



## City of Birmingham Design Review Committee Meeting Minutes June 12, 2019

---

Applicants please note: The decisions of the Design Review Committee (the Committee) are binding. It is each applicant's responsibility to see that the decisions of the Committee are carried out as stipulated. Any changes or deviations from the Committee's decision, including but not limited to: colors, forms, configurations, materials, assemblies or any other aspects of the approved work shall not be undertaken by the applicant or the applicant's agent unless said changes are approved by the Committee beforehand. Under the terms of City ordinance, any change or deviation from work approved by the Committee constitutes a violation of the ordinance and renders the applicant subject to citation with penalties as prescribed by a city magistrate.

---

**Members Present:** Sam Frazier, Don Cosper, Creig Hoskins, Lea Ann Macknally, Richard Mauk, Ben Wieseman, Brian Wolfe, Sheila Montgomery-Mills

**Members Absent:** Chris Swain

**Staff Present:** Karla Calvert, John Sims, Pamela Perry, Tonte Peters

**Others Present:** Will Latimore, Harsha Hatti, Russell P. Boyle, Craig Hennesy, Oriel Campos, Randy Britton, Mike Gassom, Michael Garber, Kyle D'Agosino, Robert Thompson, Marianne McGeha, Frank Woodson, Christina Frantom, Becky Carpenter, Coleman Martison, Tad Snider, Robert Eckinger, Scott Wehby, Steven Mains, Louis Willie, Lisa McClure, Jon Knight, Willie Oliver, Greg Magley, Phil Amthor, Angela Nash, Robert Wade

**Call to Order:** The meeting was called to order at 7:30 a.m. by Chairman Sam Frazier. He stated that the minutes of 4/24/2019 and 5/8/2019 were sent out to the committee for review. Richard Mauk made a motion to approve the 4/24/2019 and 5/8/2019 minutes. The motion carried unanimously.

**I. Name:** Mr. Mike Gibson (Creature, LLC)

**Site Address:** 1143 1<sup>st</sup> Avenue South (The Denham Building)

**District:** Midtown

**Requesting approval for:** Signage Master Plan

**Statements:** Mr. Mike Gibson presented the Signage Master Plan for the Denham Building. Mr. Gibson began by outlining the categories of signage associated with this project. The signs include:

- Site Directory
- Main Building Sign at Level 3, marked with a star in the Legend on the drawings as LED tube "Denham" sign at Level 3.
- Building Directory Sign
- A variety of Tenant Signs

Responding to committee member questions, Mr. Gibson clarified the meaning of the various symbols provided on the drawings. Mr. Gibson went on to describe the details of how tenant



## City of Birmingham Design Review Committee Meeting Minutes June 12, 2019

---

signs are attached to the building façades. Cospers inquired about the color and background of the directory sign. Mr. Gibson said the directory would be white in color against the building's gray color. Mr. Gibson also said the material of the directory sign would be pressed steel. Mauk and Cospers observed that they liked the simplicity and consistency of the signage system. Cospers asked if the tenant signs would be illuminated internally, to which Mr. Gibson said no but they may look into having them illuminated externally. Lea Ann Macknally asked Sims if the signage systems fit within the city's signage guidelines, and Sims said they were within the guidelines.

**Motion:** Mauk made a motion to approve the Signage Master Plan as presented.

**Motion seconded by:** Wieseman

**Discussion:** Macknally wanted to make sure that the approval did not include anything beyond the signage. Mauk said the approval was for signage only. After the motion carried, Mr. Gibson was allowed to present an update to the previously approved landscape plan.

