



City of Birmingham Design Review Committee
Meeting Minutes
October 27, 2021

Meeting Time: 7:30 a.m.

Meeting Location: Webex Video & Teleconference

(Video Link: <https://birmingham.webex.com/birmingham/j.php?MTID=m384fee9923e47930c118c7e47fb51758>)

Phone Number: 1/415-655-0002 or 1/312-5358110; Meeting Access Code: 2496 464 2157; Meeting Password: 6meEqwp3EK7

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. In addition, please note that prior to obtaining any permit(s), all applicants must meet with Zoning staff to determine compliance with the Zoning regulations. Design Review approval does NOT mean that Zoning has approved the request.

Members Present: Scott Burnett, Creig Hoskins, Lea Ann Macknally, Richard Mauk, Ben Wieseman, Brian Wolfe

Members Absent: Abra Barnes, Ivan Holloway, Shelia Montgomery-Mills, Willie Oliver, Chris Swain

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

Others Present: Cori Austell, Brian Barrett, Lance Chretien, Curtis Eatman, Meighan Ellis, Cori Fain, Mike Gibson, Michael Lewandowski, Lyn Malcom, Mary Morgan, Joseph Posey, David Thrasher, Tim Wilson

Call to Order: The meeting was called to order at 7:30 a.m. by Chairman Mauk. He stated that the minutes from the 10/13/21 meeting were ready. Wolfe made a motion to approve the minutes. Macknally seconded. The motion carried unanimously.

- I. Name:** Mr. Michael Lewandowski
Site Address: 1101 22nd Street North (BJCC - Protective Stadium)
District: Cultural
Requesting approval for: Installation of 3 Steel Structures (World Games Solar Canopies)

Statements: Mr. Lewandowski presented his plan for conceptual approval of the



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installation of three steel solar canopy structures. He stated that the solar canopies would be on a closed system, to power site lighting and phone charging stations. These three stations will be located adjacent to Protective Stadium. He stated that the canopies will provide shade AND take advantage of the solar energy. He also stated that he would be using limestone curbs to create the retaining walls for these areas. Wolfe asked if there was a concern with the rainwater leaching the steel structures and staining the sidewalks. Mr. Lewandowski stated that the structures would not be placed over any existing sidewalks, but that pavers would be placed in currently grassed areas. He stated that they weren't concerned with any discoloration from the steel structures. Burnett stated that they could make a pervious area at the bases of the columns to allow the discolored runoff to seep into the ground. Mr. Lewandowski stated that he could put gravel around the columns to allow the runoff to seep into the ground instead of run across the pavers. Wieseman stated that the pavers could also be replaced if needed, if they get too stained.

Motion: Burnett made a motion to approve this proposal conceptually, incorporating the comments regarding the mitigation of the iron oxide runoff at the bases of the columns.

Motion seconded by: Wieseman

Discussion: none

Vote: The motion carried. Macknally recused herself.

- II. Name:** Ms. Cori Austell
Site Address: 1700 2nd Avenue South
District: Midtown
Requesting approval for: Parking lot

Statements: The applicant stated that she wanted to install a new 32-space self-park lot near Regions Field. She stated that the site was about 1/3 of an acre and previously housed a building that burned. Mr. Wilson stated that there is a shortage of parking in the area, and so he purchased the site to try to fix this issue. Mauk asked where the entrance to the lot would be. Ms. Austell stated that the access would be off of the alley. Mauk asked if there would be a fence around the lot. Ms. Austell said no. Macknally stated that there were some compliance issues with the site and the Parkside Guidelines. Macknally stated that the pavement scoring patterns on the hardscape didn't seem to match up. She also stated that the spacing between the trees needed to be labelled. Macknally suggested Bermuda in place of the Blue Fescue, because the Blue Fescue would die out in the summer in downtown Birmingham. She also stated that the Grey



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Owl Juniper would get too large for the area in which it will be planted. Macknally stated that dimensions were needed showing the space between the street trees and the street lighting. Wolfe asked why there was no water on the site. Ms. Austell stated that it was because there was no building or water on the site. Macknally stated that the applicant needed to be sure that water would be supplied to the site through the establishment of the landscaping of the site. Wolfe stated that he was very concerned that there was no water on the site. Mr. Wilson stated that he would be happy to add irrigation into this site.

