

MEETING AGENDA
CITY OF MOUNTAIN BROOK
VILLAGE DESIGN REVIEW COMMITTEE

6/17/2020

PRE-MEETING: 7:30 A.M.

REGULAR MEETING: 8:00 A.M.

CITY HALL, 56 CHURCH STREET, MOUNTAIN BROOK, AL 35213

MEETING TO BE HELD VIRTUALLY USING ZOOM VIDEO CONFERENCING
(ACCESS INSTRUCTIONS ON MEETING WEBPAGE)

1. Approval of Agenda
2. Approval of Minutes: 5/20/2020, Regular Meeting
3. Case **V-20-18**: BBVA Crestline Branch – **229 Country Club Park**, New Item
4. Case **V-20-20**: Amparo Fine Living – **2003 Cahaba Road, Suite 101**, New Item
5. Case **V-20-21**: Overton Village Condos, LLC –**Fairhaven Drive**, New Item
6. Next Meeting: 7/15/2020
7. Adjournment

V-20-18

Proposed awning and door signage, new ATM location with signage and awning

This proposal is for a new non-illuminated façade sign that is 3 square feet in aggregate size. The applicant is also proposing vinyl graphics on the entrance door.

The final piece of this request is the addition of a new ATM location in the courtyard between this space and Zoe's. The ATM will feature a fabric awning above it as well as small vinyl brand lettering on the area above actual ATM machine. The location of this small vinyl brand lettering requires an amendment to the Master Sign Plan for this Crestline location. The Master Sign Plan designates specific allowable signage areas and the proposed signage is not within that approved area.

- **Project Data:**

NAME: BBVA Crestline

CURRENT ZONING: Local Business District

OWNER: Southpace for Scott & Scott, Inc

LOCATION: 229 Country Club Park



DESIGN REVIEW/ SIGN APPLICATION

City of Mountain Brook
Building, Planning, & Sustainability
56 Church St, Mountain Brook, AL 35213
(205) 802-3830 ♦ Fax (205) 879-6913

Review by the Mountain Brook Village Design Review Committee is mandatory. Application and all supplemental documentation must be received no later than fourteen (14) business days prior to scheduled meeting to be placed on agenda. Applicants, owners, and/or tenants are strongly encouraged to appear before the Committee on behalf of their application.

1. Job Site Location:

Business Name: BBVA Crestline Branch

Address: 229 Country Club Park

2. Property Owner:

Name: Southpace for Scott & Scott, Inc.

Email: Donna Cox dcox@southpace.com

Phone: 205-326-2222

3. Applicant:

Name: Emily McClellan (tenant architect), KPS Group

Mailing Address: 60 14th St. S, Suite 100

City/State/Zip: Birmingham, AL 35233

Phone: 205-458-3238

Email: ebmcclellan@kpsgroup.com

Signature: _____

4. Contractor Information:

Company Name: Grayson Construction

Mailing Address: 1945 Patton Chapel Road

City/State/Zip: Hoover, AL 35226

Phone: 205-306-7074

Bus. License No: _____

(for the City of Mountain Brook)

