



# CITY OF BIRMINGHAM

DEPARTMENT OF PLANNING, ENGINEERING & PERMITS

PUTTING PEOPLE FIRST

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Deputy Director

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Deputy Director

## **BIRMINGHAM HISTORICAL COMMISSION MEETING MINUTES**

**Thursday, February 4, 2021**

**4:00 p.m.**

**Held by teleconference and video conference**

1-415-655-0002 or 1-312-535-8110, Attendee Access Code is 1465326501

Meeting Link:

<https://birmingham.webex.com/birmingham/j.php?MTID=m0c090ac3640187723780f5337df756b1>

Meeting password: BVsG2rtR2A3

### **Members Present:**

Linda Nelson, Vice-Chairperson  
Nolanda Hatcher, Secretary  
Cathy Adams  
Catherine Browne  
David Fleming  
John Morgan

### **Members Absent:**

Sam Frazier, Chairperson  
Councilor William Parker (Ex-officio)  
Cherri Pitts

### **Staff Present:**

Karla Calvert  
Pamela Perry

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## **I. Meeting Called to Order**

Vice-Chairperson, Linda Nelson, stated that there was a quorum and called the meeting to order at 4:05 p.m.

## **II. Approval of the Minutes**

Nelson asked if there were any questions, comments, or clarifications that needed to be made to the minutes of the August 19, 2020 meeting. Nelson noted that on the first page of the minutes, the name Cathy Browne needed to be changed. The correction should state Cathy Adams, rather than Cathy Browne. Cathy Adams made a motion to approve the minutes. Nolanda Hatcher seconded the motion. The minutes as amended were approved unanimously.

Nelson asked for a status of the appeal of the multi-family property on Glenwood Avenue located in Forest Park. Calvert stated that it could not be discussed as there was ongoing litigation.

### **III. Topics for Review and/or Discussion:**

#### **A. Review of Preservation Plans for the proposed Waverly Place Local Historic District, South East Lake Local Historic District, and Glen Iris Park Local Historic District**

Nelson asked Calvert to brief the Commission on the Preservation Plans and any other necessary background information. Calvert stated that last November staff had met via Webex with the residents of Waverly Place. Calvert explained that prior to the meeting with the property owners, staff had mailed the residents copies of the proposed Waverly Place Historic Preservation Plan, and also had mailed comment forms on which residents could voice their feedback, questions, and concerns about the Plan and proposed designation. Nelson asked staff to review the plan text for mention of commercial property and multi-family complexes. Calvert stated that some of the comments received were from owners of multiple properties within the proposed district. Calvert noted that the neighborhood was concerned with the amount of owner-occupied housing and potential financial incentives. She explained that some of the concerns addressed matters that may be beyond the scope of what the local historic district designation would address. Nelson stated that the proposed local district is currently listed on the Alabama Register and she is in the process of revising the Waverly Place National Register nomination. Adams asked if rental properties in the proposed Waverly Place Local Historic District were in good condition. Calvert replied that per the comments of Waverly Place owners, many rental properties were in dilapidated condition. Nelson responded that many of the houses are rented by local students. Hatcher hypothetically asked if the local historic designation would require a proposed demolition to appear before the neighborhood with a plan for redevelopment or would it keep an owner from demolition completely. Calvert replied that if the property is in a local historic district, it would have to go before the neighborhood and Design Review Committee with redevelopment plans. She further explained that the Design Review Committee can deny an application for up to a year in an effort to mitigate the effects of demolition. Calvert confirmed for Hatcher that the houses pictured in the architectural style examples were not all the structures listed in the proposed Waverly Place Local Historic District. Adams stated that the neighborhood had potential to become more owner-occupied.

Calvert asked if the Commissioners had any specific feedback on the plans. The Commission positively commented on the content and composition of the plans. Nelson inquired as to why metal roofs, specifically standing seam, were not listed as an approvable material. Nelson responded to Calvert that while it was not a predominant material she would hate to see it not be considered. Calvert explained that the plan guidelines are based on historic materials used in the area. Nelson and Cathy Adams agreed that standing seam metal should be reviewed by the Design Review Committee for a determination of appropriateness. Discussion ensued. Calvert stated that she would notify the Glen Iris Neighborhood Association President and Vice-President of their comments to allow for feedback. Calvert responded to Browne that there was a full Committee for Design Review. Morgan stated that the plans were well done. Calvert explained that definitions and additional details (that weren't within the plans for previous districts) had been added to the guidelines for the currently proposed local historic districts. Calvert thanked the Commission for reviewing the proposed plans.

Hatcher asked what action the Commission needed to take on the plans at this time. Calvert stated that a vote on the plans was not needed by the Commission at this meeting. She further stated that at the Commission's public hearings, it considers recommending the designation of the districts, and then makes a formal vote. Calvert noted that the proposed district property owners will be notified of any public hearings. Calvert informed the Commission that there were many comments from the initial Waverly Place meeting with concerns of being told what to do with their property. Browne noted that she has new contact information: 205-585-6515. Adams and Nelson asked if the

Calvert stated that it would be good to get an idea of a tentative date for the public hearing at which the Commission would consider the recommendation of Waverly Place as a Local Historic District. She stated that it would be held via Webex as in-person meetings are not authorized at this time due to Covid-19 protocols. She stated that late March or early April would probably be feasible to hold a meeting. Hatcher suggested the week of the 15<sup>th</sup> or the 22<sup>nd</sup> on either a Wednesday or a Thursday.

Regarding the Waverly Place comment forms, Adams asked if comments were received from absentee property owners. Calvert stated that comments were received from persons owning multiple properties, but she wasn't sure of their residence. She stated that staff could email the Commission members copies of the comment forms that were received. Calvert also stated that the staff was preparing a fact sheet to send to property owners to help minimize misinformation.

#### **IV. Adjournment**

With there being no further discussion, the meeting was adjourned at approximately 4:51 p.m.