



City of Birmingham Design Review Committee Meeting Minutes February 24, 2021

Meeting Time: 7:30 a.m.

Meeting Location: Webex Video & Teleconference

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: Scott Burnett, Creig Hoskins, Richard Mauk, Ben Wieseman, Brian Wolfe

Members Absent: Abra Barnes, Ivan Holloway, Lea Ann Macknally, Sheila Montgomery-Mills, Willie Oliver, Chris Swain

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

Others Present: Laura Bartlett, Vadim Belous, Jeff Belyea, Stephanie Britton, Mike Carpenter, Zach Feldman, Eddie Griffith, Charles Jordan, Katie Kimbrell, Chris Manes, Sam Matthews, Brandon Music, Keith Rouss, Taylor Schmidt, Jeana Stright, 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 2/21/21 were ready. Wolfe made a motion to approve the minutes. Wieseman seconded. The motion carried unanimously.

- I. Name:** Mr. Mike Benton (Owner)
Site Address: 525 47th Street South
District: Avondale Park (Local Historic District)
Requesting approval for: New construction of residence

Statements: This item was removed from the agenda.

- II. Name:** Ms. Laura Bartlett (Architect)
Site Address: 2640 Crest Road
District: Red Mountain Suburbs (Local Historic District)
Requesting approval for: Demolition of existing carport and construction of new carport

Statements: Chairman Mauk asked if there was a report from the LHAC. Perry stated that the proposal was approved as presented by the LHAC. She also stated that this



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home was a contributing structure.

On 2/18/2021, the Local Historic Advisory Committee (LHAC) for the Redmont Local Historic District heard the DRC case for the property located at 2640 Crest Road, and the Committee took the following action:

The recommendation of the Local Historic Advisory Committee was to approve the design review request for the following reasons:

The proposed addition is compatible with the character of the property.

The recommendation of the Local Historic Advisory Committee was based on the following sections of the local historic district's design guidelines: 111.8 111.9. 111.10

The LHAC also made the following findings:

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.
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.

Ms. Bartlett stated that the DRC already approved the home renovation, and that she was returning for approval of the existing carport, which she wants to remove and replace with a double gable roof carport, to match the existing structure. Ms. Bartlett stated that the roof would only be seen from the alley, and would be a cedar shake roof. She also presented her colors. She stated that they would match the existing house.

Motion: Wolfe made a motion to approve this proposal as presented, in agreement with the LHAC.

Motion seconded by: Hoskins

Discussion: none

Vote: The motion carried.

- III.** **Name:** Ms. Laura Crowe
Site Address: 1021 30th Street South
District: Highland Park (Local Historic District)



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Requesting approval for: Replacing siding on the right side and the back side of the house; replacing the sashes in the windows on the right side; and repairing patches in the roof

Statements: Ms. Perry stated that this proposal was approved as presented. She also stated that this home was a contributing structure.

On February 18, 2021, the Local Historic Advisory Committee (LHAC) for the Highland Park Local Historic District heard the DRC case for the property located at 1021 30th Street S, and the Committee took the following action:

The recommendation of the Local Historic Advisory Committee was to approve the design review request for the following reasons:

The look and character of the new siding and windows are being replicated in like materials (wood) to match the existing style of this historic contributing property. The roofing shingles and exterior color palette are also being matched to the existing structure.

The recommendation of the Local Historic Advisory Committee was based on the following sections of the local historic district's design guidelines:

Section A, Exterior Siding (Page 10). "When replacement is necessary due to extreme damage or deterioration, materials matching the appearance of the original should be used"

Section D, Windows (Page 10). "new units shall match the originals as closely as possible in appearance"

Section J, Paint (Page 11). "Paint color shall be compatible with the age and style of the house"

The LHAC also made the following findings:

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.
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



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District.

Mr. Music stated that the house next door caught fire, and this renovation was simply repair work from that damage. He stated that the rear slope of the roof and the adjacent windows would be replaced. He stated that the sashes and siding would be replaced because they have lead paint. He stated that they would be replacing the materials with like kind and quality. He also stated that the paint colors would match the existing. Wolfe asked if the whole roof would be replaced. Mr. Music said no, that only the affected shingles would be replaced. He also verified that the shingles would match the existing.

Motion: Hoskins made a motion to approve this proposal as presented, in agreement with the LHAC.

Motion seconded by: Burnett

Discussion: none

Vote: The motion carried unanimously.

IV.