Print Name: Dustin Love

Email: dustin@graysonconstructionllc.com

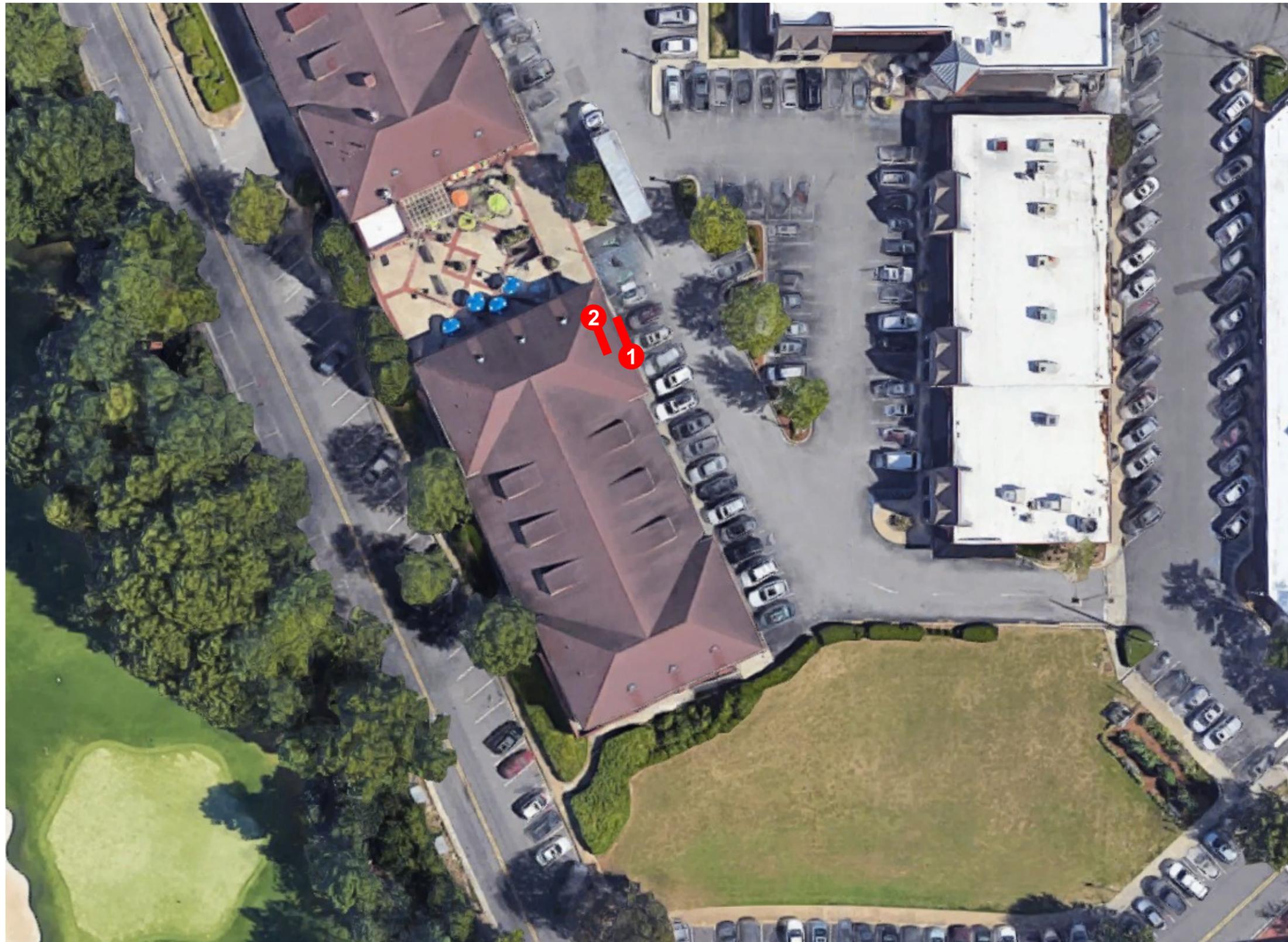
Office Use Only - Permits	
Permit No:	
Date Issued:	
Permitted Amount:	
Office Use Only - Design Review	
<input type="checkbox"/> Approved	
<input type="checkbox"/> Approved w/ Conditions	
<input type="checkbox"/> Denied	
Clerk:	
Date:	

Category of Construction		
<input checked="" type="checkbox"/> Awning	<input checked="" type="checkbox"/> Facade	<input type="checkbox"/> Window
<input type="checkbox"/> Ground	<input type="checkbox"/> Directory	<input type="checkbox"/> Roof
<input type="checkbox"/> Projecting	<input checked="" type="checkbox"/> Door	<input type="checkbox"/> Directional
Sign Information		
Job Description: Tenant would like to install an unlit façade sign on the primary façade of the space as well as a walk up ATM with a new fabric awning on the secondary façade.		
Permit fees are based on the value of the work performed. Indicate the value (round to the nearest dollar) of all equipment, materials, labor, overhead, and the profit for the work indicated on this application. Valuation: \$		
Number of Proposed Sign(s): three (3)		
Existing Sign Information		
Please calculate the total square footage of all existing signs on site. Refer to our sign ordinance for categorical clarification.		
Square feet of Signs: approx. 3 sf		
Square feet of Incidental Signs: approx. 1 sf		
Property Owner Signature		
This installation is being made on commercial property owned by me or a member of my immediate family. Signature:		
Is this property subject to a master sign plan, which has been approved by the Design Review Committee?		
<input type="checkbox"/> Yes		
<input type="checkbox"/> No		

Applications may be obtained online at www.mtnbrook.org/bc-vdrc.