**Vote:** The motion carried unanimously.

**II. Name:** Mr. Mike Gibson (Creature Architecture)

**Site Address:** 205 20<sup>th</sup> Street North (Frank Nelson Building)

**District:** Birmingham Green

**Requesting approval for:** Sidewalk enclosure and new awnings

**Statements:** Mr. Mike Gibson began his presentation of the sidewalk enclosure and new awnings by pointing out that this request had been before the Design Review Committee (DRC) and was approved with some conditions. Mr. Gibson said he was before the committee today because the client did not like the materials of the sidewalk enclosure that was previously approved by the DRC. Mr. Gibson presented a simple wrought iron fence enclosure that would be painted black. Mr. Gibson said that the National Park Service previously approved Creature's proposal for an awning system but withdrew the approval after a subsequent revision. Mr. Gibson presented a new black awning design over the existing mechanism of the previous awning. Mr. Gibson said that the proposal includes painting all existing mechanisms bronze.

**Motion:** Mauk made a motion to approve the updated sidewalk enclosure and awnings as presented.

**Motion seconded by:** Macknally

**Discussion:** None

**Vote:** The motion carried unanimously.

**III. Name:** Mr. Jeff Genty

**Site Address:** 1924 2<sup>nd</sup> Avenue North

**District:** Birmingham Green

**Requesting approval for:** Signage

**Statements:** This case was last heard at the DRC meeting on March 28, 2018. At that time the committee approved the proposal as presented. Mr. D'Agostino is now asking the



## City of Birmingham Design Review Committee Meeting Minutes June 12, 2019

---

committee to allow a change in the signage. He stated that the name of the building has changed and the new owner would like to change the signage. All the signage that was approved March 28, 2018, except for the window vinyl, will be eliminated. He is now proposing a 36" round double sided internally lit sign that reads "Harvest Market."

**Motion:** Macknally made a motion to approve the proposal.

**Motion seconded by:** Wieseman

**Discussion:** None

**Vote:** The motion carried unanimously.

- IV. Name:** Mr. Randy Britton  
**Site Address:** 212 thru 218 20<sup>th</sup> Street North  
**District:** Birmingham Green  
**Requesting approval for:** Handicapped Ramp

**Statements:** Mr. Britton stated that the entrance floor level from the alley was higher than alley grade and therefore a handicapped ramp is now needed. Macknally asked Mr. Britton if he had a plan view. He stated no. Hoskins asked Mr. Britton how much did the ramp encroach into the alley. Mr. Britton stated that it encroached 5' for the stoop and 4' for the ramp. Chairman Frazier asked if the applicant had received a right-of-way agreement. Mr. Britton stated that he had applied for one.

**Motion:** Hoskins moved to approve the proposal subject to the applicant receiving all city approvals, including a right-of-way agreement.

**Motion seconded by:** Mauk

**Discussion:** Mr. Louis Willie (Attorney) stated that he is representing the nearby property owners. He said that the ramp is a creature of the designer's own doing. He said that there are significant concerns about the use of the alley that will impede the nearby property owners from accessing their garage.

**Vote:** The motion failed by a vote of 4 to 4.

- V. Name:** Mr. Phil Amthor  
**Site Address:** 1024 20th Street South  
**District:** Five Points South  
**Requesting approval for:** Signage Master Plan

**Statements:** This case was last heard on June 13, 2018. At that time, the committee approved the exterior renovation as presented. Today, Mr. Amthor is presenting the signage Master Plan. He stated that he is proposing painted signs on brick with a neon element. He said that the proposed sign will be 3' x 7'. Hoskins stated that they look longer than shown on the elevation.

