

Historic Preservation Commission of Decatur, Alabama

June 9, 2022 4:00 pm

Approval of May 12th 2022 Minutes

Expedited COA approvals since the May 2022 Meeting:

409 Canal (Plebach) New roof (#47 for the CoA)

101 Walnut (Thomas) Repair in kind for wood siding and windows, remove non-historic second floor reach porch and restore upper part of house to historic appearance. Re-side non-historic rear addition with siding compatible with the historic structure. (#9, & #10 for the CoA)

CoA #1: 421 6th Avenue (Dupper)

Background: Applicant has been in front of commission multiple times for various projects on his house. He has submitted several different CoAs for rear yard sheds, this is his most recent.

Action Requested: Approval for a rear yard storage shed. 12' x 16', 12' all.

Decatur's Design Review Standards:

12. Outbuildings and Ancillary Buildings

3. New Construction: New outbuildings should be simple in design to complement and blend with the main residence. Outbuildings constructed within street vantages should generally meet the guidelines for new construction... .. prefabricated outbuildings <are> appropriate as long as they are not readily visible from the street. Where such buildings are used, the installation of landscape screening is encouraged.

Staff Findings: Design is simple and does not overshadow the primary dwelling. Access from front of building will make landscape screening difficult unless it is part of a larger yard plan. Proposed outbuilding is large in relationship to house size. Design is simple and does not overshadow the primary dwelling. Proposed location is pushed to rear of lot as far as possible on the plan. Staff confirmed with building department that the out building is required to be set back 5' from both the rear and side property lines.

Commission could ask for location to be staked to review location in person, and request a smaller design if they feel proposed outbuilding is too large for the lot/location. A smaller building (8x12) could be turned so the door faces the side of the house, allowing for landscaping against the garage on the street elevation.

Commission must require that the municipal the building code is met regarding set backs.

CoA #2: 802 Canal Street (1st Baptist)

Background: Building is the former Methodist Church parsonage, now owned by the Baptist Church, which uses it for outreach and fellowship.

Action Requested: Repair exterior rot, touch up paint, air conditioning unit removal, eliminate existing driveway and install patio and walkways and landscape for an outdoor entertaining space. This is for the CoA approval. The church would also like to review future plans for location, as part of an informal discussion.

Future plans include:

- Repair/replace 3 exterior doors

- Add French doors on north side of house

- Install operable windows at former A/C unit locations in attic

Decatur's Design Review Standards:

Exterior Siding 2. Repairs: All repairs should match the original work in material, color, texture, workmanship and character.

11. Landscaping 1. General: Landscaping should complement a building rather than overwhelm it. Buildings should not be completely hidden from site by trees and bushes.

Staff Findings: Repair in kind for the rot and paint are standard fast-track approvals staff can handle. Removing the air conditioning units does not require a CoA, but the applicant needs to explain how they are going to temporarily address filling the hole left behind, since these windows appear to be plexi-glass or single sheet of glass (?) Commission has historically not approved concrete pavers for front yards, but this is a rear yard, and they will be heavily screened by landscaping.

2023 plans: Staff recommends confirming that any proposed treatment of the windows once the AC units have been removed meet the Design Review Guidelines. Historic windows in this house are a 6/6, double-hung wood units. Front door should be examined to see if original, if so, it should be repaired. Rear doors to not appear to be original. New doors should be in keeping with style of house. French doors should be multi-light, to mimic existing rhythm of the house.

Staff Updates:

Trees

Subcommittee met, staff has been asked to have GIS map right-of-ways between sidewalks and the streets, and to reach out to the state for examples of tree plans in historic districts, specifically those in historic districts or municipalities of similar size.

CoA/Compliance Updates

- 301 Oak (Keenum)
- 217 Church (Dickey)
- 436 Sherman (Drewery)
- 501 Walnut (Jean)
- 504 Walnut (Herford)
- 434 Jackson (Slaton)

Preservation Month Recap

Current Grants

- Bank Street/Old Decatur
- Albany Commercial
- Princess/Carnegie
- Girl Scout House

AHC Grants (for brick & mortar, educational use buildings, or programing, must be municipal or 501 C 3 owned)

- Sykes Cemetery for research and programing

Meeting date shift for July (July 7th)