



City of Birmingham Design Review Committee
Meeting Minutes
April 28, 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: Abra Barnes, Scott Burnett, Creig Hoskins, Lea Ann Macknally, Richard Mauk, Sheila Montgomery-Mills, Chris Swain, Ben Wieseman, Brian Wolfe

Members Absent: Ivan Holloway, Willie Oliver

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

Others Present: Christina Argo, Geoff Boyd, James Brashears, Dave Eyrich, Darrell Harris, Don Hawes, Michael McRae, Steve Mitchell, Gray Plosser, Matt Shaver, Rusty Stewart, Ryan Stechmann, Ginger Street, Brian Tye

Call to Order: The meeting was called to order at 7:30 a.m. by Chairman Mauk. He stated that the minutes from the 4/14/21 meetings were ready. Macknally made a motion to approve the minutes. Wieseman seconded. The motion carried unanimously.

- I. Name:** Mr. Darrell Harris
Site Address: 7 55th Place North (Slutty Vegan)
District: Woodlawn
Requesting approval for: Renovation / Signage

Statements: Mr. Harris presented his plan to install a new restaurant in Woodlawn. Mr. Brashears presented his proposed changes to an existing building in Woodlawn. He stated that the center door would be removed and replaced with a storefront window. He also stated that the building would be painted. He also presented the new lighting for the restaurant. He stated that there would be two main building signs and door vinyl to complete the signage plan. He stated that the building signs would be illuminated, and would be aluminum and would be mounted to the building itself, above the center glass. He also stated that the sign would extend about 12" out from the building. Mr. Brashears also presented the mural wrap for the building, with a word collage on the



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front façade.

Montgomery-Mills clarified that the building would house two different tenants. Montgomery-Mills asked if the mural wrap would go across the whole façade, or if it would only cover the Slutty Vegan side. Mr. Brashears said that it would just cover the right side of the building where the Slutty Vegan will be located. Wolfe asked if this site fell under the standard guidelines. Sims said yes. Wolfe stated that the word collage mural wouldn't be acceptable under the Design Guidelines. Sims agreed stating that the Zoning Department would require a variance for this type of signage. Burnett asked if the new doors would have awnings. Mr. Brashears said no. He added that the existing awnings on the building would stay. Burnett verified that all windows on the building would be clear glass. Mauk clarified that all existing awnings on the buildings would remain. Burnett asked for signage details. Mr. Brashears stated that it was on the drawing. Burnett stated that the box sign seemed excessively deep. Mr. Brashears stated that the sign projected from the building about 10" or so.

Motion: Burnett made a motion to approve the opening and the demolition work, but recommended that the signage and the word collage wrap/exterior paint color be carried over to return after a variance is considered.

Motion seconded by: Hoskins

Discussion: Burnett stated that the applicant would need to present a paint color if the word wrap was not allowed. Mr. Brashears stated that the branded yellow color would be the building color. Wolfe asked if the branded yellow color would wrap the whole building, or just the Slutty Vegan.

Vote: The motion carried. Wieseman and Barnes recused themselves.

II.

Name: Ms. Candice Watson

Site Address: 1625 1st Avenue North

District: Downtown West

Requesting approval for: Signage Master Plan (carried over from 4/14/21)

Statements: Mr. Hawes presented his master signage plan. He stated that there were no plans to have any tenants in these buildings at this time. Mr. Hawes stated that the salon would be the only building to have signage at this time, and that the signage would be flat-cut PVC signage, non-illuminated, and would be stud-mounted to the building. Mauk asked if the master plan fit within the Guidelines. Sims said yes.

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

Motion seconded by: Burnett

Discussion: none

Vote: The motion carried unanimously.



