



**City of Birmingham Design Review Committee**  
**Meeting Minutes**  
**May 26, 2021**

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

**Meeting Location: Webex Video & Teleconference**

**Video Link:** <https://birmingham.webex.com/birmingham/j.php?MTID=m92bd8884dff79214ac3adcf8999de852>

**Meeting Phone Number: 1-415-655-0002 United States Toll or 1-312-535-8110 United States Toll (Chicago)**

**Meeting Number (access code): 187 390 6126**

**Meeting Password: yZSXMsry287**

---

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, Lea Ann Macknally, Richard Mauk, Sheila Montgomery-Mills, Chris Swain, Ben Wieseman, Brian Wolfe

**Members Absent:** Creig Hoskins, Willie Oliver

**Staff Present:** Julie Barnard, Karla Calvert, Lauren Havard, Pamela Perry, John Sims, Katrina Thomas

**Others Present:** Abdo Alamari, David Brandt, Travis Diggs, Tracy Engel, Mike Gibson, Darrell Harris, Jeff Hart, Matt Higgins, Jon Jett, Randall Minor, Alton Parker, Matt Phillips, Scott Phillips, Meghan Shannon, David Steele, Hanno van der Bijl, David Williams

**Call to Order:** The meeting was called to order at 7:30 a.m. by Chairman Mauk. He stated that the minutes from the 5/26/21 were ready. Barnes made a motion to approve the minutes. Wieseman seconded. The motion carried unanimously.

- I. Name:** Mr. Scott Phillips (S. Phillips Architecture)  
**Site Address:** 430 41<sup>st</sup> Street S (Ferus on 41<sup>st</sup>; Formerly Fancy's on 5<sup>th</sup>)  
**Districts:** 41<sup>st</sup> Street; Avondale Park (Local Historic District)  
**Requesting approval for:** Entry Gate /Fence/ Landscaping

**Statements:** Chairman Mauk asked if there was a report from the LHAC. Perry stated that the proposal was approved on condition as presented by the LHAC, and the building



## City of Birmingham Design Review Committee Meeting Minutes May 26, 2021

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

**Meeting Location: Webex Video & Teleconference**

**Video Link:** <https://birmingham.webex.com/birmingham/j.php?MTID=m92bd8884dff79214ac3adcf8999de852>

**Meeting Phone Number: 1-415-655-0002 United States Toll or 1-312-535-8110 United States Toll (Chicago)**

**Meeting Number (access code): 187 390 6126**

**Meeting Password: yZSXMsry287**

---

is a contributing structure.

On May 18, 2021, the Local Historic Advisory Committee for the Avondale Park Local Historic District heard the DRC case for the property located at 430 41<sup>st</sup> Street S 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 committee recommended changes to the design of the fence along 41st St. S. Applicant agreed to the suggestion. Design changes are submitted with this recommendation.

The Local Historic Advisory Committee also made the following determination:

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:

Redesign of fence along 41st St. S. Revised plans attached with this recommendation

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. Phillips presented his plan to convert Fancy's on 5<sup>th</sup> to Ferus on 41<sup>st</sup>. He stated that the parking lot would be turned into a beer garden. Mr. Matt Phillips presented his plan for the beer garden. He stated that he would be using scored concrete, pavers and artificial turf. The beer garden will be surrounded by an 8'tall fence with a large gate that also serves as signage. He also stated that he would incorporate lighting into the



