



**City of Birmingham Design Review Committee**  
**Meeting Minutes**  
**March 24, 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, Chris Swain, Ben Wieseman

**Members Absent:** Willie Oliver, Brian Wolfe

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

**Others Present:** Dan Aycock, Geoff Boyd, Meghan Ellis, Sean Hughes, Trevor Newberry, Gregory Rankins, Jacob Unzicker

**Call to Order:** The meeting was called to order at 7:30 a.m. by Chairman Mauk. He stated that the minutes from the 3/10/2021 were ready. Macknally made a motion to approve the minutes. Montgomery-Mills seconded. The motion carried unanimously.

- I. Name:** Mr. Jacob Unzicker (Mode 3 Architecture)  
**Site Address:** 1300 5<sup>th</sup> Avenue South  
**District:** Midtown  
**Requesting approval for:** New Construction (Final)

**Statements:** Mr. Unzicker presented his plan for a new apartment building. He stated that he had previously received conceptual approval for this project. He stated that he was presenting the building design and materials today, and would return later for approval of the site plan, streetscape, lighting and signage. He stated that the building would be a two-story podium with 5 floors above. He stated that there would be retail, parking and office space on the first two floors with the apartments in the five floors above. He presented his material palette. Mr. Unzicker stated that some of the materials were hard to acquire, and substitutions might be necessary in the future. He stated that he would use brick on the lower floors (a couple of different colors of brick), and would also use fiber cement board (a couple of different colors and textures), metal panels,



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concrete, PVC siding (not vinyl) and EIFS. Mr. Unzicker presented all four facades, showing colors and material types. Macknally stated that while this building was not within the Parkside District, BDOT has asked them to use the Parkside Guidelines for the streetscape around the building. She stated that she would use concrete and brick inlays to continue the Parkside Guidelines, and she was working on selecting a 5<sup>th</sup> Avenue tree to complement the Guidelines.

**Motion:** Montgomery-Mills made a motion to approve this proposal as presented, with signage and streetscape to return.

**Motion seconded by:** Hoskins

**Discussion:** none

**Vote:** The motion carried. Macknally recused herself.

**II. Name:** Mr. Geoff Boyd (UAB Planning, Design & Construction)

**Site Address:** Health District

**District:** Midtown

**Requesting approval for:** Health District Signage

**Statements:** Mr. Boyd presented his plan to install 550 signs for the new UAB Health District. The signs will be oriented toward the pedestrian and will be about the size of a “No Parking” sign. Mr. Boyd stated that this project was a collaboration with several healthcare providers in the downtown area. The signs will be at a 6’ minimum height, and there will be four signs per intersection. The signs say “smoke free zone.” Macknally asked how the signs would be attached. Mr. Boyd stated that they would have two stainless steel banding brackets, per the City standard. Macknally asked if the signs would be placed on traffic signs. Mr. Boyd said they would be for the most part. Burnett asked if there was any consideration given to how these signs would affect people with visual impairments. Mr. Boyd said he didn’t analyze that. He stated that the issue wasn’t raised through the partners that helped pull this effort together. Mr. Boyd stated that he would look into this issue, and reach out to the eye institute.

**Motion:** Macknally made a motion to approve this proposal as presented, on the condition that there is only one sign per pole, and that due diligence is completed with regard to how people with visual impairments will use/view these signs.

**Motion seconded by:** Montgomery-Mills

**Discussion:** none

**Vote:** The motion carried unanimously.

**III. Name:** Mr. Dan Aycock / Contractor



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**Site Address:** 705 39<sup>th</sup> Street South

**District:** Avondale Park (Local Historic District)

**Requesting approval for:** Installing new siding, placing new trim around existing window; repairing deteriorating front column details; replacing existing gutters, and front/back doors.

**Statements:** Chairman Mauk asked if there was a report from the LHAC. Thomas stated that the proposal was approved as presented by the LHAC.

On March 16 & 17, 2021, the Local Historic Advisory Committee (LHAC) for the Avondale Park Local Historic District heard the DRC case for the property located at 705 39th. St. S., and the Committee took the following action: Approve

The recommendation of the Local Historic Advisory Committee was to Approve the design review request for the following reasons: Applicant's plan is in keeping with the architectural integrity of the neighborhood.

The Local Historic Advisory Committee also voted to request that the following conditions be placed upon this request :

Applicant's revised plans are recommended as submitted.

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.

Mr. Aycock stated that he would be replacing the siding on the home with vinyl siding to match the existing siding. Mauk asked if vinyl siding was allowed. Thomas said yes. He stated that he would also be adding new trim around the windows, so that they won't be recessed. Mr. Aycock stated that the front two columns would be replaced with a fiber cement product, and painted to match the existing. He also stated that he would be replacing the gutters with like gutters, and would be replacing the front door (but not the side lights) and the rear door. Macknally asked what colors he would use. He stated that



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the house would be “Driftwood” and the trim would be “Aspen White.” Swain verified the at the trim would be wrapped with aluminum coil.

