



**City of Birmingham Design Review Committee**  
**Meeting Minutes**  
**May 11, 2022**

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

**Meeting Location: City Council Chambers, 3<sup>rd</sup> Floor, City Hall**

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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.

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**Members Present:** Abra Barnes, Scott Burnett, Ivan Holloway, Creig Hoskins, Lea Ann Macknally, Richard Mauk, Shelia Montgomery-Mills, Ben Wieseman, Brian Wolfe

**Members Absent:** Willie Oliver, Chris Swain

**Staff Present:** Karla Calvert, Lauren Havard, John Sims

**Others Present:** Jacob Abbott, Grover Burns, Robert Dawson, Meighan Ellis, Cory Pettway, Mike Shows, Justin Sims, Allison Vosicky

**Call to Order:** The meeting was called to order at 7:30 a.m. by Chairman Mauk. He stated that the minutes from the 4/27/22 meeting were ready. Macknally made a motion to approve the minutes. Montgomery-Mills seconded. The motion carried unanimously.

- I. ~~Name: Ms. Marianne McGehee (Corporate Realty Development)~~**  
**~~Site Address: 10 14<sup>th</sup> Street South~~**  
**~~District: Midtown~~**  
**~~Requesting approval for: Temporary Banner~~**

**Statements:** This item was removed from the agenda.

- II. Name: Mr. Mike Shows (Chambless King Architects)**  
**Site Address: 2421 2<sup>nd</sup> Avenue North, Suite 1**  
**District: 2<sup>nd</sup> Avenue North**



**City of Birmingham Design Review Committee**  
**Meeting Minutes**  
**May 11, 2022**

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

**Meeting Location: City Council Chambers, 3<sup>rd</sup> Floor, City Hall**

---

**Requesting approval for:** Signage Master Plan (last seen 4/27/22)

**Statements:** Mr. Shows presented his master signage plan for approval. He stated that he wanted to paint the façade of the building and add two blade signs. Mr. Shows stated that there would be a blade sign allowed on either side of the building, and the signs would be 24"x48" and would be 10' off the ground. Wolfe verified that the building was previously painted. Mr. Shows also showed the neutral brown that he wanted to paint the building. He stated he also wanted to update the address numbers. Mr. Shows stated that vinyl signage would only be allowed on the doors. Wolfe verified that sign 2 would match sign 1.

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

**Motion seconded by:** Wolfe

**Discussion:** none

**Vote:** The motion carried unanimously.

**III.**

**Name:** Ms. Meighan Ellis

**Site Address:** 2003 Avenue F

**District:** Ensley

**Requesting approval for:** Signage

**Statements:** Ms. Ellis presented her plan to change a Family Dollar into a Family Dollar/Dollar Tree combo. She stated that she would be rebranding the store and would be changing out all the signs. Wolfe asked if the awnings would be replaced. Ms. Ellis said that they would be replaced, but that was not within her scope of work. Mauk asked if the signage fit within the Guidelines. Sims said that it did fit within the Guidelines. Macknally asked if the signs were internally lit. Ms. Ellis said yes. Macknally asked if Ms. Ellis was going to reface the pole sign. Ms. Ellis said yes. Mauk stated that if the DRC granted approval for this case, that it wouldn't include approval of the pole sign until Zoning approved the pole sign first.

**Motion:** Burnett made a motion to approve this proposal on the condition that none of the other finishes are changed without prior approval of the DRC.

**Motion seconded by:** Macknally

**Discussion:** none

**Vote:** The motion carried unanimously.

**IV.**

**Name:** Mr. Grover C. Burns III (Homeowner)

**Site Address:** 580 Rutherford Circle



**City of Birmingham Design Review Committee**  
**Meeting Minutes**  
**May 11, 2022**

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

**Meeting Location: City Council Chambers, 3<sup>rd</sup> Floor, City Hall**

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**District:** Roebuck Springs Local Historic District

**Requesting approval for:** Painting the brick exterior and all wood surfaces of the home; replacing damaged fascia boards and soffits

**Statements:** Chairman Mauk asked if there was a neighborhood report on this case. Calvert said that there was, and that this case was approved by the neighborhood association.

On 4/14/22, the Neighborhood Association that encompasses the Roebuck Springs Local Historic District reviewed plans for the property located at 580 Rutherford Circle and the following action was taken: Approve.