Name: Mr. Mike Carpenter

Site Address: 1520 7th Avenue N

District: Downtown Northeast

Requesting approval for: Conceptual Design

Statements: Mr. Carpenter presented his plan to renovate an existing building on 7th Ave North. He stated that he wanted to paint and restore the building. Mr. Carpenter stated that he wanted to repoint, paint, and add new windows and new doors. Hoskins asked if the mortar was in good shape. Mr. Carpenter stated that in some areas it was in good shape, and in some areas it was in bad shape, and in those areas they would repoint the brick. Wolfe asked if the windows would be steel framed. Mr. Carpenter stated that they would be aluminum framed. Wolfe asked if he would use a black mullion pattern. Mr. Carpenter said it would either be black or dark bronze. Hoskins verified that Mr. Carpenter proposed to reopen the bricked up windows. Wolfe asked if Mr. Carpenter would be improving the ROW. Mauk asked if this building was a contributing structure. Sims stated that he didn't think that it was. Mr. Carpenter stated that they probably would. Burnett stated that he wasn't convinced that the brick needed to be painted.

Motion: Burnett made a motion to approve this proposal as presented, on the condition that the Committee revisit and review additional documentation regarding the painting of the brick.

Motion seconded by: Hoskins

Discussion: Burnett stated that Mr. Carpenter would need to present more evidence that the brick was in poor condition and needed to be painted and repaired.



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Vote: The motion carried unanimously.

- V. **Name:** Mr. Jeff Belyea, PE (Land Development)
Site Address: 1201 3rd Avenue South (The Marshall)
District: Midtown
Requesting approval for: Revision Streetscape (Last seen 1/13/2021)

Statements: Mr. Manes presented his case for revising the streetscape at his development. He stated that he wanted to remove most of the brick from the streetscape. He stated that since this building didn't fall within the Parkside District, it shouldn't be held to the Parkside Guidelines. Mr. Manes presented his plan to keep the brick on the side of the building facing 13th Street where the building faces the Parkside District. Wolfe verified that the extents of the Parkside District would be extended to the interstate in the future. Sims said yes. Wolfe asked why this change was needed. Mr. Belyea stated that it was a cost issue. Mr. Belyea stated that abiding by the Parkside Guidelines could cause an unanticipated financial burden.

Motion: Hoskins made a motion to deny this request as presented, since the applicant had already agreed to follow the Parkside Guidelines and since the Parkside District boundaries would be extended to encompass this block in the near future.

Motion seconded by: Wolfe

Discussion: Mr. Belyea asked if there was a compromise that could be reached. Wolfe stated that the Committee was unlikely to compromise since the applicant had previously already agreed to the Parkside Guidelines and since the Parkside District boundaries will be expanded in the near future to encompass this block.

Vote: The motion carried unanimously.

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

Statements: Mr. Britton stated that the main focus of the renovations was along 27th Street South. She stated that the angled spaces were changed to parallel spaces. She stated that additional landscaping was added, and the sidewalk was widened as well. Wolfe asked about the determination of the working session. Burnett stated that sufficient support for the demolition of the building was presented via structural reports, and that the Committee was satisfied with the decision to demolish the building.

Motion: Hoskins made a motion to approve this conceptual design for this project, as



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supported by the structural report.

Motion seconded by: Burnett

Discussion: none

Vote: The motion carried unanimously.

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

Statements: Sims presented the BRT stops that fell within the Design Review districts. He showed the locations of each station, and showed renderings of how these stations fit into their specific locations, per the request of the DRC. Burnett asked if the truss structure could be moved in case a building behind the stop needed visibility in that location. Ms. Stright said that they could discuss it, but the location is consistent throughout the corridor and it lights up when the bus is approaching, so they would rather not move it to keep them consistent.

Motion: Burnett made a motion to approve this proposal as presented.

Motion seconded by: Wieseman

Discussion: none

Vote: The motion carried. Hoskins recused himself.

- VIII. Name:** Mr. Sam Matthews (Studio 2H Design)
Site Address: 5623/5619/5613/ 5601 1st Avenue North (BJCTA- East Transit Center)
District: Woodlawn
Requesting approval for: Renovation

Statements: Mr. Matthews presented additional information on the new plaza and traffic flow/curb line. He also stated that revisions were made to make the site more accessible and pedestrian friendly. He stated that the sidewalks were widened to allow for better accessibility. He also stated that there were some revisions made to enhance the connectivity of the site. Mr. Matthews presented a section drawn through the site to show visibility and accessibility across the site. Mr. Matthews stated that he was asking for landscaping approval, but that signage would return. Wieseman asked if more hardscape could be added at the corners for a more comfortable landing from the ramps/crosswalks. He also stated that additional concrete could be added to make maintenance easier. Ms. Stright stated that she would need to speak with ALDOT to verify the change, but that she didn't see a problem with adding concrete in place of



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landscaping.

Motion: Wieseman made a motion to approve this proposal as presented, on the condition that the applicant add hardscape at the corners of 1st and 56th and 1st and 57th, as discussed.

Motion seconded by: Wolfe

Discussion: none

Vote: The motion carried. Hoskins recused himself.

There being no further business, the meeting was adjourned at 8:30 a.m.