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- III. Name:** Mr. Steve Mitchell (Southland Builders & Construction LLC)
Site Address: 1411 Windsor Circle
District: Red Mountain Suburbs (Local Historic District)
Requesting approval for: Constructing a pergola over entrance to the back yard and constructing a wooden fence on the existing retaining wall

Statements: Chairman Mauk asked if there was a report from the Local Historic Advisory Committee (LHAC). Perry stated that the proposal was approved on condition by the LHAC. She also stated that this home was non-contributing to the historic nature of this neighborhood.

On 04/22/2021 the Local Historic Advisory Committee for the Red Mountain Suburbs Local Historic District reviewed plans for the property located at 1411 Windsor Circle, and the following action was taken: Approve conditionally.

The recommendation of the LHAC was to support the design review request for the following reasons:

The proposed fence structure is required for safety reasons. The committee realizes that the house is not a contributing structure to the neighborhood; however, the proposed alterations are visible from the street and from neighboring properties. The committee agreed that the fencing as proposed will be less obtrusive if it is painted a dark color and covered by appropriately scaled landscape material.

The recommendation of the LHAC was based on the following sections of the local historic district's design guidelines:

III. General Guidelines: 3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations should be compatible with the existing and/or surrounding properties.

IV. Specific Element Guidelines: R. Fencing: Front yard fencing shall be appropriate to the period of the house and neighborhood as referenced in the Red Mountain Suburbs Historic District national register application, and shall be in keeping with zoning regulations. Materials used for fencing shall be consistent with those originally used in the district

V. Conditionally Contributing and Non-Contributing Structures

Conditionally contributing and non-contributing structures should follow the general guidelines and intent to preserve the neighborhood spirit and character. The original architecture and style should be evaluated for merit and when architectural quality is



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noted. Changes should strive to respect the character and features of the original structure. Considerable flexibility is warranted when making changes to these structures. Decisions that make practical and aesthetic sense that may be contrary to the specific guidelines are welcome when they uphold the overall intent of the guidelines.

The LHAC also voted to request that the following conditions be placed upon this request:

That the landscape plantings are modified from Japanese boxwoods every 2ft to a plant material to be planted close enough together to screen the fence and grow to a height of 4ft tall to screen the fence. Wax myrtles or hollies are two species recommended.

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. Mitchell stated that he would be constructing a 4' tall wooden privacy fence at the top of the retaining wall, and a small pergola at the entrance gate. He stated that the fence would be 78' long, and would have horizontal slats. He stated that he would be planting the shrubs suggested by the LHAC.

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

Motion seconded by: Hoskins

Discussion: none

Vote: The motion carried unanimously.

IV.

Name: Ms. Abdo Alamari (Owner)

Site Address: 1325 30th Street North

District: Norwood (Local Historic District)

Requesting approval for: ~~"Violation"; Replacing the original wood windows with new~~



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~~vinyl windows which are seen from the street~~

Statements: This item was removed from the agenda.

- V. Name:** Mr. Michael McRae (Owner)
Site Address: 4313 6th Avenue South
District: Avondale Park (Local Historic District)
Requesting approval for: Replacing the existing gable siding and gable vent; repairing damaged fascia and soffit located on the back and side of the house and painting the house

Statements: Chairman Mauk asked if there was a report from the LHAC. Perry stated that the proposal was approved as presented by the LHAC. Perry also stated that the home is contributing to the historic district.

On April 20, 2021, the Local Historic Advisory Committee (LHAC) for the Avondale Park Local Historic District heard the DRC case for the property located at 4313 6th Av. 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 approved as presented including the following paint colors: Trim/cornice- Alabaster SW 7008, Brick/body- Steely Gray SW 7664, Shake siding- Evening Shadow SW 7662, Door/shutters- Smokev Blue SW 7604

Applicant's plan is in keeping with the architectural integrity of the neighborhood.

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.



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Mr. McRae presented his plan to replace the gable and gable vent. He stated that the gable vent would be rectangular instead of triangular. He stated that there would be some damaged fascia and soffit replaced. Mauk asked if he would put shingles on the gable. Mr. McRae stated that it would be shingle shakes.

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

Motion seconded by: Wolfe

Discussion: none

Vote: The motion carried unanimously.

