



**City of Birmingham Design Review Committee**  
**Meeting Minutes**  
**May 12, 2021**

**Meeting Time: 7:30 a.m.**

**Meeting Location: Webex Video & Teleconference**

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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.

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**Members Present:** Abra Barnes, Scott Burnett, Ivan Holloway, Lea Ann Macknally, Richard Mauk, Sheila Montgomery-Mills, Chris Swain, Brian Wolfe

**Members Absent:** Creig Hoskins, Willie Oliver, Ben Wieseman

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

**Others Present:** Joseph Abou-Jaoude', Stephen Allen, Jim Etheredge, Mike Graham, Mac Griffin, Jeff Hart, Elizabeth Krueger, Dean Nix, Ryan Stechmann, Rusty Stewart, Joe Sweeney, Dwayne Timothy, Hanno van der Bijl

**Call to Order:** The meeting was called to order at 7:30 a.m. by Chairman Mauk. He stated that the minutes from the 4/28/2021 were ready. Barnes made a motion to approve the minutes. Swain seconded. The motion carried unanimously.

- I. Name:** Mr. Ryan Stechmann (WILLIAMS BLACKSTOCK ARCHITECTS)  
**Site Address:** 2205 2<sup>nd</sup> Avenue North  
**District:** 2<sup>nd</sup> Avenue North  
**Requesting approval for:** Renovation (Carried over from 4/14/21)

**Statements:** Mr. Stechmann presented his plan to renovate a building with NPS guidance. He stated that these buildings were most recently the Blair Furniture store. He stated that the scope of this project includes cleaning and repointing the brick, a roof terrace addition, cleaning and repainting the fire escapes, the windows will be cleaned and repaired, refurbishing the cornice, and restoring historically accurate storefront and gutters and downspouts. He also stated that the safety glass would be replaced by new storefront.

Macknally asked for more information regarding the roof addition and terrace. Mr. Stechmann stated that the roof addition was mainly to house the elevator and stairs. He



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stated that the roof addition would be set back 35' from the front of the building, and wouldn't be visible from the street. Mauk asked how far back the railing was from the edge of the building. Mr. Stechmann stated that it was 5' back from the edge. Wolfe asked what the addition would be used for. Mr. Stechmann stated that it would be used for offices, and for access to the roof terrace. Wolfe asked if the roof of the 4<sup>th</sup> floor would have a flat roof. Mr. Stechmann said yes. Montgomery-Mills verified that the windows would be original or replicas of the original windows on the building. Wolfe verified that the brick would not be painted. Wolfe asked if there would be two tenants in the bottom floor. Mr. Stechmann said it's possible that there would be. Wolfe verified that signage would return.

**Motion:** Wolfe made a motion to approve this proposal as presented, with signage returning.

**Motion seconded by:** Montgomery-Mills

**Discussion:** none

**Vote:** The motion carried unanimously.

- II. Name:** Mr. Joseph Abou – Jaoude'  
**Site Address:** 2201 6<sup>th</sup> Avenue South  
**District:** Midtown  
**Requesting approval for:** Renovation (Last seen 11/14/18)

**Statements:** Mr. Abou-Jaoude' presented his plan to renovate his original plan and to change the bottom floor from retail to residential. He stated that construction had begun. He stated that he would be removing the storefront and filling it in with brick, and adding a window and a door for each tenant. He stated that the exterior features (i.e. awnings, windows, etc) would remain the same. He stated that the changes on the building would only be to change the use from retail to residential. Mauk asked if this building was a contributing structure. Calvert stated that she would verify if it was. Mauk asked if the brick would be repainted. The applicant said yes. Macknally verified that the storefront on the front of the building would be removed, and instead, there would be two doors and a couple of smaller windows for the new residences. Mauk and Montgomery-Mills were both concerned with the dramatic change that is proposed. Mauk pointed out that this district is primarily commercial. Macknally stated that she was concerned about how the renovated building would interact with the street, with the lack of storefront. The applicant stated that the main feature of the front of the building would be the copper canopy. Mauk asked if the applicant would be adding a balcony. The applicant stated that the balcony would just be superficial and would only be about 18" wide. Mr. Abou-Jaoude' stated that the balcony existed in a historic photo of the



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building, so he wanted to add it back in his renovation.

