

STATE OF ALABAMA)(

COUNTY OF BALDWIN)(

Fairhope Historic Preservation Commission,
City Council, City of Fairhope, met at
3:30 p.m., Fairhope Museum of History,
24 North Section Street, Fairhope, Alabama 36532,
on Wednesday, October 15, 2025.

Present were Chair Mara Hunter; Members: Amy Molyneux, Skip Jones, Dannie Mixon, Alan Samry, Susan Stein, Staff Liaison Erik Cortinas (Building Official), and City Clerk Lisa A. Hanks. Member Ginger Golson and Council Liaison Jay Robinson were absent.

There being a quorum present, Chair Hunter called the meeting to order.

Chair Hunter asked the Commissioners to review the September 10, 2025 meeting minutes. Commissioner Jones moved to approve the minutes of the September 10, 2025. Seconded by Commissioner Molyneux, motion passed unanimously by voice vote.

Chair Hunter recognized the newest member of the FHPC Alan Samry who introduced himself to the FHPC.

Under the Chair’s Report, Chair Hunter mentioned the Teams Training at the Fairhope Public Library on Monday at 5:30 p.m.

Chair Hunter said that in the FHPC bylaws, it states that the Commission shall elect a Chair and Vice Chair at the first Commission meeting of each fiscal year and shall serve for the fiscal year. Commissioner Jones moved to keep the Chair and Vice Chair as it is now: Chair Hunter and Vice Chair Molyneux. Seconded by Commissioner Stein, motion passed unanimously by voice vote.

Chair Hunter brought up the CLG status and Building Official Cortinas said it is in the hands of the City Council now; and we should wait until at least December to go back to them.

The Historically Significant Building Demolition Procedures were sent to the City Council in August; and were discussed in a Work Session. Commissioner Jones passed out a handout with the Procedure for handling demolitions or substantial exterior alterations. He stated that under IV. Application Requirements “e.” needs to be amended to read “determined by the Building Department” not the Planning Department.

Then, he briefly went over the main points in the revision; and said this is used by the Baldwin County Architectural Committee. He stated that the FHPC duties are to educate, give incentives, and demolition alternatives.

Building Official Cortinas went over the four issues that the City Council had with the Demolition Procedures: (1) length of delay to long, (2) no signs should be posted, (3) demolition review for historic properties should be disclosed in realtor statements, and (4) owner should be allowed a designated representative. Chair Hunter commented that she reviewed the city council meeting comments and had a different take-away. Namely, that City Council commented that the timeline was unclear, and potentially too long or even too short depending upon when the application was submitted. They questioned the purpose of the review, and asked whether it is for education or cooling off, or finding alternatives to demolition such as relocating the house. Chair Hunter agreed that the timeline is unclear and the reason for demolition review is all those things: education about the history and incentives, alternatives like moving the house, salvaging particularly important architectural details, 'cooling off' time to think about options etc. She also discussed the importance of meeting with the owners. She said communicating directly with the owner is the main topic. Commissioner Molyneux said construction takes time, why not a demolition review? If started at the beginning of the process, before or during selection of architects and contractors, demolition review would not cause any delays, and in fact, would be an ideal time. Commissioner Jones stated this is a reasonable model used by the County.

The consensus of the Commission was to remove the sign posting (c) 1.; and to meet with the owners not a designated representative. They also agreed on using the Baldwin County Architectural Committee's Procedure by amending the determination time from two days to five days and if the owner fails to attend the meeting, the application is denied. However, if the owner is unable to attend during scheduled commission meeting times within 45 days (two meetings of the Commission), then a virtual (online) meeting shall be scheduled as soon as possible with the owner and two Commissioners.

Commissioner Jones moved to approve the changes in Section IV. Application Requirements and Section V. Procedures as presented. Seconded by Commissioner Mixon, motion passed unanimously by voice vote.

Chair Hunter discussed History Day and school projects and the possibility of placing in the Fairhope Museum of History on tables. She stated that the Public Meeting scheduled to be on December 4, 2025 should be postponed until the Historically Significant Building Demolition Procedures have been adopted by the City Council.


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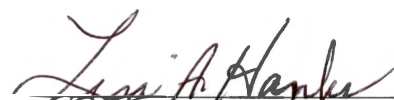
Under Notable Demolitions, the Peoples' Coop which is the old Fairhope Hardware store, the owners will begin demolition in a week. Commissioner Jones said that Photographer Steven Savage took photos of the building; and said he took pictures of the name on the front of the building.

Don DeGutz addressed the Fairhope Historic Preservation Commission regarding the reason the FHPC was formed: to educate and incentivize. He mentioned the timelines, historical status, and an architectural suggestion.

Commissioner Jones moved to adjourn the meeting. Seconded by Commissioner Molyneux, motion passed unanimously by voice vote.

There being no further business to come before the Fairhope Historic Preservation Commission, the meeting was duly adjourned at 4:55 p.m.


Mara Hunter, Chair


Lisa A. Hanks, MMC
City Clerk