**Motion:** Hoskins moved to carry over the proposal to allow the applicant to return with details and a site plan.

**Motion seconded by:** Macknally

**Discussion:** None



**City of Birmingham Design Review Committee**  
**Meeting Minutes**  
**June 12, 2019**

---

**Vote:** The motion carried unanimously.

**VI. Name:** Mr. Oriel Campos

**Site Address:** 1131 30<sup>th</sup> Street South

**District:** Highland Park Local Historic District

**Requesting approval for:** Replacing all windows sashes in the existing home; wood frame and trim will remain.

**Statements:** Frazier asked if there was a report from the Highland Park Local Historic Advisory Committee. Perry stated that the Advisory Committee recommended to approve with conditions. Frazier asked Perry for the conditions. Perry read the conditions, which were as follows: 1.) “French casement” sashes will be installed with exposed stile and rail widths to match existing sashes. Likewise, meeting rails should have a matching astragal detail; “French casement” sashes will be installed with glazing stoops to the interior of the building. 2.) Muntins shall have inner glass spacer bars aligned with permanently adhered interior and exterior grills to simulate true divided lights; and 3.) Single hung jamb liners will require track covers to fill outer track to simulate solid jambs.

The LHAC approved with conditions the design review request for the following reasons: “After returning for this second meeting with the committee, the revised plan for how to match the existing window sash stile and rail width, muntin pattern, and muntin width was determined to be acceptable for the building on the site. Sashes will be replaced from the interior, leaving existing frames, sills, and brick mold to remain. HPLHAC does not consider their approval of replacement vinyl sashes for this project to be a change in this committee’s usual stance against vinyl windows because the applicant was able to demonstrate that the proposed vinyl replacement sashes would not compromise the character of the building in this specific application.” The recommendation of the Local Historic Advisory Committee was based on the following sections of the local historic district’s design guidelines: D. Windows (Page 10).

**Motion:** Cospers made a motion to approve the window proposal in accordance with the recommendation of the Advisory Committee.

**Motion seconded by:** Macknally

**Discussion:** Cospers made a note that each individual Historic District has its own provision for addressing vinyl windows. Macknally asked if everything else would remain such as exterior trim and brick molding. Campos answered with a yes.

**Vote:** The motion carried, with Mauk voting against the proposal.

**VII. Name:** Mr. Austin Whitten

**Site Address:** 4409 6<sup>th</sup> Avenue South

**District:** Avondale Park Local Historic District

**Requesting approval for:** Front porch modifications; painting existing fireplace; adding a new chimney cap and replacing vinyl siding with new vinyl siding

**Statements:** Frazier asked if there was a report from the Highland Park Local Historic



## City of Birmingham Design Review Committee Meeting Minutes June 12, 2019

---

Advisory Committee. Perry stated that the Advisory Committee recommended to deny the request for the following reasons: “Applicant’s plan is not in keeping with the architectural integrity of the neighborhood. The committee does not approve vinyl siding. We would prefer a hardi plank or wooden siding. The design of the front porch is not typical of a porch that would have been constructed when the house was built.” The recommendation of the Local Historic Advisory Committee was based on the following sections of the local historic district’s design guidelines: 1, 2, 3, & 4. Macknally and Wolfe asked if the applicant was present. Perry answered no.

**Motion:** Wolfe made a motion to carry over the case.

**Motion seconded by:** Macknally

**Discussion:** None

**Vote:** The motion carried unanimously.

**VIII. Name:** Mr. Scott Wehby (Secretary)

**Site Address:** 2201 1<sup>st</sup> Avenue North (The Transportation Building)

**District:** Morris Avenue

**Requesting approval for:** Replace all windows with 9000 Series vinyl double pane impact windows.

**Statements:** Mr. Scott Wehby began the presentation by stating that their proposal is to replace all windows with 9000 Series vinyl double pane impact windows. Mr. Wehby said the existing windows are sealed and inoperable and frames are rusted as was evident in the presentation photos. The committee asked about the pane configuration of the new windows and how they compare with the existing windows. Everyone agreed that the pane configuration pattern in the new window does not match those in the existing windows. However, a committee member noted that there were various pane configurations in a number of the existing windows. Macknally asked Calvert if the Transportation building was a contributing structure, to which Ms. Calvert said it was a contributing structure. Macknally also pointed out that the applicant must coordinate with City Staff to verify that the proposed materials for the windows is acceptable for the historic nature of the building. It was noted that the original windows are steel windows. Cosper noted that the way the windows engage to the jambs needs to be similar to that of the existing windows.