V-20-18 Signage Plan

Crestline Temporary Branch
229 Country Club Park
Mountain Brook, AL 35213



- 1** Reuse Sign 001 from site
AL0012 Crestline - 117 Euclid Ave
Non-illuminated 12x36 Wall Plaque
- 2** New G1a vinyl

V-20-18 Signage Elevations

Crestline Temporary Branch
229 Country Club Park
Mountain Brook, AL 35213



1 Non-illuminated wall plaque. 12”h x 36”w
Reuse plaque currently installed at AL0012 Crestline -
117 Euclid Ave, Mountain Brook, AL.



Reuse this sign.
Image showing current conditions at 117 Euclid Ave



2 G1a - Hours Vinyl install on entrance door

V-20-18 Signage Plan

BBVA Crestline Temporary Branch
229 Country Club Park
Mountain Brook, AL 35213



- 1 Vinyl brand lettering on surround
- 2 New fabric awning
- 3 Existing lighting to remain
- 4 Smooth fiber cement panel infill in storefront opening for atm and night deposit surround

V-20-20

Proposed new vinyl window signage and projecting sign

The applicant is proposing new signage for Amparo Fine Living that includes graphics on the front window as well as a new projecting sign. The front window is approximately 24 square feet in total with approximately 4 square feet of new vinyl signage. The proposed projecting sign is approximately 12 square feet and is comprised of a white oak wooden panel with laser etched logo.

- **Project Data:**

NAME: Amparo fine Living

CURRENT ZONING: MXD

OWNER: Southpace for Scott & Scott, Inc

LOCATION: 2003 Cahaba Road Suite 101



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1. Job Site Location:

Business Name: Amparo Fine Living

Address: 2003 Cahaba Road. Suite 101

2. Property Owner:

Name: Amparo Fine Living

Email: 2003 Cahaba Road

Phone: _____

3. Applicant:

Name: David Brandt - Fravert Services

Mailing Address: 133 West Park Drive

City/State/Zip: Birmingham. AL 35211

Phone: (205) 278-9612

Email: davidb@fravert.com

Signature:

4. Contractor Information:

Company Name: Fravert Services

Mailing Address: 133 West Park Drive

City/State/Zip: Birmingham. AL 35211

Phone: (205) 278-9612

Bus. License No: 20200116

(for the City of Mountain Brook)

Print Name: David Brandt

Email: davidb@fravert.com

Office Use Only - Permits	
Permit No:	
Date Issued:	
Permitted Amount:	
Office Use Only - Design Review	
<input type="checkbox"/> Approved	
<input type="checkbox"/> Approved w/ Conditions	
<input type="checkbox"/> Denied	
Clerk:	
Date:	

Category of Construction		
<input type="checkbox"/> Awning	<input type="checkbox"/> Facade	<input checked="" type="checkbox"/> Window
<input type="checkbox"/> Ground	<input type="checkbox"/> Directory	<input type="checkbox"/> Roof
<input checked="" type="checkbox"/> Projecting	<input type="checkbox"/> Door	<input type="checkbox"/> Directional
Sign Information		
Job Description: (1) 3'x4' projecting sign (re-face). plus (1) set of window vinyl graphics		
Permit fees are based on the value of the work performed. Indicate the value (round to the nearest dollar) of all equipment, materials, labor, overhead, and the profit for the work indicated on this application. Valuation: \$ 4,900⁰⁰		
Number of Proposed Sign(s): 2		
Existing Sign Information		
Please calculate the total square footage of all existing signs on site. Refer to our sign ordinance for categorical clarification.		
Square feet of Signs: 12 + 14.3 = 26.3 sf total		
Square feet of Incidental Signs:		
Property Owner Signature		
This installation is being made on commercial property owned by me or a member of my immediate family. Signature: _____		
Is this property subject to a master sign plan, which has been approved by the Design Review Committee?		
<input type="checkbox"/> Yes		
<input type="checkbox"/> No		

Applications may be obtained online at www.mtnbrook.org/bc-vdrc.

