



City of Birmingham Design Review Committee
Meeting Minutes
January 11, 2023

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, Ivan Holloway, Creig Hoskins, Ben Wieseman, Brian Wolfe

Members Absent: Richard Mauk, Shelia Montgomery-Mills, Willie Oliver, Chris Swain

Staff Present: Charles Bradley, Karla Calvert, Lauren Havard

Others Present: Jessica Bennett, Tammy Cohen, Rebecca Dobrinski, Eric Gardner, Kurtis Hammond, Henson Millsap, Otis Stewart

Call to Order: The meeting was called to order at 7:30 a.m. by Chairman Wolfe. He stated that the minutes from the 12/14/22 meeting were ready. Hoskins made a motion to approve the minutes. Holloway seconded. The motion carried unanimously.

- I. Name:** Mr. Henson Millsap
Site Address: 1200 2nd Avenue South (Dogtopia of Parkside)
District: Midtown
Requesting approval for: Exterior infill

Statements: Mr. Millsap presented his plan to close in one of his roll-up doors. He stated that a portion of that would be cement block, and the other portion will be storefront. The masonry block would be painted to match the existing color. Havard stated that the exterior infill would be behind a previously approved fence.

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

Motion seconded by: Burnett



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Discussion: none

Vote: The motion carried unanimously.

- II. Name:** Mr. Aaron Smith
Site Address: 1237 33rd Street North
District: Norwood Local Historic District
Requesting approval for: New front door; exterior paint; and closing in windows

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

- III. Name:** Ms. Latasha Simpson
Site Address: 1713 4th Avenue North
District: 4th Avenue North
Requesting approval for: Renovation

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

- IV. Name:** Mr. Eric Gardner
Site Address: 1509 5th Avenue North
District: Downtown Northwest
Requesting approval for: Demolition (Tabled from the 12/14/2022 DRC meeting)

Statements: Mr. Gardner presented his proposal to demolish his apartments. Calvert read a written statement in which Ms. Denise Gilmore, who is the Director of the Office of Social Justice, stated that there was no association between the A.G. Gaston Motel and the apartments across the street. Ms. Gilmore went on to say that there shouldn't be any future development at the site of the apartments that compromises the historic designation of the Motel site or its future potential UNESCO designation. Wieseman verified that the apartments were a contributing structure to the district. Calvert stated that in order for the building to keep its contributing status it needs to maintain structural integrity. Wolfe asked if the A.G. Gaston Motel would be an operating motel. Holloway stated that it would not be a motel, but rather, a museum.

Motion: Hoskins made a motion to approve the demolition of the site including the slab, with the applicant to provide a plan showing the intermediate plan or landscaping for the site. Hoskins stated that the site needed to be seeded, with the fence to be removed. The applicant also needs to return with his plans for redevelopment. Hoskins stated that there shouldn't be any future development at the site of the apartments that compromises the historic designation of the Motel site or the Motel's future potential UNESCO



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designation.

Motion seconded by: Barnes

Discussion: Wolfe asked what Mr. Gardner planned to put on this lot. Mr. Gardner stated that he would redevelop the site, but didn't have any definite plans at this point.

Vote: The motion carried unanimously.

V.

Name: Mr. Andrew Butler

Site Address: 2630 7TH Avenue South (Humphrey's Dog Resort)

District: Lakeview

Requesting approval for: Renovation

Statements: Mr. Butler presented his plan to renovate Humphrey's Dog Resort. He also stated that he wanted to screen the outdoor play area with a masonry wall. He stated that he would also be adding a canopy to the play area. Hoskins asked what colors Mr. Butler planned to use. Mr. Butler stated that the walls would be white, with Bluebell Blue and Peppercorn. Wieseman stated that he was concerned that the curbcut appeared to be a drive-thru and was concerned that it might be confusing to users. Wolfe asked if the applicant would be proposing any signage. Mr. Butler said no. Hoskins asked if the dog was going to go on the side of the building. Mr. Butler stated that it would be a part of the signage package.