**Motion:** Frazier made a motion to table this project and have the applicant return with a window system design that conforms to the historic nature of the existing building.

**Motion seconded by:** Mauk

**Discussion:** None

**Vote:** The vote carried unanimously.

**IX. Name:** Mr. Ross J. Tortorigi

**Site Address:** 4232 Cliff Road

**District:** Forest Park Local Historic District

**Requesting approval for:** Room addition above the kitchen, a screen porch on the rear of home, and a front porch pergola



## City of Birmingham Design Review Committee Meeting Minutes June 12, 2019

---

**Statements:** Frazier asked if there was a report from the forest Park Local Historic Advisory Committee. Perry stated that the Advisory Committee recommended to approve the proposal as presented. The Local Historic Advisory Committee Standard of Review Findings of Fact were as follows: (1) The proposed change, erection, or demolition conforms to the design standards established; (2) The proposed change, erection, or demolition is compatible with the character of the historic property and the historic district and does not detract from their historic value; (3) The proposed erection, alteration, restoration, relocation or demolition, in whole or in part, will not detrimentally change, destroy, or adversely affect any significant architectural feature of the resource; and (4) The proposed erection, alteration, restoration, relocation or demolition, in whole or in part, will be compatible with the exterior features of other improvements within the District.

The Local Historic Advisory Committee determined that the proposal is in keeping with the architectural integrity of the neighborhood. The applicant noted that the front dormers are proposed to be redesigned to be consistent with the original dormer design.

**Motion:** Wieseman made a motion to approve as presented

**Motion seconded by:** Macknally

**Discussion:** None

**Vote:** The motion carried unanimously.

**X. Name:** Mr. Tad Snider (BJCC)

**Site Address:** 1101 22nd Street North (BJCC - Protective Stadium)

**District:** Cultural

**Requesting approval for:** New Construction/Conceptual

**Statements:** Mr. Tad Snider (Director, BJCC) was accompanied by Mr. Jon Knight (Populous), Mr. Robert Wade (Populous), Ms. Sheila Montgomery-Mills (BJCC), Ms. Christina Frantom (BJCC), and Ms. Lea Ann Macknally (Macknally Land Design). Ms. Montgomery-Mills stated that the Design Review Committee (DRC) held a working session on June 5, 2019 to review the proposed conceptual proposal of the BJCC - Protective Stadium with the design team of Populous, the firm designing the facility. At that meeting the Populous Design Team heard the comments of the Committee and is now returning with a Conceptual Design that includes the comments of the Committee. Ms. Macknally began by presenting the site design. She stated that the site is orientated to the south by the Uptown Entertainment District, to the North is 12<sup>th</sup> Avenue North, to the west is 24<sup>th</sup> Street North (Top Golf), and to the East is 22<sup>nd</sup> Street North. The South Plaza will be located near Uptown with entrance gates at grade level. The 22<sup>nd</sup> Street North and 24<sup>th</sup> Street North sides will have a service entrance with loading docks in both locations. The large Pedestrian Plaza to the south on Richard Arrington Jr. Blvd. will have streetscape and will be landscaped. There will be a Northeast and Northwest Entrance Plaza. The Northwest Plaza will have club drop off, and the Northwest Entrance Plaza will serve as a screened emergency entrance. The 24<sup>th</sup> Street North side will have a terrace berm. Ms. Macknally then turned the presentation to Mr. Robert Wade (Populous). Mr. Robert Wade said that there is a 16 ft. grade difference



## City of Birmingham Design Review Committee Meeting Minutes June 12, 2019

---

between 12<sup>th</sup> Avenue North and the concourse level. Mr. Wade stated that on the South Elevation there will be a scoreboard that is similar to Legion Field, and he compared the height to the Westin Hotel and the Uptown Entertainment District. Chairman Frazier asked if the scoreboard would be similar to the Uptown Jumbotron. Mr. Wade stated no. Wolfe asked if electricity would be provided in the South Plaza. Mr. Wade stated yes there will be electricity provided for the vendors. Cosper asked what is under the covered area in the plaza. Mr. Wade stated that this is where the metal detector will be located. The plaza area will be a pre-game event area with vendors.

