



City of Birmingham Design Review Committee Meeting Minutes June 23, 2021

Meeting Time: 7:30 a.m.

Meeting Location: Webex Video & Teleconference

(Video Link: <https://birmingham.webex.com/birmingham/j.php?MTID=mab54161a641d627dbcaf9cc86eb4de96>)

Phone Number: 1/415-655-0002 or 1/312-5358110; Meeting Access Code: 146 949 8000; Meeting Password: Ms5C9jPBxB3)

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, Ivan Holloway, Creig Hoskins, Lea Ann Macknally, Richard Mauk, Shelia Montgomery-Mills, Chris Swain, Ben Wieseman

Members Absent: Scott Burnett, Willie Oliver, Brian Wolfe

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

Others Present: Sidney Aulds, David Brandt, Asia Burgin, Robert Burns, J. Compton, Brittany Foley, James Klopach, Amanda Loper, Lyn Malcom, Ben Parker, Avalon Pernell, Paul Roderick, Carl Schoettlin, Ryan Stechmann, Brad Ward

Call to Order: The meeting was called to order at 7:30 a.m. by Chairman Mauk. He stated that the minutes from the 6/9/21 meeting were ready. Montgomery-Mills made a motion to approve the minutes. Wieseman seconded. The motion carried unanimously.

I. Name: Mr. Erik Selberg

Site Address: ~~2000 2nd Avenue South (Avadian Credit Union)~~

District: Midtown

Requesting approval for: ~~Awning color change and updating the master signage plan~~

Statements: This item was removed from the agenda.

II. Name: Mr. Sidney Aulds (Creature)

Site Address: 1218 2nd Avenue North (Spiffy Warehouse)

District: Downtown West

Requesting approval for: Renovation and Signage



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Statements: Mr. Aulds presented his plan to renovate an existing warehouse in the Switch District. He stated that the building is brick that is already painted gray with small windows. He stated that the warehouse would become office space for a new company called Spiffy, a furniture and staging company. He stated that offices would be constructed at the front of the warehouse, and the rear of the warehouse would become a showroom. Mr. Aulds also stated that he wanted to add a more substantial fence around the parking lot with controlled access. He stated that there would be a mural on the corner of the building with the name and logo of the business. He also stated that there would be a blade sign on the front of the building as well. Mr. Aulds stated that he wanted to paint the building white, and accent it with pink. Mr. Aulds stated that the new fence would be 8' tall. Macknally asked what the fence would be made of, and Mr. Aulds stated that it would be steel, painted white. Mauk verified that the barbed wire would be removed. Wieseman asked what the windows would look like. Mr. Aulds stated that new windows were being constructed to replicate the original factory windows. Macknally asked what the door would be made of, and Mr. Aulds stated that the door would be metal and would be painted white. Wieseman asked where the new mural would go. Mr. Aulds stated that a mural would go between the two roll up doors on the west side of the building. Mauk verified that the mural would return for approval by the DRC before it was installed.

Motion: Macknally made a motion to approve this proposal as presented, with any future murals to return for approval.

Motion seconded by: Holloway

Discussion: none

Vote: The motion carried unanimously.

III. Name: Mr. Brad Ward (The Sign Shop)

Site Address: 3005-3017 Highland Avenue

District: Highland Park (Local Historic District)

Requesting approval for: Installing new (Wayfinding) signage to assist guest, emergency and delivery vehicles

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

On 6-17-21, the Local Historic Advisory Committee (LHAC) for the Highland Park



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Local Historic District heard the DRC case for the property located at 3000 13th Ave. S, *et al*, and the Committee took the following action: Approve with Conditions.

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

The proposal if implemented with conditions will not conflict with the historic 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:

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

The Highland Park LHAC recommended approval of the aluminum plaques as presented, and approval of the rest of the sign package with the following conditions:

- 1) The font used for NUMERALS and "Deliveries and Emergency Vehicles Only" match that used on the cast aluminum.
- 2) The 2x2 posts and finials be painted to match the architectural metal of the building, not the signs.
- 3) The existing private drive and private parking signs also be changed to coordinate with the rest of the site signage package.

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. Ward presented his signage plan for the apartment complex wayfinding signs. Mr.



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Ward showed each signage type and described what it would look like. Macknally asked how the signs on the balconies would be mounted. Mr. Ward stated that the signs would be blade signs and would be mounted with screws. Macknally asked if the signs would be mounted to existing posts. Mr. Ward stated that they would be mounted to new, taller posts. Mr. Ward stated that the new posts would be 87” tall.

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.

- IV. ~~Name:~~ Mr. James Hindman (Paul Davis of Greater Birmingham)
~~Site Address:~~ 1615 29th Street North
~~District:~~ Norwood (Local Historic District)
~~Requesting approval for:~~ Fire Restoration—New Wood Siding, Roofing and Paint**

Statements: This item was removed from the agenda.

