

MEETING MINUTES
CITY OF MOUNTAIN BROOK
 VILLAGE DESIGN REVIEW COMMITTEE
 SPECIAL CALLED MEETING
 JUNE 4, 2020
 CITY HALL, 56 CHURCH STREET, MOUNTAIN BROOK, AL 35213
 CITY COUNCIL CHAMBER

In response to COVID-19 social distancing mandates, the meeting was held via audio conferencing.

The City of Mountain Brook Village Design Review Committee held a called meeting on Thursday, June 4, 2020, at 9:00 p.m., via audio conferencing. The roll was marked as follows:

Present: Lynn Ritchie, Chairman Absent: Brian Barrett, Co-Chairman
 Ellen Elsas
 Stutts Everette
 George Israel
 Ashley Spotswood
 Katie Wohlwend

Also present: Alice Womack: Council Liaison
 Dana Hazen: Director of Planning, Building & Sustainability
 Tyler Slaten: City Planner
 Tammy Reid: Administrative Analyst

1. Approval of Agenda

The agenda stood approved as presented.

2. Case V-20-19: Crestline block from Vogue Cleaners to Ollie Irene (65-75 Church Street)

EXHIBIT 1

Matt Shelby, Shelby Company (General Contracting), stated that the existing stucco soffit is falling down due to failing fasteners. The proposal includes repairs to the existing awning and façade from 65-75 Church Street to achieve a uniform appearance. Exploratory work indicates that the steel structure itself seems to be in its original, stable condition. The stucco simply appears to be falling down from the framing due to old age and the fasteners are simply rusting out and falling. Screws with large washers have been temporarily installed to stabilize the stucco soffit in the worst areas. The worst areas in need are at Ollie Irene and the space next to them. The deterioration is not as bad as you go toward the Vogue Cleaners area.

The proposed plan is to tear out the failing stucco and replace it with a painted, exterior grade sheathing, like Hardi board or bead board. Also, the applicant would like to replace the existing asphalt shingles with new asphalt shingles; clean the brick; paint the gable; and remove the aluminum column coverings to expose the existing brick. Also, the addition of canned lighting is proposed (in soffit); two lights per tenant, on either side of entrance door.

Hunter Hospes with JH Berry (representing the property owner), said that the tenants involved have been notified of the repairs and that the tenants have not made any special requests.

Mr. Israel asked if the City had been consulted regarding future plans for the area. Mr. Shelby replied that he had not.

Mrs. Womack, Council Liason, mentioned that there has been talk of adding trees to the streetscape on Church Street. Elizabeth Poynor, member of the Board of Landscape Design, said that an ad hoc committee has been working on a streetscape plan for Church Street. This plan includes returning the buildings to their original state by removing all false facades. Awnings will work well with the tree plan. The goal is to enhance the pedestrian experience.

Mr. Shelby stated that in the beginning, they thought that the awnings were surface applied, and that they could be removed. Upon investigation, it was discovered there is a 6” steel beam that runs through the building to the front of the awning. If taken down, there will be a 6” gap. It was considered adding a header, but the original look of the building might be compromised and this would also be evasive to the interior space. Other options were explored and some were very costly. The applicant is open to ideas that are cost effective and non-evasive to the tenants.

The Committee discussed the issue of the steel structure in regard to the awning; some thoughts included:

- removing the gables
- cutting the steel beam off
- squaring off the awing rather than leaving at an angle

Further exploration is recommended because this is such an important block that can serve as the prototype for the Village.

Mr. Hospes said that a week or two could probably be taken to review further, but his concern for the moment is a safety issue – the stucco needs to be stabilized – however, the awning itself is stable. Also, the roof will need to be replaced soon.

Mrs. Ritchie asked if a sketch could be submitted of the beams sawed off to give a visual to brainstorm from. Also, the applicant meeting Mr. Israel as offered is suggested.

Motion: Mrs. Elsas: The committee approves necessary immediate repairs, with screws, to stabilize the stucco soffit. This case will carry over for the purpose of discussing additional options.

Second: Mr. Israel

Vote: Aye: Elsas, Everette, Israel, Ritchie, Spotswood and Wohlwend

Nay: None

3. **Adjournment:** The meeting was adjourned at approximately 9:53 a.m. The next regular meeting will be held on June 17, 2020.

Tammy Reid, Administrative Analyst