MATERIALS / FINISHES

M1 3'x4'x1" White Oak Wooden Panel

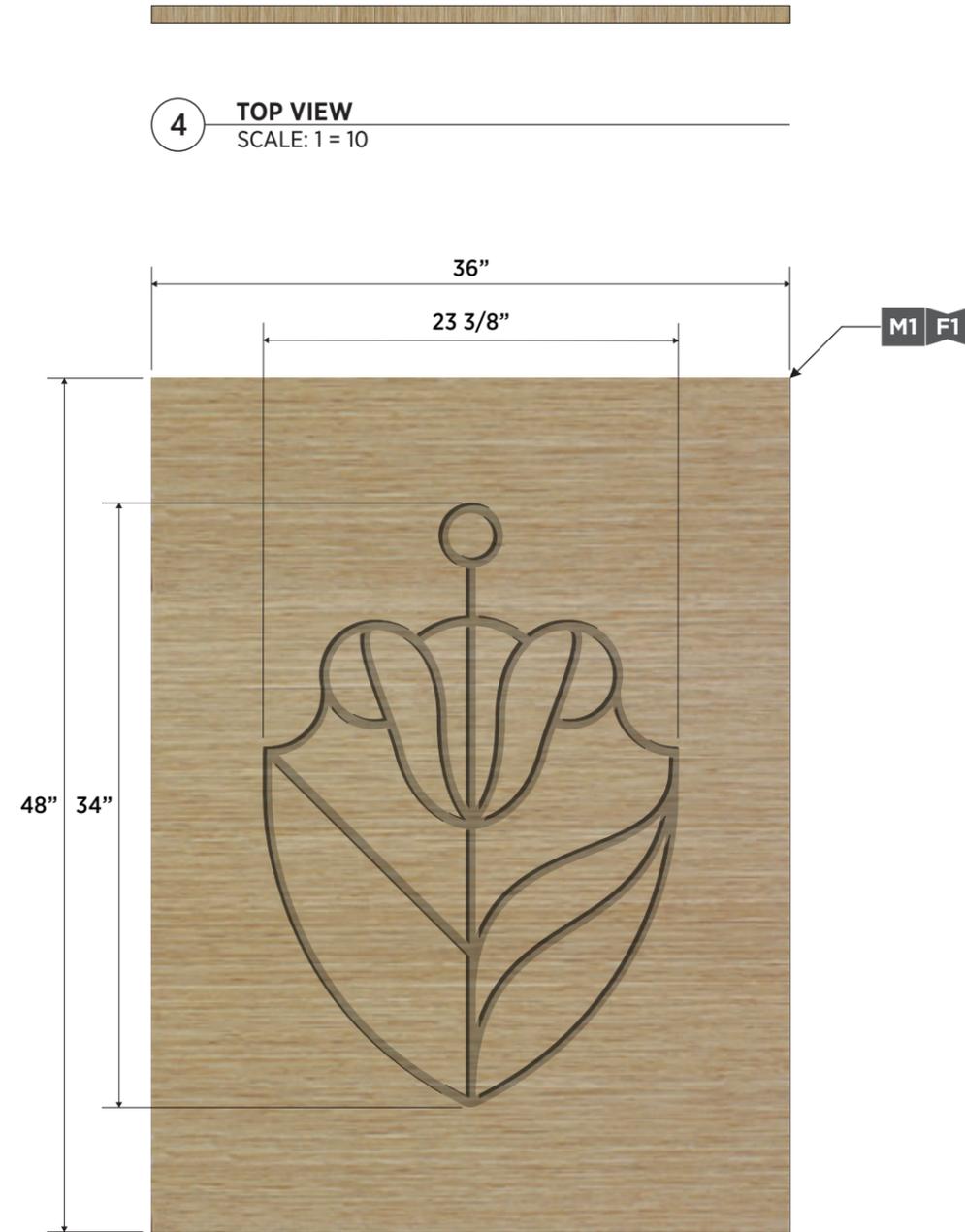
F1 Clear Matte Weather Sealant

INSTALLATION

Mount sign panel into existing projecting sign mount.

Survey existing mount prior to production to ensure fit.