The recommendation of the Neighborhood Association was to support the design review request.

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. Burns presented his plan to repaint his home. He stated that the brick of the house would be Alabaster, and the trim color will be Urbane Bronze. Burnett verified that the neighborhood association approved the case without condition. Macknally verified where each paint color would go.

**Motion:** Macknally made a motion to approve this proposal as presented, in agreement with the neighborhood association

**Motion seconded by:** Montgomery-Mills

**Discussion:** none

**Vote:** The motion carried unanimously.

- V. **Name:** Mr. David Brandt  
**Site Address:** 2317 3<sup>rd</sup> Avenue North



**City of Birmingham Design Review Committee**  
**Meeting Minutes**  
**May 11, 2022**

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

**Meeting Location: City Council Chambers, 3<sup>rd</sup> Floor, City Hall**

---

**District:** 2<sup>nd</sup> Avenue North

**Requesting approval for:** Signage Master Plan revision

**Statements:** Mr. Brandt presented a simplified revision to the master signage plan. He stated that there will only be two signs on the building according to this plan. He stated that there would be a blade sign on the front of the building, and one painted sign on the west elevation of the building oriented toward the center of the building. Montgomery-Mills stated that the building had been painted in the meantime. Macknally verified that there wouldn't be a sign on the east elevation. Burnett stated that the DRC couldn't give an accurate ruling without an accurate depiction of the current state of the building.

**Motion:** Burnett made a motion to carry this case over pending accurate photos of the building.

**Motion seconded by:** Montgomery-Mills

**Discussion:** none

**Vote:** The motion carried unanimously.

**VI. ~~Name:~~ Mr. David Brandt**

**~~Site Address:~~ 205 20<sup>th</sup> Street North (The Frank)**

**~~District:~~ Birmingham Green**

**~~Requesting approval for:~~ Temporary Banners**

**Statements:** This item was removed from the agenda.

**VII. Name:** Mr. Cory Pettway (Contractor) / Ms. Avee Ashanti Shabazz (Homeowner)

**Site Address:** 2618 17<sup>th</sup> Avenue North

**District:** Norwood Local Historic District

**Requesting approval for:** Repairing and repointing brick; reglazing (rather than replacing) existing windows; repairing damaged window panes; installing wood basement door; replacing damaged fascia board; repairing damaged lap siding and soffits; and painting exterior

**Statements:** Chairman Mauk asked if there was a neighborhood report on this case. Calvert said that there was, and that this case was approved with conditions by the Local Historic Advisory Committee (LHAC).

On May 2, 2022, the LHAC for the Norwood Local Historic District heard the DRC case for the property located at 2618 17<sup>th</sup> Ave, N, and the Committee took the following action: Approve with Conditions.

The recommendation of the LHAC was to Approve with Conditions the design review



## City of Birmingham Design Review Committee Meeting Minutes May 11, 2022

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

**Meeting Location: City Council Chambers, 3<sup>rd</sup> Floor, City Hall**

---

request for the following reasons:

Page 13 – Item E -Doors

“...replacements should match the original design or be consistent with the architectural style of the home.”

Proposed Door is appropriate to the style of the home and is approved.

Page 14 – Item H – Foundations

“In Norwood, foundations typically are continuous brick or brick piers. Original foundation materials shall be maintained and repaired when necessary.”

Applicant had repaired a portion of the brick foundation prior to our meeting. The replacement brick is a close match to the existing brick and the previous work is approved.

Page 15 – Item K – Materials

“repair or replacement of damaged siding with original siding material is encouraged...”

Applicant has verbally stated that any damaged siding that is beyond repair will be patched with wood siding to match the original.

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.”

“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.”

The windows of this home have been previously replaced and are not original. The applicant has expressed the desire to reglaze the existing windows rather than installing new replacement windows. Reglazing the existing windows is approved.

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

Page 13 – Item E -Doors

Page 14 – Item H – Foundations

Page 15 – Item K – Materials



**City of Birmingham Design Review Committee**  
**Meeting Minutes**  
**May 11, 2022**

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

**Meeting Location: City Council Chambers, 3<sup>rd</sup> Floor, City Hall**

---

Page 19 – Item U – Windows

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

Any replacement siding must match the original siding profile.