- V. Name:** Mr. Steven Malcom (Three D Properties)
Site Address: 1401 30th Street North
District: Norwood (Local Historic District)
Requesting approval for: Removing brick to expose original siding. Repairing damaged siding; replacing windows; new front door and back door; removing addition from the back of house that was added and paint.

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 June 14, 2021, the Local Historic Advisory Committee (LHAC) for the Norwood Local Historic District heard the DRC case for the property located at 1401 30th St. N, and the Committee took the following action: Approve with Conditions.

The recommendation of the LHAC was to Approve with Conditions the design review request for the following reasons:

Page 13 – Item E- Doors



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When repair of original doors, frames, hardware, and glass is not possible due to extreme deterioration, replacements should match the original design or be consistent with the architectural style of the home.

Page 15-Item K-Materials

Repair or replacement of damaged siding with original siding material is encouraged...

Page 16-Item L-Paint

Colors shall be compatible with the age and style of the house. Previously painted brick and stone may be repainted.

Page 17-Item N-Porches (primary)

Maintain the historic design and character of existing porch structures.

Porch stairs shall be repaired or, if repair is not possible, replaced with matching materials in an essentially similar design.

Page 19-Item T-Trim (decorative)

All historic trim shall be repaired and maintained.

Any elements of the trim which become deteriorated shall be repaired or replaced with new pieces that match the original design and proportions.

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.

Wood or metal clad wood windows are approved replacements.

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 K-Materials

Page 16-Item L-Paint

Page 17-Item N-Porches (primary)

Page 19-Item T-Trim (decorative)

Page 19-Item U-Windows



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

1. If original front door cannot be repaired and reused then the replacement door submitted is approved.
2. Any replacement wood siding should match the existing profile.
3. Previously painted columns can be repainted, unpainted stone should remain unpainted.
4. Any decorative trim that is missing or beyond repair should match original.
5. Windows should match the original 6-over-1 and 4-over-1 configurations. The submitted 1-over-1 window product data does not match the original window configurations. Updated window specifications should be submitted to Pamela Perry.

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. Malcom presented his plan to renovate a home in Norwood. He stated that the brick would be removed from the home and the original siding would be restored and painted. He also stated that the back porch would be removed, and a deck built in its place. He stated that the home would be repaired back to its original look, and the house would be painted. Mauk verified that all paint colors had been submitted for the siding, trim and door.

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

Motion seconded by: Hoskins

Discussion: none

Vote: The motion carried unanimously.



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- VI. Name:** Mr. Patrick McGuire (Steve McGuire Construction Co., Inc.)
Site Address: 4219 Crescent Road
District: Forest Park (Local Historic District)
Requesting approval for: Constructing a master closet addition over the existing den on the right side of the residence

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 June 21, 2021, the Local Historic Advisory Committee (LHAC) for the Forest Park Local Historic District heard the DRC case for the property located at 4219 Crescent 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.
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. Klopach presented his plan to add a second story addition. Mauk asked if the brick would be the same. Mr. Klopach said yes. He also stated that the cornice, gutters, windows would be the same. He stated that the trim would be painted white, to match the existing home. Macknally asked if all the materials would match the existing home. Mr. Klopach said yes.



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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.

VII. Name: Mr. Carl Schoettlin (Schoettlin Building Company)

Site Address: 1634 15th Avenue South

District: Anderson Place (Local Historic District)

Requesting approval for: Adding a new driveway

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

On April 8, 2021, the Five Points South Neighborhood Association that encompasses Anderson Place reviewed plans for the property located at 1634 15th Ave. S and the following action was taken: Approve.

The recommendation of the Neighborhood Association was to support the design review request for the following reasons: "Comps and plan presented fit the district."

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. Roderick presented his plan to add a driveway to a new home in Anderson Place. Mr. Roderick stated that the site plan had previously been approved, including the driveway. He stated that the driveway would be concrete, and would go from the street



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to the detached garage.

Motion: Macknally made a motion to approve this proposal as presented, in agreement with the LHAC, since the site plan had already been previously approved, and since the driveway was consistent with the others along the road.

Motion seconded by: Hoskins

Discussion: none

Vote: The motion carried unanimously.

VIII. Name: Mr. David Brandt (Fravert Services)

Site Address: 2317 3rd Avenue North

District: 2nd Avenue North

Requesting approval for: Signage Master Plan

Statements: Mr. Brandt presented his signage master plan for a two-tenant building on 3rd Ave. N. Morgan & Morgan is moving into the first floor of the building. The building would have building signs for the second floor tenant, and will have a three-sided projecting sign for the first floor tenant. He stated that the sign will have push-through acrylic, and will be lit. He stated that each tenant would also have door vinyl on the doors accessing their space. Montgomery-Mills asked for the blade sign to be placed higher on the building so that they aren't competing with the architectural details. Wieseman stated that the amount of signage proposed seemed like a lot of signage for this building. Wieseman stated that the blade sign seemed out of scale for the size of the building and the proposed location for the sign. Macknally and Montgomery-Mills agreed. Macknally asked if there was somewhere else that the first floor tenant sign could go since it didn't seem to match up with the location of the first floor tenant. Macknally stated that she agreed with Wieseman, that with this being a one-way street, the leading corner of the building is very heavy with signage, and that some of the signage needed to be relocated. Macknally also suggested that the signage be adjusted to being a two-sided sign vs. a three-sided sign, and that that sign be relocated elsewhere on the building to relate better to the entrance of the first floor tenant. Mr. Brandt proposed to make the sign two-sided and to move it closer to the front door of the first floor tenant. The Committee agreed, pending a new presentation.