4 TOP VIEW
SCALE: 1 = 10



LASER ETCHED LOGO

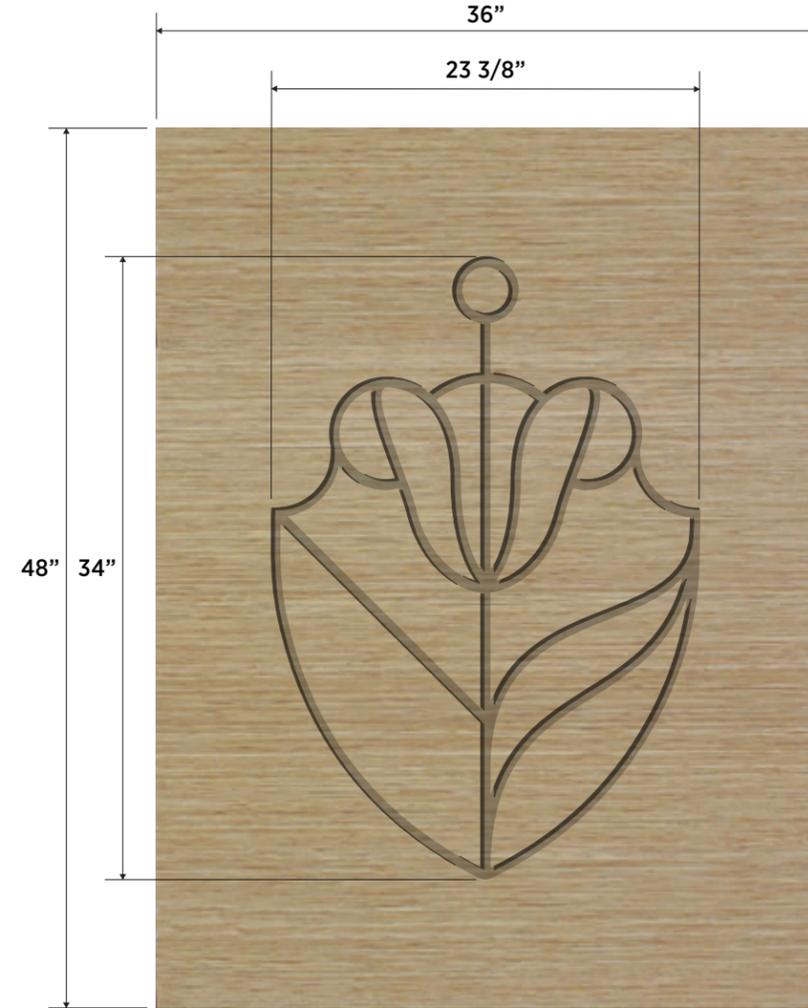
2 SIDE VIEW
SCALE: 1 = 10



3 BACK VIEW
SCALE: 1 = 10



1 FRONT VIEW
SCALE: 1 = 10



STATUS

Client Review



133 West Park Drive Birmingham, AL 35211
1.205.940.7180 1.800.743.7191
1.205.940.7190 - fax
www.fravert.com

Amparo Fine Living
DESIGN REF #: 20052001

Wooden Projecting Signage Panel - Detail
EXTERIOR

DESIGNER:
HRC

MANAGER:
THOMAS HUGGHINS

J:\20052001 - AMPARO FINE LIVING\Design

PAGE:



1 CONTEXT OVERLAAY
SCALE: NTS

STATUS

■ Client Review



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1.205.940.7190 - fax
www.fravert.com

