



**City of Birmingham Design Review Committee**  
**Meeting Minutes**  
**May 25, 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, Willie Oliver, Chris Swain, Ben Wieseman, Brian Wolfe

**Members Absent:** Shelia Montgomery-Mills

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

**Others Present:** Carlton Christian, Wes Daniel, Mike Gibson, Binx Newton, Justin Sims, Amy Smith, Brian Templeton

**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. Louis Aller (Homeowner)  
**Site Address:** 40 Norwood Circle  
**District:** Norwood Local Historic District  
**Requesting approval for:** New home construction and driveway

**Statements:** Chairman Mauk asked if there was a report from the LHAC. Calvert stated that the proposal was approved with conditions.

On May 16, 2022, the Local Historic Advisory Committee (LHAC) for the Norwood Local Historic District heard the DRC case for the property located at 40 Norwood Circle, and the Committee took the following action: Approve with Conditions.



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

Page 22-Item B-Architectural Style

"The street facade is visually significant to the historic character of a street. New construction should employ facade designs that are architecturally compatible with existing structures.

So that they appear to be congruous with the majority of the houses within the neighborhood, infill houses shall be similar in architectural design and character to a style represented among the district's contributing housing stock that was constructed during the first four decades of the twentieth century.

New construction should reference predominant design characteristics that make the area distinctive, while still reflecting creative design solutions that are more than just mere imitations of existing buildings.

In terms of materials and craftsmanship, infill houses shall be of quality comparable to Norwood's original homes. "

See conditions below

Page 23-Item E-Decks

"Decks are not appropriate at the front or side of the house. "

Page 23-Item F-Doors

"Doors shall conform to the style of the house and shall be of wood or composite materials."

Page 24-Item I-Foundations

"Appropriate (based on the period & design of the house):

-Brick

-Stuccoed or bricked concrete block

-Stone"

See conditions below.

Page 25-Item K-Gutters and Downspouts

"The size and profile of gutters and downspouts shall be appropriate to the house. Gutters and downspouts shall be painted to blend with other trim on the building."

Page 26-Item M-Materials,

"The primary form of construction in Norwood is wood frame and the exterior wall



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materials include simple weatherboard, brick veneer, stucco and wood shingles. New construction projects and additions should use one of the traditional building materials, similar in size and physical appearance to the established construction."

See conditions below.

Page 26-Item N-Paint

"Colors shall be compatible with the style of the house being represented."

Page 27 – Item O – Retaining Walls

"The topography of Norwood neighborhood requires some of the lots to have retaining walls. The existing retaining walls are constructed primarily of cobblestone, brick, concrete and cut stone.

New retaining walls shall be constructed of similar materials as those on existing retaining walls within the district..."

See conditions below.

Page 28-Item R-Roofs

"In Norwood, roofing materials primarily include asphalt shingles, terra cotta clay tiles and concrete shingles. Roof materials on any permanent structure shall be historically accurate based on the architectural style being represented."

Page 28 – Item S – Size, Scale, Massing, Orientation, and Setback

"In terms of size, scale, Massing, orientation and setback, in-fill houses and additions shall conform to and be consistent with dominant patterns of size, scale, massing, orientation and setback of the existing historic and immediately surrounding housing stock within the district and shall be in compliance with the Zoning Ordinance of the City of Birmingham."

See conditions below.

Page 31-Item V-Windows

"Wood windows or metal clad wood windows with true divided lights or simulated divided lights 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 22-Item B-Architectural Style



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Page 23-Item E-Decks

Page 23-Item F-Doors

Page 24-Item I-Foundations

Page 25-Item K-Gutters and Downspouts Page;26-Item M-Materials

Page 26-Item N-Paint

Page 27-Item O-Retaining Walls

Page 28-Item R-Roofs

Page 28-Item S-Size. Scale. Massing. Orientation and Setback

Page 31-Item V-Windows

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

1. Although trim is indicated around the windows and doors on the elevation drawings, the committee was unable to get a full understanding of what the trim details will look like. After some discussion it was agreed that the design is lacking a level of detail on the exterior that would bring the home to a level of craftsmanship comparable to Norwood's original homes. The applicant stated that he will add comer boards as well as possibly some gable details such as bellybands and/or frieze board trim.
2. Applicant has stated that the foundation will be constructed from poured concrete. Should the method of construction change to concrete block rather than poured concrete, please note that the concrete block must be either parged/stuccoed or clad in an approved material.
3. Siding is approved but should be installed so that the exposure size is similar to existing historic houses in the area.
4. Should any retaining walls be required, they should conform to the guidelines in material and appearance.
5. Please ensure that all local zoning requirements have been met.