Motion: Macknally made a motion to carry this case over pending more information.

Motion seconded by: Hoskins

Discussion: Wieseman stated that DOT signs off on the 2nd Ave. S streetscape for compliance. Macknally stated that it would be helpful to see how this design lines up with the future plans for this area.

Vote: The motion carried unanimously.

III.

Name: Mr. Joseph Posey, Ms. Ali Randall (Lessees)

Site Address: 3811 Clairmont Avenue South

District: Forest Park Local Historic District

Requesting approval for: Master Signage Plan (carried over from 10/13/21)

Statements: This project was approved as presented by the Forest Park LHAC.

On 9/1/21 the LHAC of the Forest Park Local Historic District heard the DRC case for the property located at 3811 Clairmont Avenue, and the Committee took the following action: Approve.

The LHAC approved the project for the following reasons: Project is in keeping with the architectural integrity of the Forest Park neighborhood and historical neighborhood design review guidelines.

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



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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. Posey stated that he was going to expose all windows on the building, and change out the sign on this building. Mr. Posey also stated that he would be replacing the two exterior light fixtures with light fixtures that would not impede pedestrian traffic. He stated that new gold leaf logos would be placed on the windows. He stated that the sign face would be changed out to reflect the new tenant. Mr. Posey presented his master signage plan for this building as well. Macknally stated that the sign materials were not called out. Sims stated that the materials and sign types needed to be included in the master signage plan. Mr. Posey stated that the blade sign was a vinyl decal, and that's what he intended to use for the new sign.

Motion: Burnett made a motion to approve this proposal on the condition that the applicant amend his signage plan to include the addition of a blade sign (of the same size and type as the first blade sign), and clarification of the signage materials (vinyl coated) to be submitted to City Staff.

Motion seconded by: Macknally

Discussion: none

Vote: The motion carried unanimously.

IV.

Name: Mr. Rob Malcom

Site Address: 1403 30th Street North

District: Norwood Local Historic District

Requesting approval for: Replacing windows; repairing eaves and siding with matching materials; installing new front door and deck; and painting all trim

Statements: Mauk asked Perry if there was a report from the LHAC. Perry stated that this project was approved with conditions by the Norwood LHAC. She also stated that this is a contributing structure.

On 10/18/21 the LHAC of the Norwood Local Historic District heard the DRC case for the property located at 1403 30th St. N, and the Committee took the following action: Approve with conditions.



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The LHAC approved the project with conditions for the following reasons:

Page 13-Item E-Doors

“Original doors, frames, hardware, and glass shall be retained and maintained where possible since original doors helps define a house’s architectural style and therefore are of great importance to the preservation of a historic structure. Repair in accordance with the original design is preferred over replacement.

Page 15-Item K-Materials

"Alternative materials shall not be used unless such material visually replicates the original exterior in appearance, dimensions, texture, etc. to every degree possible."

Page 16-Item L-Paint

"Previously painted brick and stone may be repainted"

Page 17-Item N-Porches (primary)

"Entrances and entrance features such as doors, fanlights, sidelights, and stairs help to signify the age and define the overall historic character of a building, and therefore should be retained and preserved."

Page 19-Item T-Trim (decorative)

"All historic trim shall be repaired and maintained"

Page 19-Item U-Windows

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

Wood windows or metal clad wood windows ...are acceptable."