Amparo Fine Living
DESIGN REF #: 20052001

Wooden Projecting Signage Panel - Context
EXTERIOR

DESIGNER:
HRC

MANAGER:
THOMAS
HUGGHINS

J:\20052001 - AMPARO FINE LIVING\Design

PAGE:
2

MATERIALS / FINISHES

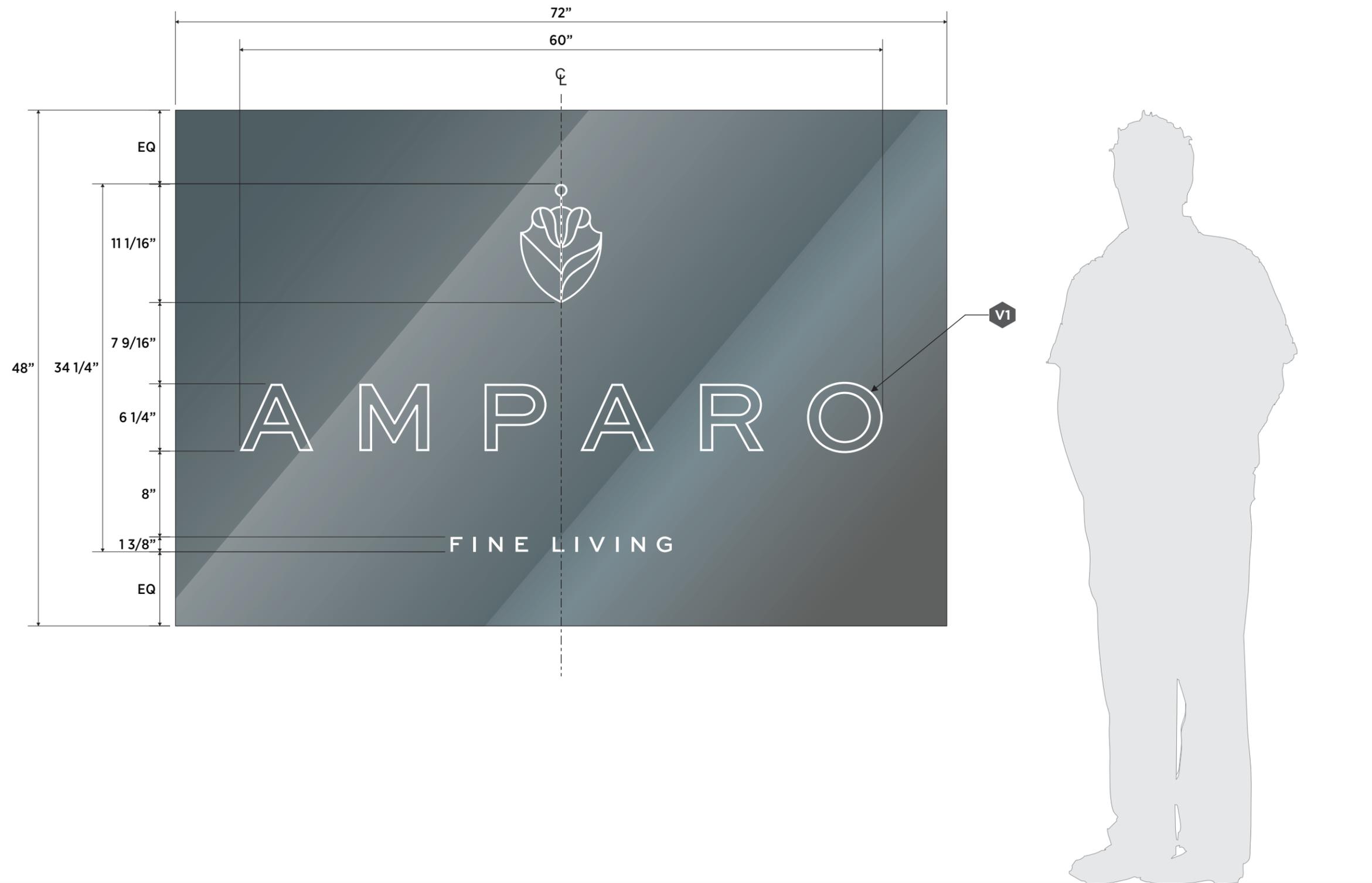
V1 Vinyl: White

INSTALLATION

Apply vinyl to 2nd surface (facing outside) of exterior glass window.

Dimensions are approximate.

Survey window prior to production to verify dimensions.



1 SAMPLE ELEVATION
SCALE: 1 = 10

STATUS

Client Review



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1.205.940.7190 - fax
www.fravert.com

Amparo Fine Living

DESIGN REF #: 20052001

Vinyl Window Signage - Detail

EXTERIOR

DESIGNER:

HRC

MANAGER:

THOMAS HUGGHINS

J:\20052001 - AMPARO FINE LIVING\Design

PAGE:

3



1 CONTEXT OVERLAAY
SCALE: NTS

STATUS

■ Client Review



133 West Park Drive Birmingham, AL 35211
1.205.940.7180 1.800.743.7191
1.205.940.7190 - fax
www.fravert.com

Amparo Fine Living
DESIGN REF #: 20052001

Vinyl Window Signage - Context
EXTERIOR

DESIGNER:
HRC

MANAGER:
THOMAS
HUGGHINS

J:\20052001 - AMPARO FINE LIVING\Design

PAGE:
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V-20-21

Proposed exterior materials arrangement

Section 129-556 of the Village Overlay denotes specific exterior materials that may be used for residential building facades in the villages. Part 5 of said section allows the use of alternate façade materials with the approval of the Planning Commission. The proposed project utilizes a mix of alternate materials and, as such, required Planning Commission approval in this regard.

