



City of Birmingham Design Review Committee
Meeting Minutes
January 12, 2022

Meeting Time: 7:30 a.m.

Meeting Location: City Council Chambers, 3rd Floor, City Hall

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: Abra Barnes, Scott Burnett, Creig Hoskins, Lea Ann Macknally, Richard Mauk, Brian Wolfe

Members Absent: Ivan Holloway, Shelia Montgomery-Mills, Willie Oliver, Chris Swain, Ben Wieseman

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

Others Present: Greg Allen, David Brandt, Ira Coleman, Bruce Herrington, Patrick Lancaster, Mark Martin, Keely McCown, Collins Ngure, David Steele

Call to Order: The meeting was called to order at 7:35 a.m. by Chairman Mauk. He stated that the minutes from the 12/15/21 meeting were ready. Hoskins made a motion to approve the minutes. Burnett seconded. The motion carried unanimously.

- I. Name:** Mr. David Steele (Lord Aeck Sargent)
Site Address: 1510 5th Avenue North (A. G. Gaston Motel)
District: Downtown Northwest
Requesting approval for: Phase 2 / Dumpster Enclosure (Last seen 7/28/21)

Statements: Mr. Steele presented his plan to relocate the dumpsters on his plan, and to add dumpster enclosures. He presented elevations and sections of the new enclosure. He also stated that all the metal on the enclosure will be dark bronze. Wolfe verified that the whole enclosure, including the roof, would be dark bronze. Mr. Steele stated that the right side of the dumpster enclosure was not required to be gated, but the left side was. He stated that he didn't have plans to provide a gate on the right side. Macknally



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stated that the dumpster enclosure faced and was visible from 5th Ave N and thus it would be the Committee's preference that both sides of the dumpster enclosure have gates. Mr. Steele stated that he would add the enclosure on the other side.

Motion: Burnett made a motion to approve this proposal on the condition that the applicant add doors to both sides of the enclosure.

Motion seconded by: Macknally

Discussion: none

Vote: The motion carried. Hoskins recused himself.

- II. ~~Name: Mr. Jonathan Perry (Live Design Group)~~**
~~Site Address: 1625 3rd Avenue South (Red Mountain Theater)~~
~~District: Midtown~~
~~Requesting approval for: Phase II~~

Statements: This item was removed from the agenda.

- III. ~~Name: Mr. Willie Oliver (Architect)~~**
~~Site Address: 3624 Norwood Boulevard~~
~~District: Norwood Local Historic District~~
~~Requesting approval for: Addition on the rear of the existing house; window added to new addition.~~

Statements: This item was removed from the agenda.

- IV. ~~Name: Mr. Mark Martin (Owner)~~**
~~Site Address: 1222 29th Street North~~
~~District: Norwood Local Historic District~~
~~Requesting approval for: Replacing and repairing windows; replacing siding over the entire home; adding rear dormers for the bedrooms; replacing roof and painting the exterior~~

Statements: Mauk asked Perry if there was a report from the LHAC. Perry stated that this project was denied by the Norwood LHAC, because the dormers did not conform with the Neighborhood Design Guidelines. She also stated that this is a contributing structure.

On January 5, 2022, the Local Historic Advisory Committee (LHAC) for the Norwood



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Local Historic District heard the DRC case for the property located at 1222 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:

Note: Further submissions should include scaled drawings with dimensions included.

Committee is unable to properly review an application which proposes this level of construction from sketches alone.

Page 12-General Standards Item 10

"New additions or alterations to a structure shall be constructed 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."

Page 13-Item E-Doors

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

The proposed door is consistent with the style of the home and would be approved.

Page 14-Item H-Foundations

"Proposed concrete block foundations must be faced with materials appropriate to the period and design of the structure."

Proposed brick cladding to wrap porch foundation would be approved.

Page 15-Item K-Materials.

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

Proposed siding is appropriate and would be approved.

Page 16-Item L-Paint

"Previous unpainted brick shall not be painted"

Page 18-Item O -Roofs

"When replacement of the existing roof materials is necessary due to deterioration, roof materials on any permanent structure shall be historically accurate or shall appear to be historically accurate based on the original materials and architectural style of the house." Asphalt shingles are an approved material.



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"The design character of the roof should be maintained. Gable and hipped roofs are common to the neighborhood. Alteration of the historic roof form (i.e. the original roof shape and pitch) shall not be permitted."

