



**City of Birmingham Design Review Committee**  
**Meeting Minutes**  
**March 23, 2022**

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

**Meeting Location: City Council Chambers, 3<sup>rd</sup> Floor, City Hall**

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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. 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.

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**Members Present:** Abra Barnes, Ivan Holloway, Lea Ann Macknally, Shelia Montgomery-Mills, Ben Wieseman, Brian Wolfe

**Members Absent:** Scott Burnett, Creig Hoskins, Richard Mauk, Willie Oliver, Chris Swain

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

**Others Present:** James Browning, Stacey Chappel, Brittany Foley, Wayne Hester, Chuck Kelly, Page Ledbetter, Aminah Marika, Sandy Miller, Jason Robb, Andrew Taylor, Cindy Willingham

**Call to Order:** The meeting was called to order at 7:35 a.m. by Chairman Wolfe. He stated that the minutes from the 2/23/22 and 3/9/22 meetings were ready. Macknally made a motion to approve the minutes. Montgomery-Mills seconded. The motion carried unanimously.

- I. Name:** Ms. Aminah Marika  
**Site Address:** 312 20<sup>th</sup> Street North  
**District:** Birmingham Green  
**Requesting approval for:** Retaining Wall (last seen 12/15/21)

**Statements:** Ms. Marika presented her plan to replace previously approved planters with retaining walls in front of the FedEx Store on 20<sup>th</sup> Street. She stated that the retaining wall would mimic the existing architecture on the building. She also stated that the retaining wall would be made of concrete. Macknally asked if the wall would be cast in place. Ms. Marika stated that it would be cast in place, and the face would be textured and rubbed. She also stated that river rocks would be placed at the top of the



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retaining wall. Macknally asked if the steps would be colored. Ms. Marika stated that ADA compliant nosing strips would be placed on the stair treads. Wieseman verified that the new hand railings would match the existing.

**Motion:** Wieseman

**Motion seconded by:** Barnes

**Discussion:** none

**Vote:** The motion carried unanimously.

**II.**

**Name:** Mr. Kyle Hulsey

**Site Address:** 114 14<sup>th</sup> Street South

**District:** Midtown

**Requesting approval for:** Shed

**Statements:** Mr. Hulsey presented his plan to build a shed over an AirStream at Good People Brewery. He stated that he was changing the wooden supports for the roof to 4” I-beams, per the Committee’s request. Mr. Hulsey stated that the roof would be a black metal roof, and that there would be some wood trim pieces. Wieseman verified that there would be no additional fencing added to the site. Wolfe asked that the I-beams match the existing steel on the site.

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

**Motion seconded by:** Macknally

**Discussion:** none

**Vote:** The motion carried unanimously.

**III.**

**Name:** Mr. Michael Lewandowski

**Site Address:** 1101 22nd Street North (BJCC - Protective Stadium)

**District:** Cultural

**Requesting approval for:** Installation of 3 Steel Structures (World Games Solar Canopies)

**Statements:** Sims stated that the applicant was not present. He stated that the applicant has made the changes requested by the Committee. Sims stated that the pavers would be removed where the weathered steel met the concrete. He stated that stone would go in the pavers’ place so that they don’t stain the concrete pavers.

**Motion:** Wieseman

**Motion seconded by:** Hoskins



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**Discussion:** none

**Vote:** The motion carried. Macknally recused herself.

**IV.**

**Name:** Mr. Michael Pinson (Contractor)

**Site Address:** 937 Essex Road

**District:** Forest Park Local Historic

**Requesting approval for:** New construction for a two-story garage/workshop

**Statements:** Chairman Wolfe asked if there was a report from the Local District. Perry said that the LHAC approved this proposal with conditions, and that the applicant has agreed to the conditions.

On 3/14/2022, the Local Historic Advisory Committee (LHAC) for the Forest Park Local Historic District heard the DRC case for the property located at 937 Essex Road 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:

Renovations are in keeping with the historical nature of the neighborhood, and propose to keep windows on the garage doors.

Project is in keeping with the architectural integrity of the Forest Park neighborhood and the historical neighborhood design review guidelines.

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

Approve plans as presented, with the condition that the garage doors have window panes instead of a flat front solid door.

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.