**City of Birmingham Design Review Committee**  
**Meeting Minutes**  
**May 26, 2021**

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

**Meeting Location: Webex Video & Teleconference**

**Video Link:** <https://birmingham.webex.com/birmingham/j.php?MTID=m92bd8884dff79214ac3adcf8999de852>

**Meeting Phone Number: 1-415-655-0002 United States Toll or 1-312-535-8110 United States Toll (Chicago)**

**Meeting Number (access code): 187 390 6126**

**Meeting Password: yZSXMsry287**

---

fencing. Mauk asked if the gate slid open, or swung open. Mr. Matt Phillips stated that it will slide open. Wieseman asked if there were any exterior renovations to the building, or any signage to be approved. Mr. Phillips stated that the signage on the fence would need to be approved. Montgomery-Mills asked if the fence could be seen through, or if it was solid. Mr. Phillips stated that it was meant to be seen through. Mr. Phillips stated that he wanted the fence to be able to be seen through by pedestrians, but not by vehicles. Burnett stated that he disagreed with the style of the fence and the effect that it will have on the pedestrian experience. Mr. Phillips stated that the proposed fencing is part of the branding of the restaurant, and would be a significant design change for the owner. Macknally stated that she disagreed with Burnett stating that because the large gate would be open most of the time, that the area becomes more of a courtyard than a true fenced off area. Montgomery-Mills agreed with Macknally, and stated that if the height of the fence is lowered to 6', and it remains partially see-through, then it is appropriate. Mr. Phillips asked if the gate could remain at 8' tall. Montgomery-Mills stated that it would need to be lowered to 6' as well. Wieseman asked if the gate sign would fit within the overall amount of allowed signage. Sims stated that a master signage plan would be needed. He stated that it would need to include the mural, the building signage and the gate signage. Macknally stated that the master signage plan would need to return for approval, since they are adding signage.

**Motion:** Montgomery-Mills made a motion to approve this proposal as presented, with the fence height to be adjusted to 6', and the signage to return.

**Motion seconded by:** Barnes

**Discussion:** none

**Vote:** The motion carried unanimously.

- II. Name:** Mr. David Steele (Lord Aeck Sargent)  
**Site Address:** 1510 5<sup>th</sup> Avenue North (A. G. Gaston Motel)  
**District:** 4<sup>th</sup> Avenue North  
**Requesting approval for:** Phase 2 Exterior Restoration

**Statements:** Mr. Steele presented his plan for phase 2 of the A.G. Gaston Motel renovation. He stated that the two-story section would be addressed in phase 2. He presented his paint scheme and materials palette. Mr. Steele stated that the non-historic components of the building have been removed. He also stated that he would be adding an elevator to the interior of the building, and would be getting the spaces ready for new tenants. He stated that the café would be renovated and returned to its original



## City of Birmingham Design Review Committee Meeting Minutes May 26, 2021

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

**Meeting Location: Webex Video & Teleconference**

**Video Link:** <https://birmingham.webex.com/birmingham/j.php?MTID=m92bd8884dff79214ac3adcf8999de852>

**Meeting Phone Number: 1-415-655-0002 United States Toll or 1-312-535-8110 United States Toll (Chicago)**

**Meeting Number (access code): 187 390 6126**

**Meeting Password: yZSXMsry287**

---

configuration, and prepared for a new tenant. Mr. Steele also presented his new façade, showing where he would be switching out one first floor window and replacing it with a new door and new cantilevered canopy. In the interior courtyard, he stated that he would be returning the facades to their original configurations, and would be adding aluminum storefront. Mr. Steele stated that the paint scheme would match the paint scheme from phase 1.

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

**Motion seconded by:** Holloway

**Discussion:** none

**Vote:** The motion carried unanimously.

### III.

**Name:** Mr. Abdo Alamari (Owner)

**Site Address:** 1325 30<sup>th</sup> Street North

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

**Requesting approval for:** Replacing the original wood windows with new vinyl windows which are seen from the street

**Statements:** Chairman Mauk asked if there was a report from the LHAC. Perry stated that the proposal was denied as presented by the LHAC, and the home is a contributing structure.

On May 17, 2021, the Local Historic Advisory Committee (LHAC) for the Norwood Local Historic District heard the DRC case for the property located at 1325 30th St N, and the Committee took the following action: Deny.

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

Page 19-Item U-Windows.

Repair windows in accordance with the original window design.

...where window replacement is unavoidable because of deterioration, new frame units are to match the original window in terms of material, style, light pattern, construction, and proportions.

