



City of Birmingham Design Review Committee Meeting Minutes June 10, 2020

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: Abra Barnes, Scott Burnett, Ivan Holloway, Creig Hoskins, Richard Mauk, Sheila Montgomery-Mills, Ben Wieseman, Brian Wolfe

Members Absent: Lea Ann Macknally, Willie Oliver, Chris Swain

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

Others Present: Jeff Belyea, Dave Branch, Amy Franca, Bryan Hatcher, Lynn Hinkle, Amanda Loper, Chris Manes, Chuck Penuel, Brenna Powell, Lyn Malcolm, and Jeremy White

Call to Order: The meeting was called to order at 7:30 a.m. by Chairman Mauk. He stated that there were no minutes to approve at this time.

- I. Name:** Mr. Jeff Belyea, PE (Land Development)
Site Address: 1201 3rd Ave South (UAB Student Housing)
District: Midtown
Requesting approval for: Final Landscaping, Hardscaping/Signage (Last seen 5/13/20)

Statements: This case was last seen on May 13, 2020. At that time the Committee voted to carry over this case to allow Mr. Belyea to return with the final landscaping and a detailed signage proposal. At today's meeting Mr. Belyea stated that he is requesting approval of the final landscaping plan and that he has returned with the signage details requested by the committee. He stated that he was replacing the flowering cherry trees with columnar sweetgum trees. He stated that the construction documents have been updated to state that only the male ginkgo trees should be used on this site. Finally, he stated that on the alley, instead of a strip of grass, he planned to install dwarf rosemary and mulch.

Motion: Wieseman made a motion to approve the landscaping as submitted.

Motion seconded by: Montgomery-Mills

Discussion: Wolfe verified that this plan complied with the Parkside Guidelines.

Vote: The motion carried unanimously.

Statements: Mr. White presented his attachment details for the blade sign. He also



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showed more detail on the lighting for the signs. Burnett asked about the thickness of the blade sign. Mr. White stated that the blade sign was 4"-6" thick.

Motion: Burnett made a motion to approve the signage subject to the blade sign not being any thicker than 8" (Note: This would be subject to compliance with the City's Building Code, approval by the City's Plans Examination and Permitting Division, and approval by the City's engineering and right-of-way staff. The 8" is for aesthetics and has nothing to do with the structure.)

Motion seconded by: Holloway

Discussion: None

Vote: The motion carried unanimously.

- II. Name:** Mr. Dave Branch (Fifth Dimension Architecture)
Site Address: 200 22nd Street South (Battery Phase II)
District: Midtown
Requesting approval for: Final (will return with Signage and Streetscape) Last seen 3/11/20

Statements: This case was last seen on March 11, 2020. At that time the Committee made a motion to approve the conceptual plan for this project on the condition that the project would have to come back with final plans for landscaping, details, materials, and dimensions. At today's meeting, Mr. Branch returned with final plans details, materials, and dimensions for the building. He stated that he will return with signage and streetscape proposals. The applicant confirmed that the plans reflect comments from the Alabama Historical Commission, and the project would next be reviewed by the Department of Interior.

Motion: Burnett made a motion to approve the plan for this project

Motion seconded by: Wieseman

Discussion: None

Vote: The motion carried unanimously.

- III. Name:** Mr. David Brandt (Fravert Services)
Site Address: 316 18th Street North
District: 4th Avenue North
Requesting approval for: Signage

Statements: This case was removed from the agenda.

- IV. Name:** Ms. Lynn Hinkle
Site Address: 2621 Aberdeen Road
District: Red Mountain Suburbs (Local Historic District)



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Requesting approval for: Construction of a stucco retaining wall in rear yard

Statements: Chairman Mauk asked Perry for her report from the Local Historic Advisory Committee. She stated that the case was recommended for approval, and that the applicant agreed to plant a two foot landscaping buffer along the low side of the wall. The LHAC recommended approval of the design review request for the following reasons: “The proposed alterations are compatible with the character of the property. The applicant will plant a two foot landscaping buffer along the low side of the wall.” The recommendation of the Local Historic Advisory Committee was based on the following sections of the local historic district’s design guidelines: III.8; IV.J.