Mr. Jason Robb, the project architect, presented his plans for a two-story freestanding garage to the rear of the home. He stated that the garage doors would have windows per the LHAC's request. Mr. Robb stated that the colors of the garage would match the existing house. He stated that the trim was taupe, the windows were bronze, and the brick was painted white. Macknally asked what the material of the walk and stairs would be. Mr. Robb stated that they would be brick to match the house. Mr. Robb stated that he would also be adding a cloth awning on the 10<sup>th</sup> Avenue side. He stated that the awning would be black.

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

**Motion seconded by:** Wieseman

**Discussion:** none

**Vote:** The motion carried unanimously.

V. **Name:** Ms. Page Ledbetter/Mr. Robin Behn (Architect/Homeowner)

**Site Address:** 4238 Glenwood Avenue

**District:** Forest Park Local Historic District

**Requesting approval for:** An addition to expand the existing garage into a new two-car garage and workshop

**Statements:** Chairman Wolfe asked if there was a report from the LHAC. Perry stated that this project was approved with conditions, and that the applicant has agreed to comply with the conditions.

On 3/17/2022, the Local Historic Advisory Committee (LHAC) for the Forest Park Local Historic District heard the DRC case for the property located at 4238 Glenwood Avenue, 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:

Property addition is in keeping with the historical nature of the neighborhood.

Project is in keeping with the architectural integrity of the Forest Park neighborhood and the historical neighborhood design review guidelines.

The Local Historic Advisory Committee also voted to request that the following conditions be placed upon this request: Approve plans as presented with the conditions that the siding, garage door, and rafter tail choices communicated to the committee will be



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selected. This includes 9.25” siding with 8” exposure, 18’ Coachman garage door (or similar), and rafter tail profile that carries elements from existing structure.

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.

Ms. Ledbetter stated that she would be converting an existing garage into a carriage house. She stated that the garage was at the back of the property. Ms. Ledbetter stated that the applicant intended to comply with the conditions set forth by the LHAC. Montgomery-Mills verified that the carriage house colors would match the existing house. Wolfe asked if there was a call-out for the garage door. Ms. Ledbetter said that there wasn’t, but that the photo was the exact door that would be installed. Hoskins asked if the siding would be wood. Ms. Ledbetter stated that it would be hardie board.

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

**Motion seconded by:** Wieseman

**Discussion:** none

**Vote:** The motion carried unanimously.

**VI. Name:** Mr. Paul Irwin (Contractor)

**Site Address:** 2821 Argyle Road

**District:** Red Mountain Suburbs Local Historic District

**Requesting approval for:** Replace and install new windows on the back of the house to match existing

**Statements:** Chairman Wolfe asked if there was a report from the LHAC. Perry stated that this project was approved by the LHAC.

The Local Historic Advisory Committee (LHAC) for the Red Mountain Suburbs Local



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Historic District heard the DRC case for the property located at 2821 Argyle Road, and the Committee took the following action: Approve.

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. Wayne Hester, the project architect, presented his plan to replace the windows on the rear addition of the home. He stated that the stucco on the rear addition would be removed and the Tudor style of the home would be restored. He stated that they will match the existing. Macknally asked if the new windows would be painted the same as the existing windows. Mr. Hester said yes.

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

**Motion seconded by:** Montgomery-Mills

**Discussion:** none

**Vote:** The motion carried unanimously.

- VII. Name:** Mr. Andrew Taylor  
**Site Address:** 2924 3<sup>rd</sup> Avenue South  
**District:** Lakeview  
**Requesting approval for:** Addition

**Statements:** Mr. Taylor presented his plan for an addition to Hop City. He stated that the new addition would be enclosed and would be adjacent to the existing covered patio. He stated that the addition would match the existing roof line, the existing fascia, and the existing materials of the restaurant. He stated that the addition would have three storefront roll-up doors, to match the existing roll-up doors of the facility. He stated that the new addition would match in materials and colors to the existing. Mr. Taylor stated that the new storefront window and new storefront door would also match the existing.



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Mr. Taylor also stated that the addition would have a standing seam roof to match the existing roof. Wolfe asked what the width of the sidewalk was. Mr. Taylor stated that it was 60” wide. Mr. Taylor stated that there wouldn’t be any additional fencing added to this site.

