

STATE OF ALABAMA)(

COUNTY OF BALDWIN)(

Fairhope Historic Preservation Commission
met in a Work Session at 3:30 p.m.,
Fairhope Museum of History, 24 North Section Street,
Fairhope, Alabama 36532, on Wednesday, March 18, 2026.

Present were Chair Mara Hunter; Members: Amy Molyneux (arrived at 3:34 p.m.), Skip Jones, Dannie Mixon, Alan Samry, Susan Stein, Ginger Golson, Staff Liaison Erik Cortinas, Council Liaison Jay Robinson (arrived at 3:33 p.m.), and City Clerk Lisa A. Hanks.

There being a quorum present, Chair Hunter called the meeting to order at 3:30 p.m.

The first item on the agenda was Chair Hunter' report. She said let's clarify our internal workflow for demolition review, as well as who will produce agendas for the regular meetings. Specifically, some of this work should be moving into City hands to professionalize the demolition review procedures and our formal meetings.

Chair Hunter said further, moving forward, formal sessions will be reserved for votes and official business, like demo review. Work sessions will focus on ongoing activities and projects. We additionally will establish working groups to tackle initiatives such as History Day, Fairhope Historic Preservation certificates, and other areas of interest that arise.

City Clerk Lisa Hanks agreed to prepare the agendas for the regular meetings; and Chair Hunter will draft agendas for the work sessions. Building Official Erik Cortinas agreed that the Demolition Review Application would be paper with a written request.

Discussion of the Demolition Review Procedure was next on the agenda. Properties slated by the Building Department for the demolition review will be forwarded to the City Clerk for the agenda who will also forward the properties to the Commission.

Chair Hunter asked should the Commission comment on future zoning initiatives in Historic areas? The zoning amendments provoked vigorous discussion at the last City Council meeting. Now, we are hearing input from community members about the relationship between zoning and historic neighborhoods/areas. Many members of the community have asked the Commission to weigh in.

Chair Hunter mentioned discussions on Conservation Districts; and said our Certified Local Government representative advised that Fairhope might be a good fit for this strategy.

Commissioners Jones, Mixon, and Samry agreed to be on the Zoning Changes Working Group. They are to gather input from multiple points, including community members and planning office, study proposed zoning amendments, and report back to the Commission.

The next item on the agenda was the Demolition Review Slide Show by Commissioners Samry and Mixon and Chair Hunter. The Commission previewed a draft slide show and gave feedback. Chair Hunter asked Mr. Cortinas to provide a slide or two regarding best practices and/or Frequently Asked Questions for those considering renovations that advise about building codes and limitations, etc. Some suggestions were add images of mid-century modern homes, cottages and structures built in the 20th century; and reduce the 'noise' in the slides background by using City seal as a watermark that is not full transparency.

Mr. Cortinas will set an interview between the consultant and up to three members of the Commission before our next meeting.

Commissioner Molyneux gave an update on the Fairhope Single Tax Corporation; and said we should recognize people for saving or preserving buildings. Commissioners Molyneux, Stein, and Samry agreed to be on the Historic Preservation Certificates Working Group.

The following individuals spoke during Public Participation:

- 1) David Portener addressed the Commission and said he was glad they were doing these Demolition Reviews.
- 2) Mac Wolcott addressed the Commission regarding the proposed amendments to the zoning ordinance. He encouraged efforts of the Commission to protect historic properties, discussed adaptive reuse as a path forward, as well as potential zoning overlays for historic districts.

Council Liaison Robinson gave an update on the revised Fairhope Historic Preservation Commission Ordinance and said the City Council has been updated on the needs to revisit an earlier draft of the ordinance. He said it will be discussed at the April 13, 2026 City Council Work Session and will be introduced at either this meeting or the second meeting in April. Council Liaison Robinson stated that opposition will probably be at the meeting. He said these amendments were strictly made for Certified Local Government status; and Districts will not be allowed unless the City Council adopts another ordinance and holds Public Hearings for same.

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Commissioner Golson brought up Public Participation and the need to set a maximum time to speak. Council Liaison Robinson stated we need to have a set time and input.

Commissioner Molyneux moved to adjourn the meeting. Seconded by Commissioner Jones, 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 4:40 p.m.


Mara Hunter, Chair


Lisa A. Hanks, MMC
City Clerk

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met in a Regular Session at 4:30 p.m.,
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There being a quorum present, Chair Hunter called the meeting to order at 4:40 p.m.

Chair Hunter asked the Commissioners to review the February 11, 2026 meeting minutes. Commissioner Jones moved to approve the minutes of the February 11, 2026 meeting. Seconded by Commissioner Golson, motion passed unanimously by voice vote.

Commissioner Samry mentioned the Bell Building dedication on April 22, 2026.

Commissioner Molyneux moved to adjourn the meeting. Seconded by Commissioner Jones, 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 4:45 p.m.


Mara Hunter, Chair


Lisa A. Hanks, MMC
City Clerk