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

"The windows of a historic home are an important feature of the home's architecture. For that reason, every effort should be made to preserve and maintain original windows, including the original opening, window frame and sash.

Repair windows in accordance with the original window design. Repair and maintenance shall include replacing broken panes with new panes to match, repair and replacement of deteriorated frame elements with new frame to match and painting.

Replacement of entire windows shall be discouraged. However, 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 with true divided lights or simulated divided lights are acceptable. Windows with between-the-glass muntins are not acceptable, nor are vinyl windows."

Applicant has proposed windows to match the original two over two design and size, which would be approved.

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

Page 12 General Standards Item 10

Page 13-Item E-Doors

Page 14-Item H-Foundations

Page 15-Item K-Materials

Page 16-Item L-Paint

Page 18-Item Q-Roofs



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Page 19-Item T-Trim (decorative)

Page 19-Item U-Windows

The LHAC also made the following findings:

1. The proposed change, erection, or demolition: Does not conform to the design standards established.
2. The proposed change, erection, or demolition: Is not 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 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 not be compatible with the exterior features of other improvements within the District.

Mr. Martin stated that he had been working with the LHAC on this project. He stated that most of the renovations for the home were approved by the LHAC, but the dormers were denied. Macknally verified that Mr. Martin was working with the LHAC on a design that will be acceptable. Mr. Martin was seeking approval from the DRC because he wanted to renovate this property quickly. He stated that the new dormers were not visible from the street. He stated that he has resubmitted his plans to add a second floor to the home several times, and his applications continue to be denied. Mr. Martin stated that he wanted the home to appear the same from the street as it always had. Burnett stated that he was not in the position to overturn the decision of the LHAC.

Motion: Burnett made a motion to carry this case over.

Motion seconded by: Hoskins

Discussion: Macknally stated that more accurate drawings were required for approval.

Vote: The motion carried unanimously.

- V. Name:** Mr. Ira Coleman (Homeowner)
Site Address: 3438 Norwood Boulevard
District: Norwood Local Historic District
Requesting approval for: Replacing roof, windows; painting the exterior and resurfacing the concrete

Statements: Mauk asked Perry if there was a report from the LHAC. Perry stated that



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this project was approved with conditions by the Norwood LHAC. She also stated that this is a contributing structure.

On December 6, 2021, the Local Historic Advisory Committee (LHAC) for the Norwood Local Historic District heard the DRC case for the property located at 3438 Norwood Blvd 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:

Page 16-Item L-Paint

“Previously painted brick and stone may be repainted.”

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

Porch stairs may be refaced or rebuilt with concrete matching the original design in order to address code compliance regarding stair riser dimensions.

Page 18-Item 0 -Roofs

“When replacement of the existing roof materials is necessary due to deterioration, roof materials on any permanent structure shall be historically accurate or shall appear to be historically accurate based on the original materials and architectural style of the house." Asphalt shingles are an approved material.

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

"The windows of a historic home are an important feature of the home's architecture. For that reason every effort should be made to preserve and maintain original windows including the original opening, window frame and sash.

Repair windows in accordance with the original window design. Repair and maintenance shall include replacing broken panes with new vanes to match, repair and replacement of deteriorated frame elements with new frame to match and painting.

Replacement of entire windows shall be discouraged. However, 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



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proportions.

Wood windows or metal clad wood windows with true divided lights or simulated divided lights are acceptable. Windows with between-the-glass muntins are not acceptable, nor are vinyl windows."

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

Page 16-Item L-Paint

Page 17-Item N-Porches (primary)

Page 18-Item O-Roofs

Page 19-Item T-Trim(decorative)

Page 19-Item U-Windows

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

1. Applicant should maintain existing lentil moulding on the front of the house and repair as needed. All other trim that is beyond repair shall match original.
2. Where windows cannot be restored, replacements shall replicate the original in both size and configuration. Existing windows appear to be a mix of 12-over-1, 6-over-1 or 4-over-1 depending on the overall window size. Applicant shall match the existing configurations and should not follow the proposed configurations as shown in the submitted elevation drawings by Gramstad Design.
3. Application stated that doors would be replaced at this time, applicant clarified that he does not intend to replace doors at this time.

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



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District.