**Motion:** Hoskins made a motion to approve this project as presented.

**Motion seconded by:** Wieseman

**Discussion:** none

**Vote:** The motion carried unanimously.

**VIII. Name:** Mr. David Brandt

**Site Address:** 1904 1<sup>st</sup> Avenue North

**District:** 19<sup>th</sup> Street

**Requesting approval for:** Revised Master Signage Plan

**Statements:** Mr. Brandt presented his plan to modify an existing master signage plan. Mr. Brandt stated that the blade sign in the signage plan would be removed. He stated that there was a new tenant in the building that needed building signage. He stated that the new sign would mimic the existing sign on the other face. Wolfe asked if the sign would be lit. Mr. Brandt stated that the sign would be reverse lit and that the sign would be white. Wolfe stated that the DRC needed to revisit its signage guidelines. Macknally verified that the blade sign would be removed.

**Motion:** Montgomery-Mills made a motion to approve this proposal, noting that this was an exception to the existing signage guidelines.

**Motion seconded by:** Macknally

**Discussion:** none

**Vote:** The motion carried unanimously.

**IX. Name:** Mr. James Browning

**Site Address:** 2937 7th Avenue South

**District:** Lakeview

**Requesting approval for:** Renovation

**Statements:** Mr. Browning presented his plan to renovate an existing building in Lakeview. He stated that the siding would be removed, and a fibrous cement product would be added, and the building would be painted. Mr. Browning also stated that the shingle roof would be replaced with a standing seam roof. Macknally asked if the signage was being presented. Mr. Browning said not at this time. Barnes asked if there would be any landscaping. Mr. Browning stated that only small planters would be added. Wolfe asked if the building only had one tenant. Mr. Browning said no. Sims



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asked if the pylon sign would remain. Mr. Browning said yes.

**Motion:** Montgomery-Mills made a motion to approve the renovation, with a master signage plan to return.

**Motion seconded by:** Wieseman

**Discussion:** none

**Vote:** The motion carried unanimously.

- X. Name:** Ms. Brittany Foley  
**Site Address:** 1531 3<sup>rd</sup> Avenue North  
**District:** 4<sup>th</sup> Avenue N  
**Requesting approval for:** Pocket Park

**Statements:** Ms. Foley presented her plan to install a pocket park adjacent to the historic Edwards Building. Mr. Chuck Kelly presented the landscaping for the park. He stated that he wanted the park to be low maintenance. He stated that he would use artificial turf. He also stated that there would be a dry stream bed for the storm water on the site. Mr. Kelly stated that Red Cat would have a terrace at the bottom of the park. Mr. Kelly stated that there would be a small amphitheater, with four 17-18” seat walls. He also stated that there would be a scored concrete plaza that would be adjacent to one of the exits out of the building.

Mr. Kelly stated that the amphitheater seating would be gabion baskets with a 3” precast cap. Mr. Kelly stated that the trees in the park would match and coordinate with the street trees along 3<sup>rd</sup> Avenue North. He stated that the park would have a mix of evergreen and deciduous trees so that there would always be something green within the park. Mr. Kelly also stated that the park would have a wide variety of ornamental grasses including lamb’s ear, black eyed Susans, and daylilies.

Ms. Foley stated that the park would provide an amenity for the tech companies in the NexTec/Edwards building. She stated that the grade drops 12’ from the street to the alley. Ms. Foley presented her fence for the 3<sup>rd</sup> Avenue side of the park. She stated that the fence would match the ornamental railing on the building. She stated that the aluminum fence would be 6’ tall, and it would have a pedestrian gate. Ms. Foley stated that along the alley, she planned to have a galvanized mesh fence for vines to grow on. She stated that the mesh fence would mimic the gabion baskets in the park. She stated that the gabion baskets would be filled with granite cobbles. Mr. Kelly stated that he wanted to create a green screen adjacent to the alley. Hoskins verified that this would be an urban private park. Wolfe asked if the park would have controlled access. Ms. Foley





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said yes.

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

**Motion seconded by:** Hoskins

**Discussion:** none

**Vote:** The motion carried unanimously.

There being no further business, Hoskins made a motion to adjourn. Macknally seconded. The meeting was adjourned at 8:15 a.m.