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



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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. Aller presented his plan to build a new home and driveway in the Norwood District. Wolfe stated that there weren't enough details shown to make a decision. Macknally stated that trim details were needed. She also stated that all materials and colors need to be called out on the drawings. Macknally stated that the renderings and the drawings don't match. Hoskins stated that all materials need to be called out for all sides of the home.

**Motion:** Macknally made a motion to carry this case over pending the applicant providing more details on the plans. She also stated that more detail was needed on the trim, materials, and colors.

**Motion seconded by:** Hoskins

**Discussion:** none

**Vote:** The motion carried unanimously.

**II.**

**Name:** Mr. Justin Sims

**Site Address:** 1429 31<sup>st</sup> Street North

**District:** Norwood Local Historic District

**Requesting approval for:** Installing new windows (wood on upper level; vinyl on sides and rear; wrapping existing windows with wood trim)

**Statements:** Chairman Mauk asked if there was a report from the LHAC. Calvert stated that there was, and that the proposed wood windows on the front of the home were approved with conditions, that the vinyl windows on the sides and rear were denied, and that the wrapping of the windows was denied.

On May 16, 2022, the Local Historic Advisory Committee (LHAC) for the Norwood Local Historic District heard the DRC case for the property located at 1429 31st St N, and the Committee took the following action: Deny (except for proposal regarding front wood windows).

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

The committee understands that work was done prior to our meeting with the applicant. Please note that the two new wood windows proposed on the front of the house can be approved with conditions at this time. Please see additional comments regarding vinyl



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windows below. Please see conditions for the wood windows in the following section.

Pa2e 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.

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. Because the vinyl windows that have been installed are smaller than the original window opening size and because the applicant has chosen to keep the aluminum siding in place we do not feel confident that wood trim can be added to the smaller vinyl window sizes in a way that will be appropriate in character or construction methods.

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

Page 19-Item U-Windows

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

Wood windows must match the original historic size and light configuration. The submitted window shows a preinstalled brickmould frame. Given that the applicant is planning to leave the aluminum siding in place this brickmould will not be appropriate to the application. Contractor should use a wood replacement window that will fit into the original opening size.



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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. Sims presented his plan to change out the front two windows to comply with the Norwood Guidelines. He asked to keep the remaining windows as installed. Hoskins stated that the DRC couldn't ask Mr. Sims to remove already installed windows. Hoskins verified that the windows in the enclosed porch would remain, but the upstairs windows would be replaced. Wolfe verified that the windows needed to be wood windows, of the original size. Wolfe verified that the original windows were originally trimmed out. Swain verified that the LHAC stated that they didn't want the windows to be trimmed out with wood over vinyl siding.

Wolfe stated that the contractor would need to draw up a sketch of how the windows would be trimmed out. Wieseman asked if this house was in line or was on the corner. Mr. Sims said that it was in line with homes on either side. He stated that there was a limited line of sight. Wieseman stated that if the DRC denied the vinyl windows, then the applicant would not have to remove the already-installed windows, but if any windows were replaced in the future, they would have to be converted to wood windows. Calvert stated that the applicant's contractor did have a permit, but it did not address the windows.

**Motion:** Wieseman made a motion to approve two new wood windows, that are the original size, in the front of the home, in agreement with the LHAC. He also made a motion to allow an exception for the vinyl windows that have already been installed to remain even though its going against the standards, because of the contractor's actions and the owner's hardship, and he asked that the detail for the trim be submitted to City Staff.



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**Motion seconded by:** Holloway

**Discussion:** none

**Vote:** The motion carried unanimously.

**III.**

**Name:** Mr. Matthew Gregory

**Site Address:** 430 Somerset Drive

**District:** Roebuck Springs Local Historic District

**Requesting approval for:** Painting exterior brick; replacing windows

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

**IV.**

**Name:** Mr. Mike Gibson (Creature, LLC)

**Site Address:** 300 18<sup>th</sup> Street South (The Citizen)

**District:** Midtown

**Requesting approval for:** Signage (Last seen 10/ 27/2021)

**Statements:** Mr. Gibson presented his plan for signage for The Citizen. He stated that there would only be two building signs. Mr. Gibson stated that the signs were backlit. Hoskins asked if this signage fit within the Guidelines. Sims said yes.