Motion: Macknally made a motion to carry this case over, pending changes to the blade sign.

Motion seconded by: Montgomery-Mills



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Discussion: none

Vote: The motion carried unanimously.

IX. Name: Mr. Ben Parker (High Mountain Group, Inc.)

Site Address: 2301 Avenue J

District: (N.A.)

Requesting approval for: Conceptual / Demolition

Statements: Ms. Loper presented her plan for the redevelopment of the Ensley High School site. She stated that the site is over ten acres in size. She stated that this site is ideally situated to reconnect the neighborhood through this site. She stated that she would be reconnecting Avenue K through the site from north to south. She also proposed to extend 23rd Street to Avenue K, and to continue the alley grid pattern through the site. Ms. Loper also stated that the existing high school gymnasium would be preserved and would serve as the site of a new grocery store for the area. She also proposed a linear park along 24th Street. She wanted to prioritize pedestrian access through walkable, slow streets. She stated that most of the site would feature two-story flats and carriage houses with one level flat above a level of parking. She stated that none of the site had been designed yet, but showed images of concepts that she wanted to use. She also stated that there would be a few three-story apartment buildings on the site, but that they would be residential in feel and in nature. All the homes in this development would be affordable. She stated that there would be lots of courtyards and public spaces including community gardens. She stated that there would be balconies, porches at all the front doors, and lots of street lighting for safety. She stated that there would be 240 new homes, in a combination of 1, 2, and 3 bedroom units. Macknally verified that the conceptual approval today would allow them to move forward with the demolition of the school. Macknally asked what the schedule of the project would be. Mr. Parker stated that the demolition would happen as soon as possible, with new construction in 2022. He stated that he would like to have the school demolished over the summer.

Motion: Montgomery-Mills made a motion to approve this concept proposal as presented so that the applicant could go ahead and demolish the building.

Motion seconded by: Hoskins

Discussion: Wieseman thanked the developer and City Staff for allowing DRC to work with the designer on the layout and design of this project.

Vote: The motion carried unanimously.



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- X. Name:** Ms. Brittany Foley
Site Address: 1531 3rd Avenue North
District: 4th Avenue North
Requesting approval for: Renovation (Final)

Statements: Ms. Foley presented her plan to renovate the old Edwards Motor Company building. The renovation is a Historic Tax Credit project. She stated that she wanted to replicate all the windows, and paint the spandrel panels bronze. She stated that she wanted to return the building to its original state. She stated that the storefront would be replicated with historically accurate storefront on the first level. She stated that the steel windows would be restored and new glass added, and the frames would be painted bronze. Ms. Foley also showed her materials and colors that would be used on the building. Macknally asked what the material of the doors would be. Ms. Foley stated that they would be an aluminum door with the same finish as the storefront. She stated that she would be reusing the original door hardware. Ms. Foley also stated that the existing canopy was an aluminum canopy that would be replaced with an identical aluminum canopy over the door. Montgomery-Mills asked if the canopy was in the center of the north façade. Ms. Foley said yes.

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

Motion seconded by: Montgomery-Mills

Discussion: none

Vote: The motion carried unanimously.

- XI. Name:** Ms. Shelia Montgomery Mills (BJCC)
Site Address: 1101 22nd Street North (BJCC – Protective Stadium)
District: Cultural
Requesting approval for: Signage (Supplementals to approved Signage Master Plan)

Statements: Mr. Brandt presented his plan to modify the signage master plan for the new Protective Stadium. He presented more specific signage, and showed the new monument sign on the site. He also presented sponsor signage for each gate. Mr. Brandt stated that the signage is a little smaller than the original plan. He also stated that the new signage would be face lit, and will be reverse lighted for a halo effect. He also stated that lights could also be colored. He stated that the letters would be individually



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mounted. These signs will be on the east, west, and south facades.

Mr. Brandt presented the signage for the gate signs and their sponsors. Each sign will be constructed the same way with the same materials and will be the same size. Only the colors and sponsor details will be different.

Mr. Brandt then presented his monument sign for the south end of the site. The monument sign will have a brick base, with a steel structure on top to mimic the structure of the scoreboard. Montgomery-Mills stated that the color and the materials of this sign would match those of the scoreboard.

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

Motion seconded by: Wieseman

Discussion: none

Vote: The motion carried. Montgomery-Mills, Macknally, and Hoskins recused themselves.

Hoskins made a motion that the meeting be adjourned. Wieseman seconded. The motion carried. There being no further business, the meeting was adjourned at 9:00 a.m.