



**City of Birmingham Design Review Committee**  
**Meeting Minutes**  
**February 10, 2021**

**Meeting Time: 7:30 a.m.**

**Meeting Location: Webex Video & Teleconference**

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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.

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**Members Present:** Abra Barnes, Scott Burnett, Ivan Holloway, Creig Hoskins, Lea Ann Macknally, Richard Mauk, Sheila Montgomery-Mills, Brian Wolfe

**Members Absent:** Willie Oliver, Chris Swain, Ben Wieseman

**Staff Present:** Karla Calvert, Lauren Havard, Paige Largue Thomas, Pamela Perry, John Sims

**Others Present:** Vadim Belous, Hanno van der Bijl, Stephanie Britton, Chris Eckroate, Dan Fritz, Eddie Griffith, Wassa Inoni, Charles Jordan, Sam Matthews, Keith Rouss, Taylor Schmidt, Stephen Schrader, Jeana Stright, Art Traver, Hanno van der Bijl, Traci Williams

**Call to Order:** The meeting was called to order at 7:30 a.m. by Chairman Mauk. He stated that the minutes from 1/27/21 were ready. Hoskins made a motion to approve the minutes. Burnett seconded. The motion carried unanimously.

- I. Name:** Ms. Stephanie Clements Britton  
**Site Address:** 416 28th Street South  
**District:** Lakeview  
**Requesting approval for:** Conceptual

**Statements:** Ms. Britton presented her proposal for a new multi-family building with 123 units; 1, 2 and 3 bedroom units. Mr. Schrader stated that he would be looking for a parking modification to add more parking. He stated that instead of adding trees to the parking lot, he wanted to move the trees to the streetscape. Macknally asked if there were going to be any shade trees along 27<sup>th</sup> Street. Mr. Schrader stated that there were overhead power lines, but that they could plant some accent trees there that would be smaller. Montgomery-Mills asked if there was a way to move the curb cuts for the parking lot to the alley instead of having them come off the streets. Ms. Britton stated that that would be very difficult because of the grade change from 27<sup>th</sup> to 28<sup>th</sup>. She



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stated that they had consulted with Traffic Engineering, and they had approved this plan. Hoskins was concerned that the diagonal parking spaces on 27<sup>th</sup> would cause car accidents because of the sight lines at this location. Wolfe asked how the parking lot security gates would work especially with queuing and its effect on traffic in this area. Ms. Britton stated that the security gates would be remote access. Burnett asked how the dumpster would be handled. Ms. Britton stated that the dumpster would be accessed off the alley, and would be accessed via trash chute and stairs for the residents.

Thomas stated that this building is located in a historic district and is a contributing structure. Thomas stated that adaptive reuse is recommended. Ms. Britton stated that the building is in severe disrepair, and wouldn't be able to be reused. She also stated that they would be reusing some of the materials on the building in the new building. Mr. Fritz stated that several structural engineers had looked at this building to see if it was salvageable, and ultimately stated that it wasn't feasible due to the magnitude of the repair work that would need to be done to make the building safe, and that the repairs far exceeded the tax credits.

**Motion:** Burnett made a motion to table this discussion pending a working session, a structural report to support the demolition of this building, and information on why the brick could or could not be used.

**Motion seconded by:** Macknally

**Discussion:** Ms. Britton requested feedback on the elevations. She stated that they would be trying to match the existing brick on the building. Hoskins stated that he would advocate for the reuse of the brick. Ms. Britton stated that they would also be using lap siding on the exterior of the building, and metal panels, and fiber cement siding. Ms. Britton stated that siding would return. Montgomery-Mills and Burnett both stated that they were concerned about the pedestrian experience, considering both the building materials and the street trees. Macknally stated that she thought that this project would benefit from a working session.