- VI. Name:** Mr. and Mrs. Lewis and Carol Stewart (Owners)
Site Address: 2641 Crest Road
District: Red Mountain Suburbs (Local Historic District)
Requesting approval for: Rear corner addition for elevator

Statements: Chairman Mauk asked if there was a report from the LHAC. Thomas stated that the proposal was approved as presented by the LHAC. Thomas also stated that the home is contributing to the historic district.

On 4/22/2021, the Local Historic Advisory Committee (LHAC) for the Red Mountain Suburbs Local Historic District heard the DRC case for the property located at 2641 Crest Road, 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:

The proposed addition is in keeping with the style and character of the house and neighborhood.

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

III. General Guidelines:

8. Alterations and additions to existing properties shall not destroy significant historical, architectural or cultural material, and their design is should be compatible with the size, scale, color, material, and character of the property, neighborhood or environment.

9. Wherever practical, new additions or alterations to a structure shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.



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IV. Specific Element Guidelines:

All guide lines included in this document shall apply to any additions to existing houses. Any additions shall be in keeping with the original materials and original house design.

Massing and setbacks shall be consistent with those of the immediate surrounding properties. Site plans for additions shall be sensitive to and compatible with adjacent properties and structures and minimize changes to natural site topography.

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. Stewart had trouble with his audio; therefore, this case was not heard.

Motion: Hoskins made a motion to carry this case over pending more information, and a decision on which proposal to present.

Motion seconded by: Burnett

Discussion: none

Vote: The motion carried unanimously.

VII. Name: Ms. Ginger Street (Building By Designs)

Site Address: 4203 Clairmont Avenue

District: Forest Park (Local Historic District)

Requesting approval for: Changing design and relocating the light fixtures that were approved by DRC on Wednesday March 10, 2021

Statements: Chairman Mauk asked if there was a report from the LHAC. Perry stated that the proposal was approved by the LHAC. Perry also stated that the home is contributing to the historic district.



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On April 23, 2021, the Local Historic Advisory Committee (LHAC) for the Forest Park Local Historic District heard the DRC case for the property located at 4203 Clairmont Avenue, 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:

The proposal is in keeping with the architectural integrity of the neighborhood.

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. Street presented her plan to change the light fixture on the front porch and side porch from the one that was previously approved.

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

Motion seconded by: Hoskins

Discussion: none

Vote: The motion carried unanimously.

VIII. Name: Mr. Geoff Boyd (Facilities | Planning, Design, & Construction)

Site Address: UAB Campus

District: Midtown

Requesting approval for: UAB Campus Master Plan

Statements: Mr. Boyd presented the new UAB Campus Master Plan. He stated that the master plan is revised every five years. Mr. Boyd stated that the Public Realm Guidelines are also included in the Campus Master Plan. Mr. Boyd stated that the Public Realm Guidelines would not change much from the existing. Mr. Boyd stated



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that there are twenty-four new projects planned in the new master plan. He also stated that he would come back and present each project to the DRC before construction would begin. Macknally asked if the storm water requirements for new construction were enhanced. Mr. Boyd said yes.

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

Motion seconded by: Macknally

Discussion: none

Vote: The motion carried unanimously.

- IX. Name:** Mr. Ryan Stechmann (WILLIAMS BLACKSTOCK ARCHITECTS)
Site Address: 2205 2nd Avenue North
District: 2nd Avenue North
Requesting approval for: Renovation