...Replacement windows with between-the-glass muntins are not acceptable, nor are vinyl windows or vinyl clad windows.



## City of Birmingham Design Review Committee Meeting Minutes May 26, 2021

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

**Meeting Location: Webex Video & Teleconference**

**Video Link:** <https://birmingham.webex.com/birmingham/j.php?MTID=m92bd8884dff79214ac3adcf8999de852>

**Meeting Phone Number: 1-415-655-0002 United States Toll or 1-312-535-8110 United States Toll (Chicago)**

**Meeting Number (access code): 187 390 6126**

**Meeting Password: yZSXMsry287**

---

The recommendation of the Local Historic Advisory Committee was based on the following sections of the local historic district's design guidelines: 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 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. Alamari presented his case for replacing the side and back windows on his house. He stated that the front windows had not been touched. He stated that the contractor installed the wrong windows on the side and the rear of the home without his knowledge. He stated that the contractor is now out of business and thus cannot change them out. Perry asked if the Committee could advise Mr. Alamari on how to proceed and come into compliance.

**Motion:** Wolfe made a motion to deny this application, citing the vinyl windows violated the design code, in agreement with the LHAC.

**Motion seconded by:** Holloway

**Discussion:** Burnett advised the applicant to seek advice from the LHAC on how to proceed.

**Vote:** The motion carried unanimously.

**IV. Name:** Mr. Travis Diggs (Ash Renovations)

**Site Address:** 3821 3<sup>rd</sup> Avenue South

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

**Requesting approval for:** Replacing roofing, siding, windows: Painting and erecting a temporary fence



## City of Birmingham Design Review Committee Meeting Minutes May 26, 2021

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

**Meeting Location: Webex Video & Teleconference**

**Video Link:** <https://birmingham.webex.com/birmingham/j.php?MTID=m92bd8884dff79214ac3adcf8999de852>

**Meeting Phone Number: 1-415-655-0002 United States Toll or 1-312-535-8110 United States Toll (Chicago)**

**Meeting Number (access code): 187 390 6126**

**Meeting Password: yZSXMsry287**

---

**Statements:** Chairman Mauk asked if there was a report from the LHAC. Perry stated that the proposal was approved with conditions as presented by the LHAC, and the home is a non-contributing structure. The applicant has agreed to the conditions.

On May 18, 2021, the Local Historic Advisory Committee (LHAC) for the Avondale Park Local Historic District heard the DRC case for the property located at 3821 3rd 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 with two conditions see below. The Committee does have concerns about erosion along the front of the property which is causing the public sidewalk running along 3rd Av. to be covered with soil. Applicant stated that he would remove the soil from the sidewalk.

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:

1. The Committee has concerns about erosion along the front of the property which is causing the public sidewalk running along 3rd av. to be covered with soil. Applicant stated that he would remove the soil from the sidewalk.
2. Applicant agreed to clean existing wooden steps and railings leading to the second floor of the apartments and paint the same color as chosen/approved for the first floor/ brick facade.

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



## City of Birmingham Design Review Committee Meeting Minutes May 26, 2021

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

**Meeting Location: Webex Video & Teleconference**

**Video Link:** <https://birmingham.webex.com/birmingham/j.php?MTID=m92bd8884dff79214ac3adcf8999de852>

**Meeting Phone Number: 1-415-655-0002 United States Toll or 1-312-535-8110 United States Toll (Chicago)**

**Meeting Number (access code): 187 390 6126**

**Meeting Password: yZSXMsry287**

---

District.

Mr. Diggs stated that this four unit apartment building had been damaged in a fire. He stated that the roof would be replaced, and windows would be replaced. The exterior siding and brick, and the stairs will also be painted. He stated that any damaged material would be replaced with like-material. Wieseman stated that the brick can be painted because the building is a non-contributing structure, because the LHAC approved it, and because the paint will help to seal the fire damage to the masonry.

**Motion:** Montgomery-Mills made a motion to approve this proposal as presented, in agreement with the LHAC and on the conditions laid out by Wieseman regarding painting the brick.

