	\$68			\$158	\$6.32	\$164.32
Public Hearing Preparation Fee ²	\$365		\$245	\$291	\$901	\$36.04	\$937.04
Historic District Zoning Application	\$769	\$597	\$245	\$291	\$1975	\$79.00	\$2,054.00
Historic Zoning Application	\$810	\$597	\$245	\$291	\$2016	\$80.64	\$2,096.64
Landmark Plaque	\$145				\$145	\$5.80	\$150.80

¹ Listed fees are in addition to applicable plan review and permit fees. See fee schedules at <https://www.austintexas.gov/department/fees-1>. Public hearing preparation fee will also be assessed if the application is referred to the Historic Landmark Commission.

² Fees assessed if an application listed above is referred to the Historic Landmark Commission. Public hearing preparation fee for signs only includes the Housing and Planning Dept. fee (\$365). All other cases include additional notification fees: a sign fee (\$245) and basic notification (\$291).

Remit payment through Austin Build + Connect:
abc.austintexas.gov