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

**Motion seconded by:** Hoskins

**Discussion:** none

**Vote:** The motion carried unanimously.

**V.**

**Name:** Mr. Wes Daniel (Daniel Signs)

**Site Address:** 3008 4<sup>th</sup> Avenue South

**District:** Lakeview

**Requesting approval for:** Signage and Exterior Paint

**Statements:** Mr. Daniel presented his signage and painting. He stated that the signage would be painted gold, and wouldn't be lit. Wieseman asked if the building was currently painted. Mr. Daniel stated that he didn't believe that it was. Wieseman asked if there was a reason that the building needed to be painted. Mr. Daniel said that the owner just wanted to do so. Wieseman asked how the sign would be mounted. Mr. Daniel stated that it would be stud mounted. Wieseman asked if the sign would be lit. Mr. Daniel said no. Mr. Daniel stated that there would be a black awning underneath the sign.





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**Motion:** Wieseman made a motion to approve the signage and the awning but to deny the painting of the brick unless the applicant can return with evidence that the brick needs to be painted.

**Motion seconded by:** Macknally

**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. David Brandt**  
**Site Address: 400 20<sup>th</sup> Street North**  
**District: Birmingham Green**  
**Requesting approval for: Signage**

**Statements:** Mr. Brandt presented his signage for Lightfoot Franklin. He stated that they were the only business in the building. He stated that there would be two sets of plate letters on the corner. He stated that the letters would be aligned with the windows. He also stated that the signage would not be lit. Hoskins asked how the signs would be mounted. Mr. Brandt stated that they would be stud mounted.

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

**Motion seconded by:** Holloway

**Discussion:** none

**Vote:** The motion carried unanimously.

- VIII. Name: Mr. Nick Morgan**  
**Site Address: 7409, 7411, 7413 1<sup>st</sup> Avenue North**  
**District: East Lake**  
**Requesting approval for: Installing new metal roofs, updating landscaping, painting the brick, installing exterior lighting, and replacing burned windows**

**Statements:** The applicant presented his plan to renovate the burned apartment complex. He stated that he wanted to add small awnings to the front of each building. He also stated that he wanted to paint the buildings due to fire damage. He stated that



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the light gray color (Silver feather) would be for the brick, and the darker gray color (Elemental Gray) would be for the trim. Wolfe asked what color the metal roof would be. The applicant stated that the roof would be very dark brown, almost black. The applicant stated that he wanted to add new lighting to all four corners of the building, and add lighting along the alley. Hoskins asked the applicant to describe the landscaping plan. The applicant stated that he would be adding foundation plantings to each building.

**Motion:** Oliver made a motion to approve the proposal as presented.

**Motion seconded by:** Swain

**Discussion:** none

**Vote:** The motion carried unanimously.

- IX. Name:** Mr. Binx Newton (WILLIAMS BLACKSTOCK ARCHITECTS)  
**Site Address:** 701 19<sup>th</sup> Street South (UAB Genomics)  
**District:** Midtown  
**Requesting approval for:** Renovation and Addition

**Statements:** Mr. Newton presented his plan for a new Genomics building on UAB's campus. He stated that the building would be mostly clear anodized and glass. He also stated that this new building would tie into the surrounding buildings. He also stated that the glass would have a dot pattern on it so that birds will not fly into the building. Hoskins asked if the limestone panels from the former building would be reused. Mr. Newton said yes, that they will be reused in the park adjacent to the new building. Macknally verified that the plan for the plaza would return. Macknally asked if the green space was in UAB's master plan. Mr. Templeton said yes. Wieseman stated that he wanted the plaza space to be a placeholder, and that a building would be built there in the future. Wieseman verified that the plan fit within UAB's master plan.

**Motion:** Macknally made a motion to approve the final plans for the building, with the details for the green space to return for approval, and to be in line with UAB master plan.

**Motion seconded by:** Hoskins

**Discussion:** none

**Vote:** The motion carried unanimously.

- X. Name:** Ms. Meighan Ellis  
**Site Address:** 2003 Avenue F  
**District:** Ensley



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**Requesting approval for:** Pole Sign (Last seen 5/11/2022)

**Statements:** Ms. Ellis was not present, but Sims stated that Zoning staff said that as long as the pole sign wasn't changing, then it could be refaced. Sims also stated that the pole sign was the height of the building.

**Motion:** Wolfe made a motion to approve the refacing of the pole sign.

**Motion seconded by:** Holloway

**Discussion:** Macknally stated that if there were any structural changes to the sign, then it would need to return.

**Vote:** The motion carried unanimously.

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