On October 2, 2017, the Planning Commission approved Case P-17-12, which included approval of the use of alternate exterior materials as set forth in the Village Design Review Committee case summary letter for Case V-17-15, with final VDR approval required for the placement and design of materials.

With the alternate materials palette for this project having been approved by the Planning Commission in case P-17-12, VDR must now review and make a recommendation on the specific submitted arrangement of these alternate materials.

- **Project Data:**

NAME: Overton Village Condos

CURRENT ZONING: Residence F District

OWNER: Overton Village Condos, LLC

LOCATION: Fairhaven Drive



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1. Job Site Location:

Business Name: N/A

Address: FAIRHAVEN DRIVE - STREET ADDRESS TBD

2. Property Owner:

Name: VERTON VILLAGE CONDOS, LLC

Email: GRANTBRIGHAM@GMAIL.COM

Phone: (205) 527-0336

3. Applicant:

Name: GRANT BRIGHAM

Mailing Address: 4274 CAHABA HEIGHTS CT, STE 200

City/State/Zip: BIRMINGHAM, AL 35243

Phone: (205) 527-0336

Email: GRANTBRIGHAM@GMAIL.COM

Signature: [Handwritten Signature]

4. Contractor Information:

Company Name: NEWCASTLE HOMES

Mailing Address: 121 BISHOP CIRCLE, STE 1397

City/State/Zip: PELHAM, AL

Phone: (205) 326-7406

Bus. License No: _____

(for the City of Mountain Brook)

Print Name: SHAWN ARTERBURN

Email: SHAWNA@NEWCASTLE-HOMES.COM

Office Use Only - Permits	
Permit No:	
Date Issued:	
Permitted Amount:	
Office Use Only - Design Review	
<input type="checkbox"/> Approved	
<input type="checkbox"/> Approved w/ Conditions	
<input type="checkbox"/> Denied	
Clerk:	
Date:	

Category of Construction		
<input type="checkbox"/> Awning	<input type="checkbox"/> Facade	<input type="checkbox"/> Window
<input type="checkbox"/> Ground	<input type="checkbox"/> Directory	<input type="checkbox"/> Roof
<input type="checkbox"/> Projecting	<input type="checkbox"/> Door	<input type="checkbox"/> Directional
Sign Information		
Job Description:		
Permit fees are based on the value of the work performed. Indicate the value (round to the nearest dollar) of all equipment, materials, labor, overhead, and the profit for the work indicated on this application. Valuation: \$		
Number of Proposed Sign(s):		
Existing Sign Information		
Please calculate the total square footage of all existing signs on site. Refer to our sign ordinance for categorical clarification.		
Square feet of Signs:		
Square feet of Incidental Signs:		
Property Owner Signature		
This installation is being made on commercial property owned by me or a member of my immediate family. Signature:		
Is this property subject to a master sign plan, which has been approved by the Design Review Committee?		
<input type="checkbox"/> Yes		
<input type="checkbox"/> No		

Applications may be obtained online at www.mtnbrook.org/bc-vdrc.



V-17-15

Department of Planning, Building &
Sustainability
56 Church Street
Mountain Brook, Alabama 35213
Telephone: 205.802.3810
www.mtnbrook.org

VILLAGE DESIGN REVIEW COMMITTEE CASE SUMMARY LETTER

Case: V-17-15

Decision Date: August 16, 2017

Location: 3789 Fairhaven Drive

Business Name: Overton Village Condos

Property Owner: Overton Village Condos, LLC

Applicant Name: Lauren Barrett
Barrett Architecture Studio
lauren@barrettarchstudio.com
Brian Barrett
brian@barrettarchstudio.com

Per Sec. 129-556 (b) (4) of the Village Overlay Standards, The Village Design Review Committee recommends allowing the use of fiber board, in theory, in lieu of wood clapboard. Final materials may be a combination of the two, and shall be reviewed by Village Design Committee at a future date.

