



402 LEE STREET
DECATUR, ALABAMA 35601
December 14, 2023

Council Chambers

Architectural Review Board

4:00 PM

I CALL MEETING TO ORDER

II APPROVAL OF MINUTES: November 9, 2023

III EXPEDITED CoAs SINCE THE OCTOBER MEETING:

426 Sherman Street SE (Smith) new roof (#47 for the CoA)
716 Ferry St NE (Moore) new roof (#47 for the CoA)
651 Jackson St SE (Sedowski) new roof (#47 for the CoA)

IV NEW CoA REVIEWS:

CoA #1: 814 Gordon (Jacobs)

Background: House is a circa 1955 Minimal Traditional with Colonial Revival detailing, located in the Albany District. Owner came before the commission on November 14, 2019 requesting a rear addition sunporch. The sunporch was approved (see original minutes italicized below). The sunporch was never added.

Discussion: Godwin questioned the ability to move the addition back a few feet on the side elevation, thus showing a break in the line between the old portion of the house and the addition. Applicant indicated moving the addition back would be problematic due to location of electric boxes and an existing window.

Vote: A motion was made by Roger Henson and seconded by John Godwin. Motion passed, unanimously.

Action Requested: The sunporch was never built, the applicant would like to build a screened rear porch instead. The only difference in this plan from the one submitted in 2019 is screening in the window openings instead of windows, and a screen door.

Decatur's Design Review Standards: 23.0 New Construction, Design Guidelines for Additions.

23.1 Construct new additions at the rear of a dwelling as to result in minimal impact to the façade of the building or adjacent properties.

23.2 The overall proportions of a new addition should be compatible with the existing building in height, scale, size, and massing so as to not overpower it visually.

23.3 A new addition should be compatible with the existing building in terms of materials, style, color, roof forms, massing proportion, and spacing of doors and windows, details, surface texture, and location.

Staff Findings: The commission found the original design appropriate. The only change in this resubmittal is from an enclosed addition to a screened addition. The addition does not appear to be visible from the street.

V COURTESY REVIEW

This courtesy review is to provide guidance on what would be required for a successful submission in the future.

Background: Property owner had a successful CoA for a new build in early 2023, but are unable to build the house approved. They need to construct a smaller house.

Action Requested: The owners have asked about the viability of bringing a historic building in from Limestone County, or possibly a new build. Build date not given.

The commission needs to give clear guidance on if relocating this structure into the district is acceptable. The applicant also needs to have a clear understanding of

Decatur's Design Review Standards: Chapter 7, 27.0 Relocation of Buildings.
27.6 Relocate the building to a block with similar architectural styles.

Staff Findings: The guidelines were written with the understanding that the relocated building would be moved from within the district, not from another county. The building proposed for relocation no longer has its original siding or front door, and has no historic integrity. If moved into the neighborhood it would fall under the category of a new build, and the main questions would be if the roof pitch is appropriate, what the proposed siding material and design would be, what is the material of the current and any new windows, what an appropriate door would look like, and what an appropriate porch would look like.