**Motion:** Barnes made a motion to approve this proposal in agreement with the LHAC.

**Motion seconded by:** Wieseman

**Discussion:** none

**Vote:** The motion carried unanimously.

**IV.**

**Name:** Mr. Gregory Rankins / Contractor

**Site Address:** 1318 32<sup>nd</sup> Street North

**District:** Norwood (Local Historic District)

**Requesting approval for:** Replacing existing roof and existing vinyl siding with Hardy Board siding; Removing and replacing windows on the back and side of the house

**Statements:** Chairman Mauk asked if there was a report from the LHAC. Thomas stated that the proposal was approved as presented by the LHAC.

On March 15, 2021, the Local Historic Advisory Committee (LHAC) for the Norwood Local Historic District heard the DRC case for the property located at 1318 32nd St N, and the Committee took the following action: Approve

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

Page 13-Item E-Doors

Front door replacement was not included in the original transmittal, but the intention to replace the installed front door was communicated in person. Following our meeting three door options were submitted. All door options that were sent are appropriate to the architectural style of the home and are approved as submitted, with the understanding that the exact product that was submitted will be installed.

Page 15-Item I-Gutters and Downspouts

Applicant stated that should he add gutters and downspouts they will be sized appropriately and the color will match the trim paint color.

Page 15-Item K-Materials

Hardy plank is approved as an alternative to the original wood siding, exposure will match existing exposure.

Page 16-Item L-Paint

Proposed paint colors were not provided to the advisory committee. Committee assumes



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that the staff issued a desk approval for the proposed colors and that they are compatible with the age and style of the house. Applicant has stated that the brick will not be painted

Page 18-Item O-Roofs

Product data was not provided, but the applicant confirmed that he will be installing an asphalt dimensional shingle. This is an appropriate material and is approved.

Page 19-Item T-Trim (decorative)

Committee approves the use of new trim to match existing where it cannot be repaired. All trim details (window trim, comer boards, etc.) is approved to match original as shown in provided historic photograph.

Page 19-Item U-Windows

Application states that windows will be removed and replaced. Applicant clarified that only a select few windows will be removed and siding will be installed in their place. Given that the windows in question are on the back of the house and cannot be seen from the street, the removal of back windows is approved.

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 15-Item I-Gutters and Downspouts

Page 15-Item K-Materials

Page 16-Item L-Paint

Page 18-Item O-Roofs

Page 19-Item T-Trim (decorative)

Page 19-Item U-Windows

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



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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.

Mr. Rankins presented his plan to replace the siding on the home, and close up some windows on the rear of the home. Mauk asked what color the house would be. Mr. Rankins stated that the house would be white and the trim would be black.

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

**Motion seconded by:** Montgomery-Mills

**Discussion:** none

**Vote:** The motion carried unanimously.

V. **Name:** Mr. Rob Hale / Contractor

**Site Address:** 959 Conroy Road

**District:** Forest Park (Local Historic District)

**Requesting approval for:** Replacing windows and a side door

**Statements:** Chairman Mauk asked if there was a report from the LHAC. Thomas stated that the proposal was approved on condition by the LHAC. Thomas also stated that the home is non-contributing.

On March 16, 2021, the Local Historic Advisory Committee (LHAC) for the Forest Park Local Historic District heard the DRC case for the property located at 959 Conroy Road, and the Committee took the following action: Approve with Conditions.

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

The windows submitted do not reflect the horizontal panes of the existing window design. Should horizontal muntins be added to achieve this look, the black color will reduce the visual impact of the horizontal panes and for this reason is not recommended.

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

D. Windows

Original windows shall be repaired and maintained where feasible.

Where window replacement is desirable, new frame units shall match the original



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appearance.

The addition of large picture windows to other alterations to the main facade shall not be permitted. Window alterations on the rear of homes are acceptable so long as they are not readily visible from the primary streets.

Replacement or new glass panes shall match the original appearance.

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.

The homeowner stated that he would not be replacing the three windows in the front of the house, per the LHAC, but would be replacing the remainder of the windows, and one door.

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

**Motion seconded by:** Holloway

**Discussion:** none

**Vote:** The motion carried unanimously.

- VI. Name:** Ms. Meighan Ellis  
**Site Address:** 1801 1<sup>st</sup> Avenue South  
**District:** Midtown  
**Requesting approval for:** Signage

**Statements:** Ms. Ellis presented her plan to replace the signage at the LabCorp building. She stated that she would be replacing the faces of the existing monument sign. She stated that she would also be replacing the two building signs. These are channel letter sets and there is one on the east elevation and one on the west. Ms. Ellis stated that she would be replacing the material on the awning to reflect the new logo, but



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that the color and material of the awning would remain the same. Macknally asked if the signage fit within the Signage Guidelines. Sims said yes. Mauk asked if a signage master plan was needed. Sims said no. Sims stated that a ROW use agreement would be needed for the sign/awning. Hoskins verified that the awning would remain the same color.

**Motion:** Montgomery-Mills made a motion to approve this proposal as presented.

**Motion seconded by:** Wieseman

**Discussion:** none

**Vote:** The motion carried unanimously.

There being no further business, the meeting was adjourned at 8:05 a.m.