The Red Mountain Suburbs AC also made the following Standard of Review Findings of Fact: (1) The proposed change conforms to the design standards established; (2) The proposed change is compatible with the character of the historic property and the historic district and does not detract from their historic value; (3) The proposed action will not detrimentally change, destroy, or adversely affect significant architectural features of the said property; and (4) The proposed change will be compatible with the exterior features of other improvements within the District.

Ms. Hinkle stated that she would plant fig vines and annuals in the landscape strip.

Motion: Wieseman made a motion to approve the plan for this project in agreement with the LHAC.

Motion seconded by: Hoskins

Discussion: None

Vote: The motion carried unanimously.

- V. **Name:** Ms. Amanda Loper (David Baker Architects)
Site Address: 1931 2nd Avenue North / 116 20th Street North
District: Birmingham Green
Requesting approval for: Landscaping (Last seen 5/13/20)

Statements: This case was last seen on May 13, 2020. At that time the Committee voted to carry over this case to allow Ms. Loper to return with additional building details once the applications for Historic Tax Credits were completed, including signage and landscaping. At today’s meeting Ms. Loper presented her plans for landscaping and additional window details, and stated that they would return with a Signage Master Plan. Ms. Loper stated that the new windows would be black, slim and have a historic look. She stated that she was working with the NPS on approval of these windows. She stated that she had received a verbal approval on these windows, at the state level.

Wieseman stated that he was comfortable with the landscaping that was presented, and stated that they would be reusing the existing beds.



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Motion: Wieseman made a motion to approve the plan for this project as presented.

Motion seconded by: Hoskins

Discussion: None

Vote: The motion carried unanimously.

- VI. Name:** Ms. Caroline Harding (Stager & Interior Decorator)
Site Address: 300 20th Street North (Blachs Lofts)
District: Birmingham Green
Requesting approval for: Awnings (Carried over from the 5/27/2020 DRC meeting)

Statements: This item was removed from the agenda.

- VII. Name:** MovingUp Collaborative
Site Address: 3226 Norwood Boulevard
District: Norwood (Local Historic District)
Requesting approval for: Relocation of existing house to Norwood (Carried over from the 5/27/2020 DRC meeting)

Statements: This case was removed from the agenda.

- VIII. Name:** Mr. Lyn Malcom (Three D Properties, Office Manager)
Site Address: 1414 32nd Street North
District: Norwood (Local Historic District)
Requesting approval for: Rehabilitation and Renovation Related

Statements: Staff member Lague stated that the Norwood Local Historic Advisory Committee recommended approval with conditions. The conditions were that: 1) the trim and the dormer would match the existing, 2) the dormer window would be configured as two smaller windows flanking a larger window, and 3) the large windows on the front elevation would be 12-over-1 windows. The LHAC recommended approval with conditions for the following reasons:

“Page 13-Item E-Doors: The original door is not present on the existing house, the submitted wood replacement door conforms to the guidelines and is approved.

Page 14-Item H-Foundations: At the time of review the brick on the front of the foundation was not intact. Applicant proposed to re-clad the foundation with Bessemer gray bricks to match the height as shown in the historic photograph. Brick veneer is a suitable foundation material and is approved.

Page 15-Item K-Materials: The proposed hardie plank siding is an approved material. Applicant stated that they will be installing larger exposure siding on the lower half of the house with a smaller exposure on the upper half of the house, as shown in the



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historic photo and the front elevation. This siding strategy, with the two sizes separated by a 12” trim band is approved and should be used on all sides of the house, not only on the front elevation as shown in the drawings. Cast concrete decorative triangle on the front columns is approved.