Please note that the window recommendation in the application should supersede the previous recommendation as written on April 7, 2022.

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. Pettway presented his plan to repair and repoint the brick on the home. He stated that he wanted to repair portions of the siding (using 117 siding) and paint it to match the existing color. He stated that he wanted to replace [as needed] all materials to match the existing materials. Mr. Pettway stated that he wanted to reglaze the windows, instead of replacing them. He also stated that he wanted to replace the door. Mr. Pettway stated that the brick would not be painted. He also stated that he would not be replacing the gutters on the home.

**Motion:** Wieseman 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. Matthew Gregory  
**Site Address:** 430 Somerset Drive  
**District:** Roebuck Springs Local Historic District  
**Requesting approval for:** Painting exterior brick; replacing windows



**City of Birmingham Design Review Committee**  
**Meeting Minutes**  
**May 11, 2022**

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

**Meeting Location: City Council Chambers, 3<sup>rd</sup> Floor, City Hall**

---

**Statements:** The applicant was not present; therefore the case was not heard.

- IX. Name:** Ms. Justin Sims (Homeowner)  
**Site Address:** 1429 31<sup>st</sup> Street North  
**District:** Norwood Local Historic District  
**Requesting approval for:** Replacing exterior doors; Replacing missing siding in rear; installing new asphalt shingles; and painting

**Statements:** Chairman Mauk asked if there was a neighborhood report on this case. Calvert said that there was, and that this proposal was approved by the Local Historic Advisory Committee (LHAC). The proposal for windows (not before the DRC at this meeting) was denied, and the other aspects of the proposal (before the DRC at this meeting) were approved.

On May 2, 2022, the LHAC for the Norwood Local Historic District heard the DRC case for the property located at 1429 31<sup>st</sup> St, N, and the Committee took the following action: Deny (for windows) and Approve (for the other parts of the proposal).

The LHAC understands that some work was done prior to our meeting with the applicant. Please note that there are a number of individual items within the application that can be approved at this time. Please see comments below.

Page 13 – Item E -Doors

“...replacements should match the original design or be consistent with the architectural style of the home.”

Proposed Door is appropriate to the style of the home and is approved.

Page 15 – Item K – Materials

“...covering of original siding material with artificial siding such as aluminum or vinyl is prohibited.”

The LHAC understands that the house was covered in aluminum siding prior to the passing of the Norwood Historic Preservation Plan. Because the applicant is not proposing to remove the aluminum siding, it is acceptable that he will patch in the required areas of aluminum siding in the rear of the house. Any new siding should be matched seamlessly with the existing siding.

Page 16 – Item L – Paint

“Colors shall be compatible with the age and style of the house.”



**City of Birmingham Design Review Committee**  
**Meeting Minutes**  
**May 11, 2022**

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

**Meeting Location: City Council Chambers, 3<sup>rd</sup> Floor, City Hall**

---

The two alternate color schemes are approved.

Page 18 – Item Q – Roofs

The presented asphalt shingles are an appropriate material and are approved.

Page 19 – Item U – Windows [Note: The windows were not part of the proposal considered at the 5/11/2022 DRC meeting.]

“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.”

“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, if historically accurate) are acceptable. Replacement windows with between the glass muntins are not acceptable, nor are vinyl windows or vinyl clad wood windows.”

The committee understands that prior to our meeting with the applicant, the contractor for the project had begun installing the windows, however, the installed windows are not conforming with the guidelines. Vinyl windows with between the glass muntins are not an appropriate replacement type. Furthermore, the installed windows do not match the light pattern, or the size and proportion of the original windows as seen in the historic photograph. For these reasons, the windows as presented cannot be approved.

The recommendation of the LHAC 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 18 – Item Q - Roof

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.





**City of Birmingham Design Review Committee**  
**Meeting Minutes**  
**May 11, 2022**

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

**Meeting Location: City Council Chambers, 3<sup>rd</sup> Floor, City Hall**

---

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. Sims presented his plan to renovate his home. He stated that he plans to replace the vinyl siding in the rear of the home. He said he would be replacing the trim on the front porch and painting. He stated that the broken windowpanes would be replaced. He stated that the asphalt shingles would be replaced on the front porch. On the rear of the home, he stated that a good portion of the vinyl siding needed to be replaced.