Per Sec. 129-556 (b) (5) of the Village Overlay Standards, The Village Design Review Committee recommends allowing, as a secondary material, the use of painted brick, in theory, in lieu of unpainted brick. Final texture of the brick and paint color shall be reviewed by Village Design Committee at a future date.

Per Sec. 129-556 (b) (5) of the Village Overlay Standards, The Village Design Review Committee recommends allowing the use of board and batten style cladding in lieu of horizontal clapboard. Due to the scale of the building and its location in Overton Village, the use of both styles benefits the overall scope of the project. Final mock-ups and color shall be reviewed by Village Design Committee at a future date.

Village Design Review's recommendation to allow alternative materials at this time shall not be interpreted to allow carte blanche use of said material, and instead is intended to facilitate the project's scheduled meetings with other city boards and commissions. We hope this will allow time to find equitable solutions through the design review process, but reserve the right require default materials listed in Sec. 129-556 of the Village Overlay Standards if necessary.

A handwritten signature in cursive script that reads "Hunter Simmons". The signature is fluid and elegant, with a prominent initial 'H' and a long, sweeping underline.

Hunter Simmons, GISP



Hunter Simmons <simmonsh@mtnbrook.org>

Overton Village Condominium drawings

1 message

Brian Barrett <brian@barrettarchstudio.com>

Thu, Aug 3, 2017 at 10:04 AM

To: Hunter Simmons <simmonsh@mtnbrook.org>

Cc: Lauren Barrett <lauren@barrettarchstudio.com>

Attachments available until Sep 2, 2017

Hunter,

I've attached our drawings for the VDRC review. We will send a revised copy of these drawings tomorrow to include the smaller townhouse building and other notes. The rendered elevation is for the main building fronting on Fairhaven.

We want to be sure we are understanding the materials section of the Guidelines. Currently the design is using Siding as a primary material (occurs on floors 2 & 3) with Masonry as the secondary material (occurring on the 1st floor). Exceptions to this is where stone extends up a balcony bay in one instance, and where painted brick extends up thru the 2nd floor at our entry.

We are using both horizontal siding and board & batten siding. Board & batten wasn't listed in the materials list of the Guidelines, but we are requesting consideration because of the existing architecture of the Overton neighborhood (St Stephen's Church, St James Church, Brookwood Baptist, and single family residential), and because the vertical orientation helps the architecture with a building of this length where too many horizontal lines would accentuate the length. There is an amount of half-timber/siding at our entry area and at the stairs that occur at either end of the building.

We are using primarily stone masonry, with a small amount of painted brick.

The townhouse building is shown with a 3d view below, but will have a front elevation by tomorrow.

If you have any questions or comments about this, could I come by your office to discuss? We'd like to have the opportunity to make any adjustments and send an updated drawing for the Committee.

We recognize that this building is an opportunity to set the tone for any future development in Overton Village, and have taken the approach of steering the architecture to be slightly less English (as is appropriate in EV and MBV) and a bit more rusticated and of a mountain vernacular. All while keeping the building forms more traditional, and the material palette more conservative.

Thanks,
Brian

Brian Barrett, AIA

Barrett Architecture Studio

2320 Highland Avenue | Suite 250 Birmingham, Alabama 35205

[205.873.3090](tel:205.873.3090)





BARRETT
ARCHITECTURE
STUDIO

POE DRIVE

VESTAVIA
LOTS 1-5

MOUNTAIN BROOK
LOTS 6-15

FAIRHAVEN DRIVE

MB
LOTS
16-18



EXTERIOR FINISHES
VH Lots 1-5 + MB Lots 6-15



STUCCO
PAINTED BRICK
SIDING



ACCENT PAINT
SW 9655



ASPHALT SHINGLE ROOFING
CANADIAN DRIFTWOOD



STONE
SQUARED RANDOM BLUE-GREY SANDSTONE ASHLAR



WINDOWS
DARK BRONZE CLF

EXTERIOR FINISHES FOR
MB Lots 16-18



**STUCCO
PAINTED BRICK
SIDING**
Sheep's Wool
857



ACCENT PAINT
HC-145



ASPHALT SHINGLE ROOFING
CANADIAN DRIFTWOOD



STONE
SQUARED RANDOM BLUE-GREY SANDSTONE ASHLAR



WINDOWS
DARK BRONZE CLAI