**Motion:** Macknally made a motion to carry this case over pending more information about the historic nature of the building, more information about the renovation, and a full materials and color palette.

**Motion seconded by:** Montgomery-Mills

**Discussion:** none

**Vote:** The motion carried unanimously.

- III. Name:** Mr. Dwayne Timothy (CTSM Architects Inc.)  
**Site Address:** 1630 2nd Ave North (Brother Bryan Mission)  
**District:** 4<sup>th</sup> Avenue North  
**Requesting approval for:** Renovation

**Statements:** Mr. Timothy presented his plan to convert an abandoned building on their campus. Mr. Timothy stated that he wanted to renovate the exterior of the building, remove the metal on the exterior of the building, and paint the building. Mr. Timothy presented his phased plan to restore the building. In phase 1, he stated that he wanted to stabilize the skin of the building, open up the 2<sup>nd</sup> story windows, build out the upper level, add a new roof, and update the electrical on the building. In the first phase, he stated that the storefront would remain filled, and would be opened up for phase 2. He stated that phase 2 would include finishing out the lower level, and adding signage. Mauk asked what would happen to the first floor windows during phase 1. Mr. Timothy stated that they would remain as they are, but would be painted.

Macknally asked what the timing of the phasing would be. Mr. Timothy stated that phase 1 would begin immediately. He wasn't sure when they would be able to afford phase 2. Macknally asked if adding interior stairs would be part of phase 1. Mr. Timothy said yes. Mauk asked if there would be any windows added to the 2<sup>nd</sup> floor. Mr. Timothy stated that all the windows had been boarded up, so he would simply be reopening existing windows. Montgomery-Mills asked if the front/corner door would be replaced. Mr. Timothy said not at this time, unless it's damaged, but it would be replaced in phase 2. Macknally stated that she wanted a firmer timeframe for phase 2. She also stated that phase 2 would need more detailed information before approval.

**Motion:** Macknally made a motion to approve phase 1, with phase 2 returning within six months with more information in a status report, and more details added for the phase 2 submittal.

**Motion seconded by:** Montgomery-Mills

**Discussion:** none



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**Vote:** The motion carried unanimously.

- IV. Name:** Mr. Lewis and Mrs. Carol Stewart (Owners)  
**Site Address:** 2641 Crest Road  
**District:** Red Mountain Suburbs (Local Historic District)  
**Requesting approval for:** Rear corner addition for elevator (Held over on 4/28/21)

**Statements:** Chairman Mauk asked if there was a report from the LHAC. Perry stated that the proposal was approved as presented by the LHAC, and the home is a contributing structure.

On 4/22/2021, the Local Historic Advisory Committee (LHAC) for the Red Mountain Suburbs Local Historic District heard the DRC case for the property located at 2641 Crest Road, and the Committee took the following action: Approve.

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

The proposed addition is in keeping with the style and character of the house and neighborhood.

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

**III. General Guidelines:**

8. Alterations and additions to existing properties shall not destroy significant historical, architectural or cultural material, and their design should be compatible with the size, scale, color, material, and character of the property, neighborhood or environment.

9. Wherever practical, new additions or alterations to a structure shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

**IV. Specific Element Guidelines:**

All guidelines included in this document shall apply to any additions to existing houses. Any additions shall be in keeping with the original materials and original house design.

Massing and setbacks shall be consistent with those of the immediate surrounding properties. Site plans for additions shall be sensitive to and compatible with adjacent properties and structures and minimize changes to natural site topography.