Mr. Coleman stated that he wanted to replace his roof, replace the windows on his house, and repaint the house. Mauk asked what color he wanted to paint the house. Mr. Coleman said white. Wolfe verified that the color was listed as Greek Villa. Wolfe asked if the windows met the guidelines. Mr. Coleman said yes. Wolfe asked if the light pattern matched the existing. Mr. Coleman said yes. Mr. Coleman stated that the windows would be aluminum-clad wood windows, and would be painted black.

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

Motion seconded by: Burnett

Discussion: none

Vote: The motion carried unanimously.

VI. Name: Mrs. Keely McCown (Architect)

Site Address: 1414 30th Street North

District: Norwood Local Historic District

Requesting approval for: Removing metal siding; repairing, replacing, and painting original wood lap siding; repairing original windows; replacing windows that have been replaced with aluminum; installing new doors in rear; repairing porch; adding new porch railing; and installing new roof

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

On January 5, 2022, the Local Historic Advisory Committee (LHAC) for the Norwood Local Historic District heard the DRC case for the property located at 1414 30th Street North, and the Committee took the following action: Approve.

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

Page 15 – Materials – Rehabilitation, restoration, and reconstruction projects should use one of those traditional building materials, similar in size and physical appearance to the original construction. The proposed materials conform to these guidelines.

Page 19 – Windows – Repair windows in accordance with the original window design...However, where windows replacement is unavoidable because of deterioration, new frame units are to match the original windows in terms of material, style, pattern (design), construction, and proportions. The committee found that the proposed



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windows and window materials are appropriate as well as the repair of the existing windows that remain.

Page 13 – Doors – 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. The proposed doors are acceptable to the committee.

Page 17 – Porches – Maintain the historic design and character of existing porch structures. Deteriorated frame porch elements shall be repaired where needed. If replacement is necessary, it shall be with matching wood pieces or other matching materials.

Page 18 – Roof - Roofing materials conform to guidelines approved materials.

The LHAC also made the following findings:

1. The proposed change, erection, or demolition: Conforms to the design standards established.
2. The proposed change, erection, or demolition: Is compatible with the character of the historic property and the historic district and does not detract from their historic value.
3. The proposed erection, alteration, restoration, relocation or demolition, in whole or in part: Will not detrimentally change, destroy, or adversely affect any significant architectural feature of the resource.
4. The proposed erection, alteration, restoration, relocation or demolition, in whole or in part: Will be compatible with the exterior features of other improvements within the District.

The applicant stated that he would be removing the metal siding from the home to reveal the original siding. He stated that he would repair and replace the original siding as needed. He also stated that a side door would be removed and replaced with a window. He stated that he would need to reconstruct the back half of the house, as it is deteriorating. He also stated that they would be adding a deck to the back of the house as well. He also stated that the rear addition would be removed. Hoskins asked if the fireplace would be useable. The applicant said no.

Motion: Burnett 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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VII. Name: Mr. Bruce Herrington & Ms. Diondria Bingham (Architects)

Site Address: 1309 31st Street South

District: Highland Park Local Historic District

Requesting approval for: Demolishing the two existing buildings on site. The existing buildings would be replaced with one four-story multifamily apartment building, with 12 units (a mix of 1-bedroom units and 2-bedroom units).

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

On 1/4/2022, the Local Historic Advisory Committee (LHAC) for the Highland Park Local Historic District heard the DRC case for the property located at 1309 31st St. 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:

1. The front entry should be revised to be made of a more prominent material, preferably masonry, in keeping with the more formal nature of the public entrance to a multi-tenant apartment building.
2. Because of the height of the building and the visibility of the cornice over the tops of the adjacent structures, the projecting headers of the flemish bond in the masonry cornice should continue around all 4 sides of the building.
3. All windows and doors installed in masonry should utilize brick mould. All windows and doors installed in siding should utilize trim with a minimum face width of 3.5”.
4. The fire riser enclosure protruding from the northeast corner of the stair tower should be clad in masonry to match the exterior finish of the rest of the circulation tower mass.
5. The dumpster enclosure doors should have reflective material applied to help decrease the chance of vehicle damage.
6. The parapet around the circulation core should be raised to hide the elevator bulkhead.
7. The applicant has been asked to consider if an inset brick panel on the front facade of the first floor level would improve the face presented to the street.