Cosper stated that the materials presented in the working session provided a more interesting look. Mr. Wade stated that they will return with all of the final materials for the stadium. Macknally said they will return with a more detailed grading plan. Chairman Frazier asked how many seats the stadium would hold. Mr. Snider said the stadium should seat around 45,000 but the design could allow for the stadium to be expanded in the future.

**Motion:** Wolfe made a motion to accept the conceptual building proposal and the site plan. He encouraged the design team to return with a design that addresses the committee's design concerns.

**Motion seconded by:** Wieseman

**Discussion:** Ms. Libby Rich congratulated the design team on the concept and encouraged them to return with a design that addresses the committee's concerns. Mr. James Clark, Norwood Neighborhood President, said that he is concerned about how the traffic would affect the neighborhood. Sims asked if there would be any consideration for public art. Mr. Snider stated that they are considering public art.

**Vote:** The motion carried with Hoskins, Montgomery-Mills, and Macknally recusing themselves.

**XI. Name:** Mr. Robert Thompson (Thompson Architecture)

**Site Address:** 737 29<sup>th</sup> Street South

**District:** Lakeview

**Requesting approval for:** Renovation

**Statements:** Mr. Thompson said that the latest use of this building was the On Tap Sports Bar. The building is proposed to be a Purple Onion restaurant. He said that the exterior would not change except for minor exterior repairs and painting. The trim is proposed to be painted grey with dark bronze trim. The awning would be purple and white. The railing would be black. The windows would be dark bronze. Wolfe asked if the signage will return. Mr. Thompson said yes.

**Motion:** Macknally made a motion to approve the proposal as presented with a site plan, signage, and landscaping returning, and with finished colors to be submitted to staff.

**Motion seconded by:** Hoskins

**Discussion:** Mauk stated that the location is a prominent corner of Lakeview and the parking lot is a waste land of asphalt and should be landscaped. He said that he would coordinate with the tenant to see what can be done. Macknally stated that if there are changes, the



**City of Birmingham Design Review Committee**  
**Meeting Minutes**  
**June 12, 2019**

---

applicant will need to abide by the guidelines.

**Amended Motion:** Macknally stated that if there are changes in the site plan, the applicant will need to abide by the guidelines.

**Motion seconded by:** Hoskins

**Vote:** The motion carried unanimously.

**XII. Name:** Mr. David Brandt

**Site Address:** 1904 1st Avenue North

**District:** 19<sup>th</sup> Street

**Requesting approval for:** Signage Master Plan

**Statements:** Mr. Brandt presented a Signage Master Plan for the Coyote Building located at 1904 1st Avenue North. He stated that the building will have three tenants. **Tenant 1** will be the Valley Bank, and the proposed signage would be will be a face-lit LED illuminated Channel Letters on aluminum that will be located over the first floor entrance. There will be a 1'- 6" x 3'- 9" ATM sign located over the ATM. **Tenant 2** would be the relocation of the existing Coyote signage. **Tenant 3** will be Watkin & Eager, and the proposed signage would include 2" deep reverse-lit letters with a 2" standoff from the building. The sign will be 3' x 23'. Wieseman stated that the 7' projecting sign is too large and not to human scale.

**Motion:** Macknally moved to carry over this proposal to allow the applicant to align the Tenant 1 sign over the windows and to bring back a proposal for the 7' projecting Tenant 2 sign.

**Motion seconded by:** Hoskins

**Discussion:** None

**Vote:** The motion carried unanimously.

There being no further business, the meeting adjourned at 8:45 a.m.