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



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Page 17-Item N-Porches (primary)

Page 19-Item T-Trim (decorative)

Page 19-Item CT-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. Malcom presented his plan to renovate a home in Norwood. He stated that all windows on the home would be replaced with similar or matching ones, and the trim and siding would be painted, but not the brick. He stated that the eaves, gable and new siding would be painted; all surfaces except for the brick. He also stated that the cornice would be replaced to match the existing one. Burnett asked if the front porch roof would be renovated to remove the steel supports. Mr. Malcom stated that no new columns were needed.

Motion: Burnett 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.

V.

Name: Mr. Brian Barrett, Mr. Adam Kent

Site Address: 1231 & 1235 23rd Street South (Building #3)

District: Highland Park Local Historic District

Requesting approval for: New single family construction - Building 3 (Carried Over from 10/13/2021)



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Statements: Mauk asked Perry if there was a report from the LHAC. Perry stated that this project was approved as presented by the Highland Park LHAC.

On 10/6/21 the LHAC of the Highland Park Local Historic District heard the DRC case for the property located at 1231 & 1235 23rd St. S Building 2, and the Committee took the following action: Approve.

The LHAC approved the project for the following reasons: Project is in keeping with the architectural integrity of the Forest Park neighborhood and historical neighborhood design review guidelines.

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. Barrett presented the additional information that the Committee had asked for. He presented the details of the windows, the sidewalks within the development, the finish on the retaining wall, and the trees along the southern property line. He clarified the windows that he would be using. He also presented a clearer landscaping plan. Macknally asked what the new retaining wall at the north side would be made of. Mr. Barrett said that it would be a rubbed concrete finish.

Motion: Macknally 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.



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- VI. Name:** Ms. Meighan Ellis (Advance Sign & Lighting, LLC)
Site Address: 710 20th Street North
District: Birmingham Green
Requesting approval for: Signage Master Plan (Last seen 10/13/2021)

Statements: Ms. Ellis presented her master signage plan for the John Hand Building. Ms. Ellis showed comparison photos between the current Shipt sign and the new Landing sign. Wolfe asked if the sign would be lit at night. Ms. Ellis said that it would be lit by LED.

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

Motion seconded by: Macknally

Discussion: none

Vote: The motion carried. Burnett recused himself.

- VII. Name:** Mr. Mike Gibson (Creature, LLC)
Site Address: 300 18th Street South (The Citizen)
District: Midtown
Requesting approval for: Façade Changes (Last seen 5/13/2020)

Statements: Mr. Gibson presented some materials changes for a previously approved project. He showed changes around the windows. He stated that the corner would be filled in, and would be a structural change. He stated that he'd be removing the glass at the corner and replacing it with painted aluminum. He stated that they would be painted black to match the window. He stated that the changes affected all the unit windows on the site. Mr. Gibson stated that the Juliet balconies would be removed. He stated that one of the two windows for each unit would be operable. He stated that the metal around the windows was formerly solid, but will now be perforated so that it doesn't hold water. Macknally stated that she liked the new shadow effect that the new perforated barnacles had.

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

Motion seconded by: Hoskins

Discussion: none

Vote: The motion carried unanimously.



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VIII. Name: Mr. David Thrasher
Site Address: 1430 Reverend Abraham Woods Jr. Boulevard
District: Cultural
Requesting approval for: Renovation

Statements: Mr. Thrasher stated that he wanted to reinstall the windows at the corner of the building. The supports are still in place. They just want to remove the wood and install glass. He also stated that he wanted to add downspouts and scuppers to help deal with rain. He stated that he wasn't going to paint the building. Hoskins asked if Mr. Thrasher knew what the previous window pane pattern was. He said no. Mr. Thrasher stated that he wanted to reinstall single pane glass. Mr. Thrasher stated that there would be no structural changes to the building would be made.

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

Motion seconded by: Burnett

Discussion: none

Vote: The motion carried unanimously.

Wolfe made a motion that the meeting be adjourned. Macknally seconded. The motion carried. There being no further business, the meeting was adjourned at 8:35 a.m.