**Motion seconded by:** Burnett

**Discussion:** none

**Vote:** The motion carried unanimously.

V. **Name:** Mr. Jeff Hart (Brasfield Gorrie)

**Site Address:** 740 Linwood Road

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

**Requesting approval for:** Demolishing and replacing detached garage at rear of the property

**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 was a contributing structure.

On May 6, 2021, the Local Historic Advisory Committee (LHAC) for the Forest Park Local Historic District heard the DRC case for the property located at 740 Linwood 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 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.





**City of Birmingham Design Review Committee**  
**Meeting Minutes**  
**May 26, 2021**

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

**Meeting Location: Webex Video & Teleconference**

**Video Link:** <https://birmingham.webex.com/birmingham/j.php?MTID=m92bd8884dff79214ac3adcf8999de852>

**Meeting Phone Number: 1-415-655-0002 United States Toll or 1-312-535-8110 United States Toll (Chicago)**

**Meeting Number (access code): 187 390 6126**

**Meeting Password: yZSXMsry287**

---

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. Hart presented his plan to demolish and rebuild a detached garage. This case was carried over from a previous meeting pending more information. Mr. Hart presented the information that was requested.

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

**Motion seconded by:** Swain

**Discussion:** none

**Vote:** The motion carried unanimously.

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

**Statements:** Mr. Harris presented his plan to remove the word cloud, and paint the whole building “French Grey” with a slimmer sign profile. Mr. Harris stated that the sign would only be 10” off the wall. Macknally asked if there was a master signage plan. Mr. Harris stated that it was previously approved.

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

**Motion seconded by:** Macknally

**Discussion:** none

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

- VII. Name:** Mr. Mike Gibson (Creature Architecture)  
**Site Address:** 1630 2<sup>nd</sup> Avenue South





**City of Birmingham Design Review Committee**  
**Meeting Minutes**  
**May 26, 2021**

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

**Meeting Location: Webex Video & Teleconference**

**Video Link:** <https://birmingham.webex.com/birmingham/j.php?MTID=m92bd8884dff79214ac3adcf8999de852>

**Meeting Phone Number: 1-415-655-0002 United States Toll or 1-312-535-8110 United States Toll (Chicago)**

**Meeting Number (access code): 187 390 6126**

**Meeting Password: yZSXMsry287**

---

**District:** Midtown/Parkside

**Requesting approval for:** Streetscape and Landscape (Last seen 10/14/20; the building renovation approved by DRC on 8/12/20)

**Statements:** Mr. Gibson presented his new streetscape and landscaping plan. Mr. Gibson stated that he had been working with BDOT to develop this plan so that it complies. This building is in the Parkside district, and complies with the Parkside Guidelines. Macknally verified that he was following the Parkside Standards with regard to the brick paving and landscaping. Mr. Gibson said yes. Mr. Gibson also presented his signage. Mr. Gibson stated that instead of a large awning over the outdoor seating area, he would be using umbrellas at each table. Montgomery-Mills asked why the sign was so wide. The applicant stated that it needed to be that wide to house equipment and so that it could be serviced. Wieseman asked if the signage fit within the Guidelines. Sims said yes. Sims stated that Zoning had also looked at the signage and approved it.

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

**Motion seconded by:** Burnett

**Discussion:** none

**Vote:** The motion carried unanimously.

**VIII. Name:** Ms. Tracy Engel (ASP Sky)

**Site Address:** 1900 5<sup>th</sup> Avenue North

**District:** Birmingham Green

**Requesting approval for:** Parking Fencing and Overhead Doors

**Statements:** Ms. Engel presented her plan for parking fencing and overhead doors for the executive parking area. She stated that the fencing would match the existing building. She stated that the fencing would be 1" black pickets, and would have safety doors. She stated that the overhead doors would remain open most of the time, but would be closed at night and during events. Wieseman verified that the poles, color, and structure matched the existing. He also verified that the gate structures would be hidden by the existing building.