The LHAC also made the following findings:



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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 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. Stewart presented his plan for an addition to his home to enclose a cement stairway and to add an elevator. Mauk asked if the addition would be visible from the street. Mr. Stewart said yes, that part of it would (mostly just the roofline), and that it would be visible from the alley. Mauk asked if the brick would match. Mr. Stewart stated that he had found someone that could make bricks to match the existing in color, texture, and size.

**Motion:** Montgomery-Mills made a motion to approve this proposal as presented, in agreement with the LHAC.

**Motion seconded by:** Holloway

**Discussion:** none

**Vote:** The motion carried unanimously.

- V. ~~**Name:** Ms. Abdo Alamari (Owner)  
**Site Address:** 1325 30<sup>th</sup> Street North  
**District:** Norwood (Local Historic District)  
**Requesting approval for:** Replacing the original wood windows with new vinyl windows which are seen from the street~~

**Statements:** This case was removed from the agenda.

- VI. **Name:** Mr. Jeff Hart (Brasfield Gorrie)  
**Site Address:** 740 Linwood Road  
**District:** Forest Park (Local Historic District)  
**Requesting approval for:** Demolishing and replacing detached garage at rear of the property



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**Statements:** Chairman Mauk asked if there was a report from the LHAC. Perry stated that the proposal was approved as presented by the LHAC. She also stated that this was a contributing structure.

On May 6, 2021, the Local Historic Advisory Committee (LHAC) for the Forest Park Local Historic District heard the DRC case for the property located at 740 Linwood Road, and the Committee took the following action: Approve.

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

The proposal is in keeping with the architectural integrity of the neighborhood.

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 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. Hart stated that he wanted to demolish the existing garage and to build a new one. He stated that the new garage would have alley access. He also stated that the configuration would be similar, and the colors and materials would match the existing house. Montgomery-Mills asked if there were any images of the existing home. The applicant said no. Macknally stated that the exact materials and colors would need to be presented as well, so that the DRC could compare to the main home. Montgomery-Mills also stated that a site plan/aerial view and more context would be needed, and pictures from the street and alley to see how the garage fits in with the main house and the neighborhood. Mr. Hart stated that he could provide this information.

**Motion:** Montgomery-Mills made a motion to carry this case over, pending more information.

**Motion seconded by:** Macknally

**Discussion:** none

**Vote:** The motion carried unanimously.



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- VII. Name:** Ms. Elizabeth Krueger (Owner)  
**Site Address:** 1404 Wellington Road South  
**District:** Red Mountain Suburbs (Local Historic District)  
**Requesting approval for:** Adding extensive landscaping; wall and landscape lighting, replacing unsafe and crumbling front door stoop and adding stone walkway

**Statements:** Chairman Mauk asked if there was a report from the LHAC. Perry stated that the proposal was approved with conditions as presented by the LHAC. The home is a contributing structure. Ms. Krueger has agreed to the conditions.

On May 6, 2021, the Local Historic Advisory Committee (LHAC) for the Redmont Local Historic District heard the DRC case for the property located at 1404 Wellington, and the Committee took the following action: Approve with Conditions.

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

Changes to the property were not compatible with color, material and character of the property.

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

Article III, section 8.

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

Landscape material (owner proposes to use creeping fig) to cover stucco surfaces of newly installed walls and columns.

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 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



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District.

Ms. Krueger stated that this project has already been completed, and that she had agreed to add the creeping fig to the stucco walls (the seat walls have a blue stone cap). She stated that she added an extensive amount of landscaping and a new front patio with stucco seat walls. She also stated that a new front stoop was added along with a new front walk. Macknally stated that she didn't see any issues with the landscaping plan, and would approve it.

**Motion:** Macknally made a motion to approve this proposal, in agreement with the LHAC.

**Motion seconded by:** Montgomery-Mills

**Discussion:** none

**Vote:** The motion carried unanimously.

There being no further business, the meeting was adjourned at 8:20 a.m.