

**Fairhope Historic Preservation Commission (FHPC)**  
**Meeting Minutes**  
**Wednesday, December 10, 2025, 3:30 p.m.**  
**Fairhope Museum of History**  
**24 N. Section Street, Fairhope, Alabama 36532**

**Members in Attendance:**

Mara Kozelsky-Hunter, Chair; Ginger Golson; Susan Stein; Alan Samry; Dannie Mixon; Skip Jones; Cindy Beaudreau, for FHPC Secretary; and Erik Cortinas, Building Official/Staff Liaison; and Amy Molyneux, Gary Gover, and Jay Robinson, Councilmember absent.

Mara Kozelsky-Hunter, Chair, called the meeting to order at 3:35p.m.

**Approve Minutes:**

Mara Kozelsky-Hunter, Chair, asked for a motion to approve the minutes of the meeting for November 12, 2025. Skip Jones made a motion to approve the amended minutes, second by Ginger Colson, unanimously carried.

**Chair's Report:**

Chair Hunter attended the Planning Commission meeting on December 1, 2025, and read a statement regarding 301 Fairhope Avenue. She had heard from members of the public who commented that the building design was more in line with Fairhope Architecture. The developer contacted her to indicate that the owners would like to learn more about the history of the building and are interested in the idea of a historical marker. Chair Hunter would also like to know when the Site Plan will be on the City Council meeting for approval.

Chair Hunter attended the City Council Work Session on December 8, 2025.

**New Business:**

**History Day-Ginger Golson**

Ginger Golson has a buy-in by Fairhope High School and one child at the middle school for History Day. Approximately 200 kids will be involved. Prizes and judges are needed. Ms. Golson stated there will be nine categories for prizes and suggested printed certificates, cash prizes for first, second and third along with gift cards and books. The judges should be members of the Historical Preservation Commission and the judging of the top 25 will take place between February 2-6, 2026. Signs have been placed through Fairhope and at the high school.

Ms. Golson shared the theme of National History Day is Revolution, Reaction, Reform. The school kids will make projects which will eventually go into a national competition. The projects can be individual or group.

Susan Stein noted that there are two days of activities at Blakeley State Park that may help the students with their project.

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**New Business:**

**City Council Work Session: Discussion**

Skip Jones stated that he was disappointed at the City Council Work Session because the vote was put off again about the waiting period. Chair Hunter stated that there was not a consensus, so a decision was not made. The waiting period has been suggested as 15 days from the date of the meeting. FHPC understands certain city council members' recommendations for a waiting period to be longer, which is more in line with the national standard. However, there is still work to be done on building the system, having the incentives and mechanisms for alternatives (such as relocating historic buildings to new sites). Erik Cortinas explained that they need to finalize the ordinance and get it back on the City Council agenda for the council members to approve it or deny it. Mr. Jones suggested giving the City Council an outline of what the FHPC has done and Mr. Cortinas stated that he will explain it to the City Council. Mr. Cortinas continued by sharing the deadlines for the January City Council meetings and asked for everything no later than December 29, 2025.

**Demolition Review: Discussion**

Chair Hunter stated that once an ordinance is passed, the FHPC needs a mechanism to notify people in case someone wants something from a house. Chair Hunter stated that the FHPC needs information on building allowances. Mr. Cortinas replied that this commission does not need to speak on building code requirements and that all questions should be directed to the Building Department. Chair Hunter stated that she would like to advocate for building allowances and Mr. Cortinas offered to share what other historical buildings were allowed to do. Chair Hunter suggested that Mr. Cortinas could make a video explaining it all.

**Consultant – Erik Cortinas**

Mr. Cortinas shared two consultant proposals for review by FHPC. Once the FHPC gives Mr. Cortinas their recommendation, he will begin getting the vendor qualified for the city. The chosen vendor will need to give a proposal and detailed scope of work. Mr. Cortinas stated that the FHPC needs to decide what they want the vendor to do also.

Skip Jones motioned to accept the proposal by Landmark. The motion was seconded by Alan Samry.

Mr. Cortinas will begin the new vendor paperwork.

Chair Hunter suggested a windshield survey by Landmark to propose districts by identifying properties that would be caught during a demolition review. Susan Stein asked Mr. Cortinas to request a sample report from Landmark and suggested using the City of Foley as an example; to find out how long it took them to prepare that report. Chair Hunter suggested asking for a heat map of homes built prior to 1955 from the Planning Department.

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**Calendar and Agenda 2026: Priorities and Targets**

January:

- Erik Cortinas has IEBC training
- History Day Projects
- Demolition review ordinance

February:

- History Day/Art Walk
- Consultant decision
- Incentive plan – local incentives research
- CLG

March:

- Public meeting re: demo review

April:

- Alabama Historical Commission meeting in Fairhope at Coastal Community from April 9-12, 2026
- Alabama Walking Tours on Saturdays

**Public Comment – Time Permitting:**

None

**Adjourn:**

There being no further business, Skip Jones made a motion to adjourn, seconded by Susan Stein and the motion unanimously carried.

The meeting was adjourned at 4:50p.m.  
Submitted by Cindy Beaudreau, for FHPC Secretary