The applicant stated that he preferred color scheme number 1. Burnett verified that the LHAC approved both color schemes. Mr. Sims asked if he could trim the vinyl windows with wood on the sides of the home and replace the vinyl windows on the front of the building with wood windows.

**Motion:** Macknally made a motion to approve the exterior doors, shingles, color scheme number 1, siding, exterior door. She asked that the windows return for review.

**Motion seconded by:** Burnett

**Discussion:** none

**Vote:** The motion carried unanimously.

**X. Name:** Ms. Alison Vosicky (Birchfield Penuel Architects)

**Site Address:** 1800 Powell Avenue South (Powell Ave. Steam Plant)

**District:** Midtown

**Requesting approval for:** Final approval of selective demolition and redevelopment, conceptual approval of the site plan and temporary signage

**Statements:** Ms. Vosicky stated that she was requesting approval for selective demolition, exterior building alterations, and temporary signage. She stated that she was also requesting conceptual approval of the site plan. Macknally stated that the south side of the building would become a pedestrian corridor. She stated that she would return with final plans for the pedestrian corridor and the stack garden. Macknally stated that she has been working with BDOT to reconcile any challenges around the site. Macknally also stated that there is a BRT stop on the 18<sup>th</sup> Street side of the property.



## City of Birmingham Design Review Committee Meeting Minutes May 11, 2022

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

**Meeting Location: City Council Chambers, 3<sup>rd</sup> Floor, City Hall**

---

Macknally stated that the site is within the Parkside district, and thus will comply with the Parkside Guidelines.

Macknally stated that there are some accessibility issues in the building, and she would be using the exterior space to reconcile those issues. Wieseman verified that the reconciliation would occur within the public ROW. Wieseman asked about the grade difference. Macknally stated that the difference was 4'. Montgomery-Mills asked if the ramp would have a railing. Macknally said yes. Macknally asked for conceptual approval for the site plan, and final approval for the building envelope. She also stated that there would be service drives on the north side of the building off 18<sup>th</sup> and 19<sup>th</sup> Streets to access that side of the building.

Ms. Vosicky stated that there would be selective demolition on the northeast corner of the building. She stated that this portion of the building was built in the 1980s but is not completed. Ms. Vosicky stated that this project was being reviewed by the National Park Service. She stated that nothing that was proposed to be demolished was deemed to be historically contributing. She stated that the three large silos would be removed from the site. She stated that the building would be closed in after the demo takes place.

Burnett stated that while the NE corner may not be technically historic, it is what has been in place for decades and would change the building's appearance, if gone. Ms. Vosicky stated that the silos weren't very visible from the public ROW. Montgomery-Mills asked for Ms. Vosicky to write up a brief history of the building, showing when different parts of the building were added. Wieseman asked for the NPS assessment letter to be submitted.

Ms. Vosicky stated that the building has had a metal skin previously, hence the choice to reclose the building with corrugated metal. Macknally clarified that the building would remain brick where it is street-facing. The metal panels would be on the back side of the building.

**Motion:** Burnett made a motion to conceptually approve the site plan and the temporary signage.

**Motion seconded by:** Wieseman

**Discussion:** none

**Vote:** The motion carried. Macknally recused herself.

**Statements:** Ms. Vosicky stated that the awnings and lighting would return to the DRC. Wieseman asked for the master signage plan when they return with the awnings. Montgomery-Mills asked for more information about the historic nature of the NE corner of the building. Macknally stated that the DRC had already previously approved removing two of the silos. She stated that now they were asking to remove all three.



**City of Birmingham Design Review Committee**  
**Meeting Minutes**  
**May 11, 2022**

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

**Meeting Location: City Council Chambers, 3<sup>rd</sup> Floor, City Hall**

---

**Motion:** Wolfe made a motion to approve the selective demo, and exterior building alterations, pending a record of the history of the building.

**Motion seconded by:** Hoskins

**Discussion:** Burnett stated that he thought that they are part of the quality of the building and thought that they should remain. Calvert stated that this building is listed in the National Register of Historic Places.

**Vote:** The motion carried. Burnett voted against. Macknally recused herself.

There being no further business, Montgomery-Mills made a motion to adjourn. Macknally seconded. The meeting was adjourned at 8:30 a.m.