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

**Motion seconded by:** Wolfe

**Discussion:** none

**Vote:** The motion carried unanimously.



**City of Birmingham Design Review Committee**  
**Meeting Minutes**  
**May 26, 2021**

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

**Meeting Location: Webex Video & Teleconference**

**Video Link:** <https://birmingham.webex.com/birmingham/j.php?MTID=m92bd8884dff79214ac3adcf8999de852>

**Meeting Phone Number: 1-415-655-0002 United States Toll or 1-312-535-8110 United States Toll (Chicago)**

**Meeting Number (access code): 187 390 6126**

**Meeting Password: yZSXMsry287**

---

- IX. Name:** Mr. David Brandt (Fravert Services)  
**Site Address:** 2 North 20<sup>th</sup> Street (2 North 20<sup>th</sup> Building)  
**District:** Birmingham Green  
**Requesting approval for:** Signage Master Plan (Last seen 6/24/20)

**Statements:** Mr. Brandt presented his master signage plan for the 2 North 20<sup>th</sup> Building. Mr. Brandt presented his signage. He showed where basic building signage would go, and also where each tenant would be allowed to have signage. He stated that each of the three ground floor tenants would have similar allowed signage. Macknally stated that more details were needed for the cabinet signs. Macknally asked if each tenant would have a 29" x 29" sign, a 48" x 48" sign, and a box sign. Mr. Brandt said yes, and Macknally stated that might be excessive. Macknally also asked if the 29" x 29" signs might need to be made smaller, so she asked him to revisit the size of these signs. Wieseman asked if the neon could be made to fit within the windows rather than spanning them. Mr. Brandt stated that shouldn't be a problem. Mr. Brandt also stated that he would be happy to shrink down the size of the door vinyl.

Chairman Mauk advised the Committee that it would be appropriate to go into executive session to discuss matters relating to this case. To certify the legality of the Executive Session, Ms. Julie Barnard, Asst. City Attorney with the Office of City Attorney, stated that the DRC would be allowed to go into Executive Session so that they could consult with the legal team about certain aspects of this case.

**Motion:** Wieseman made a motion to move into executive session. The regular DRC meeting will resume in 15 minutes.

**Motion seconded by:** Holloway

**Discussion:** none

**Vote:** The motion carried unanimously.

The DRC went in to Executive Session at 8:55 a.m.

The public meeting resumed at 9:35 a.m.

**Statements:** Macknally stated that Mr. Brandt has presented his signage master plan, but that the master plan needs to include language pertaining to the rooftop sign. She stated that there were some agreements made and references to an "upgrade" of the rooftop sign. She asked if the "upgrade" could be better defined for the final master



**City of Birmingham Design Review Committee**  
**Meeting Minutes**  
**May 26, 2021**

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

**Meeting Location: Webex Video & Teleconference**

**Video Link:** <https://birmingham.webex.com/birmingham/j.php?MTID=m92bd8884dff79214ac3adcf8999de852>

**Meeting Phone Number: 1-415-655-0002 United States Toll or 1-312-535-8110 United States Toll (Chicago)**

**Meeting Number (access code): 187 390 6126**

**Meeting Password: yZSXMsry287**

---

signage plan document. She stated that she was concerned that an upgrade could be made to continue using the sign in perpetuity, which goes against what the DRC is trying to accomplish. She stated that the upgrade needed to be complimentary to the original character of the building, or else its use needs to be discontinued. She also stated that more details needed to be included for the cabinet sign as well. Mr. Minor stated that he has already been in contact with the building owner about clarifying what the definition of “upgrade” would mean.

**Motion:** Macknally made a motion to carry this case over, to better define the upgrades for the rooftop sign, to address the vinyl door signs, and to provide more detail on the cabinet signs within the master signage plan.

**Motion seconded by:** Montgomery-Mills

**Discussion:** none

**Vote:** The motion carried unanimously.

There being no further business, the meeting was adjourned at 9:35am.