



402 LEE STREET
DECATUR, ALABAMA 35601
June 11, 2026

Council Chambers

Architectural Review Board

4:00 PM

I CALL MEETING TO ORDER

II APPROVAL OF MINUTES: May 14, 2026

III EXPEDITED CoAs SINCE THE MAY MEETING:

651 Johnston Street SE repairing front porch roof (#47 for the CoA)
851 Sherman Street SE new windows and door for the garage (replacing non-original) (#10 for the CoA)
851 Sherman Street SE new garage doors (#10 for the CoA)
652 Grant Street SE repair roof (#47 for the CoA)
446 Jackson Street SE new rear fence (#26 for the CoA)
1002 Jackson Street SE repair rotting window frames (#9 for the CoA)
805 Sherman Street SE new front step tile (#9 for the CoA)

IV NEW CoA REVIEWS

CoA #1: 851 Sherman Street SE

Action Requested: Swimming pool installation in rear yard

Decatur's Design Review Guidelines: 180 Pools, Fountains, gazebos and Pergolas 18.4 locate swimming pools in back yards where they are not visible. 18.5 Screen swimming pools using landscaping and/or fencing.

Staff Report: Pool will be located behind an existing brick wall on the rear of the property.

CoA #2: 1045 Grant Street SE

Action Requested: This is a retroactive CoA, requesting approval for a reworked front yard fence, new rear fence, new roof brackets on house and garage, added architectural detail on side window trim, enclosed eaves, side roof extension (over side door), replacing a trellis arch in front of the side gate with an asphalt roofed arch, and a rear porch addition.

Decatur's Design Review Guidelines:

1) Front yard fence:

16.0 Fences and Walls: 16.5 New fences should be compatible with the associated building, site, and streetscape in height, proportion, scale, material, and design. Wood picket or metal fence materials are appropriate in front yards and side yards in public view. Wire, chain-link, and vinyl fences are not appropriate at these locations.

16.6 Fences in front and side yards shall not exceed a height of three feet.

2) Rear fence:

16.0 Fences and Walls: 16.6 Fences in front and side yards shall not exceed a height of three feet. Back yards and other areas not readily visible may have fence up to six feet in height. Privacy and picket fences should always have the structural framework on the inside of the fence and not on the outside facing the street.

3) Roof brackets:

4.0 Architectural Details: 4.4 Do not introduce false architectural features to historic buildings. The addition of non-historic architectural details creates an artificial appearance and degrades the authentic appearance of the building.

4) Architectural detail on window trim:

4.0 Architectural Details: 4.4 Do not introduce false architectural features to historic buildings. The addition of non-historic architectural details creates an artificial appearance and degrades the authentic appearance of the building.

if board decides adding the trim is appropriate, then the issue of material comes into play

4.3 Replace a missing or severely damaged historic architectural detail and feature in-kind. Ideally, any replacement feature should be made of the same material as the original, but when necessary, substitute materials may be considered if they successfully match the original appearance.

5) Enclosed eaves on house and garage:

4.0 Architectural Details: 4.4 Do not introduce false architectural features to historic buildings. The addition of non-historic architectural details creates an artificial appearance and degrades the authentic appearance of the building.

6) Side roof extension with brackets and enclosed eaves:

13.0 Roofs: 13.9 Non-historic roof features may be installed on areas of the roof not in public view. New dormers may be permitted on side or rear elevations if compatible with the building and roofline.

(This is the closest applicable item in the city's Design Review Guidelines, the question of the extended roof that far back on the elevation appears to be one of design appropriateness and not if the roof can be extended.)

7) Shingle roof on trellis:

18.0 Pools, Fountains, Gazebos, and Pergolas: 18.3 Locate gazebos, fountains and pergolas out of, or with limited, public view in rear or side yards.

This structure was originally built as a trellis, the guideline #18, which discusses gazebo (which are roofed) and pergolas (which are non-roofed) is the closest applicable item in the city's Design Review Guidelines. The existing trellis is grandfathered in, so the question for the board is one of is it appropriate for the trellis to have an architectural shingled roof added.

8) Rear porch addition:

12.0 Porches: 12.8 It is not appropriate to add new porches or balconies to primary elevations or other areas of a building in the public view if none existed historically.

24.0 New Construction – Decks 24.1 Locate decks only on the rear ground level of historic buildings not visible from public view.

24.2 Design decks to eliminate physical or visual damage to significant architectural features.

24.5 Decks should be recessed from the side walls of the dwelling to help reduce their visibility.

24.6 Alternative materials may be used for deck construction on rear and non-readily visible side elevations as long as they are compatible with the appearance and profile of wood decking material.

The city's Design Review Guidelines address decks more than porches, but both sets of guidelines appear to be applicable with this specific item.

Staff Report:

- 1) The small metal fence is grandfathered in, at question is can wood posts with synthetic caps be added, to the design. The district does not have any wood posts with metal panels that staff could locate. The board will want to clarify what the finished project

looks like if approved, how the panels will be connected, and what color the final product will be painted. The post caps are synthetic. The board needs to evaluate if synthetic caps are allowed on front yard fences based on the city' Design Review Guidelines.

- 2) The board has ruled in the past that the structural side of fences must be facing inside the lot. The board needs to decide if the exposed structural side of the fence is appropriate in this application, and if so, why.
- 3) The property owner indicated that when she purchased the house there were a few roof brackets on the structure. The oldest image the city has of this house is from 2007. Gable knee brackets were not on the house in that image, nor were the verge boards cut to accommodate knee brackets. The front gable vent does not appear to have had a knee bracket attached over it. County property records show that the current owner purchased the house in 2008.
- 4) The front windows have the small architectural detail on the top, but none of the side windows do. The owner would like for them all to match.
- 5) Open eaves with exposed rafter tails are a character defining feature of Craftsman architecture.
- 6) Open eaves with exposed rafter tails are a character defining feature of Craftsman architecture.
- 7) No notes to add.
- 8) The board has traditionally allowed flexibility on rear elevations that are not visible from main public right-of-ways. Staff did ask the applicant if they had a photo of the back of the house before the current porch was added, they did not.

V CoA MODIFICATION

1038 Jackson Street SE

Action Requested: Modification to existing CoA.

Staff Report: The board approved a 2-story ADU at their March meeting. Project may be scaled back to a 1-story building. Footprint remains the same. Planning and building have approved the proposed changes. Typically this would be an administrative review by staff but since staff and the chair (who is the architect for the design) are bringing this to the board to ensure full transparency.

VI COMPLIANCE UPDATES