

## Development Activities Meeting Report (Version: 02/20/2026)

*This report created by the Neighborhood Planner and included with staff reports to City Boards and/or Commissions.*

| Logistics                                                                                                                                                                                                                                                                                                                                                                                       | Stakeholders                                                                                                                                                                                                                                 |
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| <b>Project Name/Address:</b> 1707 E Carson Street (Facade Renovation & Signage)                                                                                                                                                                                                                                                                                                                 | <b>Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident):</b><br><br>mossArchitects (applicant)<br>Property owner<br>South Side Community Council Board members<br>Area residents<br>DCP staff |
| <b>Parcel Number(s):</b> 12-E-307                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                              |
| <b>ZDR Application Number:</b> BDA-2026-05038                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                              |
| <b>Meeting Location:</b> Online (Zoom)                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                              |
| <b>Date:</b> June 18, 2026                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                              |
| <b>Meeting Start Time:</b> 6pm                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                              |
| <b>Applicant:</b> mossArchitects                                                                                                                                                                                                                                                                                                                                                                | <b>Approx. Number of Attendees:</b> 11                                                                                                                                                                                                       |
| <b>Boards and/or Commissions Request(s):</b> Historic Review Commission for facade renovation and business signage in the East Carson Street Historic District; possible Zoning Board of Adjustment review for having both the proposed awning sign and blade sign but applicant indicated intent to only include the blade sign to meet zoning code requirements outright (without ZBA review) |                                                                                                                                                                                                                                              |

### How did the meeting inform the community about the development project?

*Ex: Community engagement to-date, location and history of the site, demolition needs, building footprint and overall square footage, uses and activities (particularly on the ground floor), transportation needs and parking proposed, building materials, design, and other aesthetic elements of the project, community uses, amenities and programs.*

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| <b>History of Property:</b> <ul style="list-style-type: none"><li>- In the early 2000s, property was remodeled as Jimmy D's with changes to the façade work on the ground floor that deviated from original façade.</li><li>- Property owner stated that he owns the building after his father owned it for many years.</li><li>- The Property is near corner of 17<sup>th</sup> St with similar looking, Victorian era, 3-story buildings</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Scope of work from Moss Architects:</b> <ul style="list-style-type: none"><li>- This project exclusively consists of façade renovations with no changes to the restaurant use of the building.</li><li>- Rebranding changes mostly to the lower façade/ground floor façade, but there is minimal work on the upper façade</li><li>- Replacing tile work on exterior with painted cement board paneling (which will last longer than wood paneling) with gold signage that more appropriately fit the historic context</li><li>- Signage with new name "Birmingham Inn and Social" is a call back to the historic name "Birmingham Inn"</li><li>- Sign package intention is to be compliant with zoning code out right, which requires a blade sign or a decorative sign on the awning, not both</li><li>- There will also be a neon sign on the inside of window</li><li>- Tile work on recess alcove to transition from exterior to interior of building</li></ul> |

## Discussion

| Topic / Issue                           | Recap                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
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| Building Design & Materials:<br>Colors  | <ul style="list-style-type: none"> <li>• <i>Comment/concern raised:</i> What colors will be used? General support of colors, appreciation for effort to use colors/materials to connect back to the building's historic façade. One concern raised about how much green will be used.</li> <li>• <i>Who raised it:</i> Residents</li> <li>• <i>Applicant Response:</i> First floor down – hunter green including molding, signage/details are off-white and gold, base strip is a gray. We are trying to connect the outside with the inside branding. The green goes well with the orange color of the brick. We vary colors to prevent the green from looking too flat.</li> <li>• <i>Outcome:</i> support for more mature-looking colors and accents</li> </ul> |
| Building Design & Materials:<br>Signage | <ul style="list-style-type: none"> <li>• <i>Comment/concern raised:</i> South Side Flats' tagline is "come walk with us" I prefer the blade sign, it's easier to find places on east Carson St. It's too bad you can't also have the lion on the awning.</li> <li>• <i>Who raised it:</i> Residents</li> <li>• <i>Applicant Response:</i> Applicant showed a rendering of both the blade sign and a printed lion on the awning, they indicated that city code doesn't allow for both the blade and the awning sign, so they are pursuing the blade sign.</li> <li>• <i>Outcome:</i> support for the blade sign</li> </ul>                                                                                                                                          |
| Use                                     | <ul style="list-style-type: none"> <li>• <i>Comment/concern raised:</i> What does "social" indicate? Is it a club?</li> <li>• <i>Who raised it:</i> Residents</li> <li>• <i>Applicant Response:</i> Bar/restaurant on the ground floor and second floor is a lounge/gathering space. There is more to it than that, downstairs programming will consist of bar food, cocktails, upstairs will be a lounge space with a small dance floor, but space for people to move around, unlike Jimmy D's, which had a large dance floor</li> <li>• <i>Outcome:</i> no change in use from previous business (Jimmy D's), but intention is to attract a "more mature" customer base</li> </ul>                                                                                |

Link to Video Recording (if available): <https://www.youtube.com/watch?v=QdJsfdY-W4>

Planner completing report: AD, TS