Statements: Mr. Stechmann presented his plan to return this building to its original condition. He stated that this was an NPS project. He stated that he would mainly be cleaning and repointing the brick, adding a new roof terrace, refurbishing the cornice, and replacing the storefront entries. Mauk asked if there would be a roof addition. The applicant stated that there would be in order to give access to the roof and the new roof terrace. Mauk asked how far back the terrace sat from the street. The applicant stated that it sat 30' back from the street. Mauk verified that the brick would not be painted. The applicant stated that there would be no paint, and that the brick would only be repaired and repointed. He stated that the awning would be removed, and the fire escapes would remain, but would be cleaned and repainted. He also stated that the windows would be replaced with historically accurate windows. Burnett asked if the cornice would remain. Mr. Stechmann said yes. Burnett asked if the plan had been submitted to the NPS yet. Mr. Stechmann said yes, that they had received comments back on their first submittal. Macknally asked for dimensioned drawings. Hoskins asked for a site plan of the roof terrace. The applicant stated that a site plan could be provided. Hoskins verified that the awning would be removed. Burnett stated that the DRC needed more detailed drawings for approval. Mr. Stechmann stated that signage would return for approval.

Motion: Burnett made a motion to table this project pending more details needed for final approval.

Motion seconded by: Macknally

Discussion: Hoskins asked for more context on the street for the final approval. The committee requested to see the same information that was shown to the Park Service for the tax credit project. Sims asked for clarification if the demolition would be allowed.



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Burnett said no.

Vote: The motion carried unanimously.

- X. Name:** Mr. Gray Plosser (KPS Group)
Site Address: 2100 Highland Avenue
District: Five Points South
Requesting approval for: Signage / Landscaping

Statements: Mr. Plosser presented his plan for signage and landscaping at the new Birmingham Holocaust Education Center. Mr. Eyrich presented his landscaping plan, stating that he would mostly be refreshing the existing landscaping plan. He also stated that they would be adding some landscaping lighting as well. Mauk asked if the signage would be lit. Mr. Plosser stated that it would likely be uplit by landscaping lighting. Mr. Plosser stated that he didn't have a lot of details about the signage at this time, and that it might be better to return with signage details.

Motion: Macknally made a motion to approve the landscaping plan, asking that the signage return with more detail, including an inventory of signage for the building.

Motion seconded by: Hoskins

Discussion: none

Vote: The motion carried unanimously.

- XI. Name:** Mr. Thomas Yuill
Site Address: Intersection of 8th Avenue W. Center Street North
District: 8th Avenue North
Requesting approval for: Smithfield Asphalt Project (Conceptual)

Statements: Ms. Argo presented her plan for a grant to add art to an intersection in Smithfield. She outlined the extents of the project, and stated that the actual artwork was not ready yet. She stated that the work would address the plaza in front of the library, the intersection itself, the bus stop, the sidewalk, and a micro-mobility hub.

Motion: Macknally made a motion to approve the concept, on the condition that the final design return and that the neighborhood is involved in the development of the final project.

Motion seconded by: Montgomery-Mills

Discussion: Burnett asked if the Smithfield Community had been involved in this process. Yuill said not yet, but hopefully soon. Burnett stated that it was very important to involve the community in this project.

Vote: The motion carried unanimously.



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- XII.** **Name:** Mr. Jeff Belyea, PE (Land Development)
 Site Address: 1201 3rd Avenue South (The Marshall)
 District: Midtown
 Requesting approval for: Material change (Last seen 2/24/2021)

Statements: Mr. Shaver presented his plan to change out the brick color for one of the previous brick selections. Mr. Tye also stated that he would like to have the DRC's blessing on the mock-up material panel for all the materials previously presented. Burnett verified that the mortar color would remain the same on both bricks.

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

Motion seconded by: Burnett

Discussion: none

Vote: The motion carried unanimously.

There being no further regular business, Chairman Mauk advised the Committee that it would be appropriate to go into executive session to discuss matters relating to a pending case, including information presented during a public hearing. For the reason stated, Montgomery-Mills made a motion to go into executive session. Wieseman seconded. The motion carried unanimously. Before moving into executive session, Chairman Mauk dismissed those in attendance, other than DRC Committee members and staff, and notified everyone that the Committee was about to go into executive session and that the Committee would not reconvene for regular business after the executive session. The executive session began at approximately 8:40 a.m., and the executive session ended at approximately 8:54 a.m.