**Vote:** The motion carried unanimously.

- II. Name:** Mr. Taylor Schmidt (Barge Design)  
**Site Address:** Roadway & Transit Stations (Multiple Locations)  
**District:** Multiple  
**Requesting approval for:** Information only

**Statements:** Mr. Schmidt presented his plan to add 32 platforms for the Bus Rapid Transit plan. The Bus Rapid Transit route runs from Five Points West to Woodlawn. He stated that they would be restriping the streets, and there would be work on the traffic



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signals as well. Mr. Schmidt stated that there would be new sidewalks, bus shelters, landscaping and lighting at all the new bus stops. He also stated that he anticipated that a bus would be at each stop every 15 minutes. He presented what each bus stop would look like. He stated that each platform would be partially covered, and would have seating and information kiosks. Montgomery-Mills asked if the stops would all be the same, or if they would be tailored to each site. Ms. Stright stated that to an extent the stops would be the same, but some details would be changed to fit it into its surroundings (lighting, for example). She also stated that the stops would each have trash cans and bike racks. Montgomery-Mills asked what the handrails would be made of, and Ms. Stright stated that they would be powder-coated stainless steel. Ms. Stright stated that the design of the bus stops were informed by the railroad tracks. There are two "tracks" that will be used as design elements for the structure of the bus shelter. She also stated that the shelters would be mostly transparent, and were thoughtfully placed so as not to block business entrances.

Sims stated that several of the shelters would need to be carefully addressed because they are in Design Review Districts. Wolfe suggested a working session to discuss these further.

**Motion:** Wolfe made a motion to carry this case over, pending a working session. He stated that more information was needed for the stations that fall within the Design Review districts.

**Motion seconded by:** Macknally

**Discussion:** none

**Vote:** The motion carried. Hoskins recused himself.

### III.

**Name:** Mr. Sam Matthews (Studio 2H Design)

**Site Address:** 5623/5619/5613/ 5601 1<sup>st</sup> Avenue North (BJCTA- East Transit Center)

**District:** Woodlawn

**Requesting approval for:** Renovation

**Statements:** Mr. Matthews presented his plan to renovate and restore the storefront along 1<sup>st</sup> Avenue N in Woodlawn to create the East terminus of the new BRT line. He stated that two buildings would be renovated, a yellow brick building and a red brick building. These buildings will house new retail tenants. He stated that there would be a new landscaped courtyard, and the bus stop would be in the interior of the block. The applicant's landscape architect stated that the east and west terminals will have the same plant palettes. He also stated that there would be a place for public art in the plaza.

Macknally asked what the elevation change across the plaza, the landscape architect



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stated that it was about 4'. Macknally stated that she couldn't read the landscaping plan, and would need more information on that. Macknally also stated that the courtyard needed to have a purpose, and needed to be secure, in addition to being accessible. She also stated that each feature of the courtyard needed to have a purpose. Macknally also stated that there needed to be visibility throughout the site for safety. Mr. Matthews stated that the courtyard will be the waiting area for the bus stop, and that there will be several 12' lights to be sure that the site is well-lit. Mauk asked if the brick would be painted. Mr. Matthews said no. Mr. Matthews also stated that they would be keeping the transoms. Mr. Matthews also stated that he would be reopening the bricked-in windows on the west façade of the building. He stated that the brick would be cleaned, and the windows would either be repaired or replaced. He also stated that the doors would be replaced with custom made identical doors. Mr. Matthews stated that the roof would be replaced as it wasn't salvageable. It was stated that the proposal had been through the FTA and SHPO processes. Mr. Matthews also presented his color palette. He stated that the downspouts would be replaced with historic downspouts and would be piped underground. Macknally stated that more detail was needed on some of the plans.

**Motion:** Wolfe made a motion to carry this case over, pending a working session, and more information.

**Motion seconded by:** Montgomery-Mills

**Discussion:** none

**Vote:** The motion carried. Hoskins recused himself.

There being no further business, the meeting was adjourned at 8:50 a.m.