Page 17-Item N-Porches (primary): The porch appears to replicate the original porch in size and scale and is approved.

Page 18-Item Q-Roofs: Asphalt shingles are an approved roofing material.

Page 19-Item T-Trim: Trim is approved as shown on the elevation drawings, with the exception of the trim around the windows shown in the new dormer. The applicant has agreed to install three windows as shown in the photo and the window trim should match what is shown in the historic photo as close as possible.

Page 19-Item U-Windows: The committee was unable to determine with complete certainty whether the windows shown in the historic photo were all 12 over 12 or all 12 over 1 or a mixture of the two types as shown in the existing photograph. The applicant asked if they could alter what is shown on the front elevation drawing to instead restore the first floor windows to 12 over 1 to match the windows on the second floor. It was determined by the committee that this would be appropriate to the age of the house and is approved. The dormer windows are approved on the condition that the windows be of a configuration that matches the historic photo rather than what is shown in the elevation drawing. Applicant has stated that they are willing to install 3 fixed windows there, with the center window being larger than the two windows flanking it.”

The recommendation of the Local Historic Advisory Committee was based on the following sections of the local historic district’s design guidelines: Page 13-Item E-Doors, Page 14-Item H-Foundations, Page 15-Item K-Materials, Page 17-Item N-Porches (primary), Page 18-Item Q-Roofs, Page 19-Item T-Trim, and Page 19-Item U-Windows.

After staff reported on the LHAC recommendation, Mr. Malcom explained the project. Chairman Mauk asked if the applicant agreed to the conditions of the LHAC. Mr. Malcom replied yes, that he agreed. The Norwood AC also made the following Standard of Review Findings of Fact: (1) The proposed change conforms to the design standards established; (2) The proposed change is compatible with the character of the historic property and the historic district and does not detract from their historic value; (3) The proposed action will not detrimentally change, destroy, or adversely affect significant architectural features of the said property; and (4) The proposed change will be compatible with the exterior features of other improvements within the District.

Motion: Burnett made a motion to approve with the conditions set forth by the LHAC.

Motion seconded by: Montgomery-Mills

Discussion: None

Vote: The motion carried unanimously.



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- IX.** **Name:** Ms. Brenna Powell (Ascension Health St. Vincent's)
Site Address: 2800 Clairmont Avenue
District: Lakeview
Requesting approval for: Demolition/Parking Lot Addition

Statements: Ms. Powell is proposing to demolish the existing building and add new parking spaces to be used for three to five years after which the property would be developed. She stated that the hospital could no longer occupy the building because of its age and condition. She stated that the building would be temporarily replaced with a landscaped parking lot. She stated that there wasn't a long term plan for the parking lot yet, but that she didn't plan on the lot being used for parking for more than three to five years.

Mauk asked for how many spaces the applicant was planning. Mr. Penuel stated that he was planning for 143 spaces. Mauk asked if the landscaping was adequate for the parking lot. Sims said yes. Mauk asked for some explanation for the landscaping. The applicant stated that he would be adding shade trees in the interior islands, and along the street. He also stated that shrubs including dwarf yaupon hollies and abelias would be added to the site. Sims verified that the fence at the back of the lot would remain. The applicant said yes. Wieseman verified that this lot would be temporary, and would only remain for three to five years. Ms. Powell said yes. Burnett asked if the applicant had spoken with the City to re-establish a crosswalk for the users of this parking lot. Mr. Hatcher stated that they had not, but that they would.

Motion: Burnett made a motion to approve the proposal with the condition that a crosswalk is added at Clairmont Avenue and 28th Street South. The applicant was advised to consult with the City's Department of Transportation regarding the crosswalk.

Motion seconded by: Wieseman

Discussion: Hoskins asked if the exit on the alley side would be removed. The applicant said yes.

Vote: The motion carried unanimously.

There being no further business, the meeting was adjourned at approximately 8:00 a.m.