Motion: Burnett made a motion to approve this proposal as presented, with the signage to return including the dog, on the condition that the applicant work with BDOT for approval.

Motion seconded by: Hoskins

Discussion: none

Vote: The motion carried unanimously.

VI.

Name: Ms. Tammy Cohen (CCR Architecture & Interiors)

Site Address: 110 12th Street North

District: Downtown West

Requesting approval for: Renovation

Statements: Ms. Cohen presented her plan to renovate a building on 12th Street North. She stated that the renovation would mainly be paint on the building, new canopies on the building, and renovation to the parking lot and a new fence around the parking lot. Ms. Cohen stated that the front parking lot would have a low, 4' fence around it, with no gates at the parking lot entrances. Wieseman verified that the signage would return once the tenant was identified. Ms. Cohen stated that there would also be a new parking lot



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added at the northwest corner. Ms. Cohen stated that this would mainly be an interior renovation.

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

Motion seconded by: Holloway

Discussion: none

Vote: The motion carried, Burnett recused himself and left the room.

VII. Name: Ms. Jessica Bennett

Site Address: 291 41st Street South (Avondale Brewing Co.)

District: 41st Street

Requesting approval for: Building addition and renovation

Statements: Ms. Bennett presented her proposal to renovate the Avondale Brewing Co. She stated that the ground level of the building, to the rear, would be expanded. She stated that currently, the second floor of the brewery was not accessible, so an elevator would need to be added. Wieseman asked if there would be a new access door along the side street in the addition. Ms. Bennett said yes. Ms. Bennett stated that the existing gate would also remain. Hoskins asked if there would be any relief in the elevator tower building. Ms. Bennett said that there would not. Ms. Bennett confirmed that the elevator was meant to provide access to the 2nd floor.

Motion: Wieseman made a motion to approve this proposal as presented, with any signage or murals to return.

Motion seconded by: Hoskins

Discussion: none

Vote: The motion carried unanimously.

VIII. Name: Mr. Kurtis Hammond (KD Hammond Construction)

Site Address: 3108 15th Avenue North

District: Norwood Local Historic District

Requesting approval for: Design changes (windows) to proposal approved at the June 8, 2022 DRC meeting; Justification for work performed in non-conformance to previously approved plans (Tabled from the Dec. 14, 2022 DRC meeting)

Statements: Calvert stated that the Norwood LHAC did not recommend approval for the window changes on the home.

On December 7, 2022, the Local Historic Advisory Committee (LHAC) for the Norwood Local Historic District heard the DRC case for the property located at 3108



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15th Ave. 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:

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"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."

1. The following passage is taken from the conditions in the review of the original application written June 3, 2022: Proposed Anderson 100 wood composite windows are approved, but between the glass panes should not be used. Windows must be true divided light or simulated divided light as required by the Norwood Historic Preservation Plan. Windows on the upper level on the home should match the original 4 over 1 configuration. All other windows should match the original configuration.

2. Several of the original windows have been replaced with new windows that do not match the size and/or the location of the original windows. In addition, several of the existing windows were eliminated. Therefore, the committee is unable to issue an approval for the renovation as it stands.

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

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Mr. Hammond stated that he could not find windows in the size, shape, and configuration of the original windows on the home. Hoskins stated that the applicant should have ordered custom windows to get the sizes that he needed. Wolfe verified that the light patterns didn't match the original. Burnett advised Mr. Hammond to go back to the window manufacturer (Anderson) and the LHAC to come to an agreement about what could be done to match the original light pattern of the windows. Additionally, the LHAC should mark on photos the windows that are at odds with what was approved.

Motion: Holloway made a motion to table this proposal, pending the applicant returns to the LHAC.

Motion seconded by: Wieseman

Discussion: A Certificate of Completion or Occupancy should not be issued until the condition is satisfied.



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Vote: The motion carried unanimously.

There being no further business, Burnett made a motion to adjourn. Hoskins seconded. The meeting was adjourned at 8:20 a.m.