The LHAC also made the following findings:

1. The proposed change, erection, or demolition: Conforms to the design standards



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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. Herrington presented his case to demolish two buildings that are not contributing to the Historic District, and replace them with one 4-story building. Mr. Herrington presented his materials, including a light colored brick. He stated that he would also use fibrous cement siding, and stone. He stated that he would have metal awnings and aluminum doors. Mr. Herrington also stated that he would use a concrete block wall to make the grading work. Macknally asked if there was a landscaping plan or any grading work to be done. Mr. Herrington showed Macknally the landscaping plan. Macknally stated that the landscaping plan was acceptable.

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

Motion seconded by: Barnes

Discussion: none

Vote: The motion carried unanimously.

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

Site Address: 1143 1st Avenue South

District: Midtown

Requesting approval for: Revised Master Signage Plan

Statements: Mr. Brandt presented his amendment to the master signage plan for the Denham Building. He stated that Luckie was the main retail tenant in the building and wanted building signage added. He stated that the new sign would be lit, and it would look the same during the day and at night. The sign will be white and green. Sims stated that he was concerned that the building sign and the tenant sign were at the same height. Sims stated that he was concerned that there might be confusion about the name of the building since the signs would be the same size and at the same height on the building. Macknally asked if "Luckie" was larger than "Denham." Mr. Brandt stated that they were exactly the same height. Burnett stated that either the "Luckie" sign



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needed to be lower on the building, or closer to where the actual tenant space is, or the building needed to be renamed the “Denham-Luckie” building. Wolfe suggested a monument sign for the building signage. Macknally suggested a smaller sign, or a blade sign for “Luckie” so that it isn’t competing with “Denham.” Macknally also stated that in the next presentation, all the building signage would need to be shown. She stated that all temporary banners would need to return for approval, or be removed from the building.

Motion: Burnett made a motion to carry this case over.

Motion seconded by: Macknally

Discussion: none

Vote: The motion carried unanimously.

IX.

Name: ~~Mr. Binx Newton~~

Site Address: ~~2031 Richard Arrington Jr Boulevard / 900 22nd Street South~~

District: ~~Five Point South~~

Requesting approval for: ~~Demolition~~

Statements: This item was removed from the agenda.

X.

Name: Mr. Collins Ngure

Site Address: 312 20th Street South

District: Midtown

Requesting approval for: Signage

Statements: Mr. Ngure stated that he wanted to add a new sign for his business. Hoskins asked if the sign was lit. Mr. Ngure said that it was not internally lit, but was downlit. Barnes asked what the material of the sign was. Sims stated that the letters were aluminum channel letters. Macknally stated that she would rather see the artificial turf as the sign background than the painted plywood. Wolfe asked if Mr. Ngure was using the same light fixtures that were existing, Mr. Ngure stated that the lights were in the same locations, but he changed out the fixtures.

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

Motion seconded by: Barnes

Discussion: none

Vote: The motion carried unanimously.

XI.

Name: Mr. Greg Allen



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Site Address: 611 Richard Arrington Jr. Boulevard South (Newk's)

District: Midtown

Requesting approval for: Awning

Statements: Mr. Allen presented his plan to reface the awnings on the Newk's building. He stated that there were three awnings. Hoskins verified that the awnings would stick out a little farther, providing more shade for the restaurant. Barnes stated that the awnings appeared a little bit larger than the previous.

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

Motion seconded by: Wolfe

Discussion: none

Vote: The motion carried unanimously.

XII. Name: Mr. David Brandt (Fravert Services, Inc.)

Site Address: 1101 22nd Street North / 2200 9th Avenue North

District: Cultural

Requesting approval for: Updating Protective Stadium/Uptown Signage Master Plan (Banners for Uptown and Protective Stadium)

Statements: Mr. Brandt presented his plan to add temporary banners to the Protective Stadium. Mr. Brandt stated that the banners would be attached to the scoreboard and the pedestrian ramp, and would be mesh. Mr. Brandt stated that the banners would be temporary, 90-day banners. He stated that the banners were required per the U.S. Football League. Burnett suggested that the banners not be allowed to have advertising on them. Wolfe suggested that the temporary banners be added to the signage master plan stating that the banners not be allowed to have advertising, but to only have event specific signage.

Motion: Wolfe made a motion to approve the signage locations for 90 days, on the condition that the applicant add the temporary banners to the master signage plan for future banners.

Motion seconded by: Burnett

Discussion: none

Vote: The motion carried. Barnes, Macknally, and Hoskins recused themselves.

There being no further business, Burnett made a motion to adjourn. Hoskins seconded. The meeting was adjourned at 8:40 a.m.