



402 LEE STREET
DECATUR, ALABAMA 35601
July 13, 2023

Council Chambers

Architectural Review Board

4:00 PM

I CALL MEETING TO ORDER

II APPROVAL OF MINUTES: June 8, 2023

III EXPEDITED CoAs SINCE THE APRIL MEETING:

849 Johnston (Cobl) new roof (#47 for the CoA)
618 Line (Schuppert) repair in kind soffit area (#9 for the CoA)
630 Grant (Cross) repair in kind roof and siding damage for garage (#4 for the CoA)
608 Ferry (Lange) new front porch railings (#53 for the CoA)

IV NEW CoA REVIEWS:

CoA #1: 810 Jackson (Gibson)

Background: Turn of the century cottage is a contributing building in the Albany District. Staff received notification about unauthorized construction on the site and placed a stop work order. A large gazebo has been constructed in the side yard.

Action Requested: Approval of the pergola. Drawing shows a fence along with the trees, but no fencing request has been submitted.

Decatur's Design Review Standards: 11. Landscaping 7. Garden Structures. Garden structures such as gazebos Should be located so as to not be readily visible from

public vantages unless documentation is provided indicating that such elements are historic conditions of the property.

Staff Findings: As currently sited the gazebo is highly visible. If the submitted landscaping plan is followed, it appears that the pergola would meet the standards. Staff suggests that the landscaping plan be part of the required project and that it be completed in a timely manner rather than completed at a later date.

CoA #2: 626 Grant (Pritzel)

Background: This Free Classic Victorian is a contributing building in the Albany District. Staff issued a CoA for repair in kind rotting boards in preparation for painting. By end of May the entire front porch railing had been removed, and almost all the siding on the west side of the house. A new front railing, taller than the historic one was added. Some front porch supports were removed, and fiberglass replacements were installed. Porch supports for the second floor balcony on the west side were also removed. A stop work order was issued. Staff met with owner and reiterated that only the select rotting boards were to be removed. Full siding removal was also done to accommodate adding house wrap under the new siding. Since the historic siding was no longer on site, staff reiterated to homeowner the proper protocol for targeted siding replacement. Property owner confirmed contractor had been reminded of proper district protocol. Property owner (on his own accord) reached back out to staff on June 22nd notifying the city that his contractor fully removed most of the front façade second floor siding. At this time staff issued a stop work order for the entire project until the board could review.

Action Requested: Approval for siding replacement, new east side porch supports, front porch columns, and for the new front railing.

Decatur's Design Review Standards:

1. Exterior Siding 1. Retain Original Materials. Original exterior siding, shingles, banding, and/or cornerboards should not be removed unless it is demonstrated that replacement is necessary. 2. Repairs. All repairs should match the original work in material, color, texture, workmanship and character. 4. Replacement materials. When the replacement of exterior siding, shingles, banding, and/or cornerboards is necessary, the replacements should match the historic conditions in design, material and workmanship.

3. Porches 2. Retain Historic Components. Historic porch columns, railings or other details should be retained and repaired as needed. 3. Replace Missing or Deteriorated Components in Kind. Where porch columns, railings or other details are deteriorated or missing, new components should duplicate the historic components in design and workmanship.

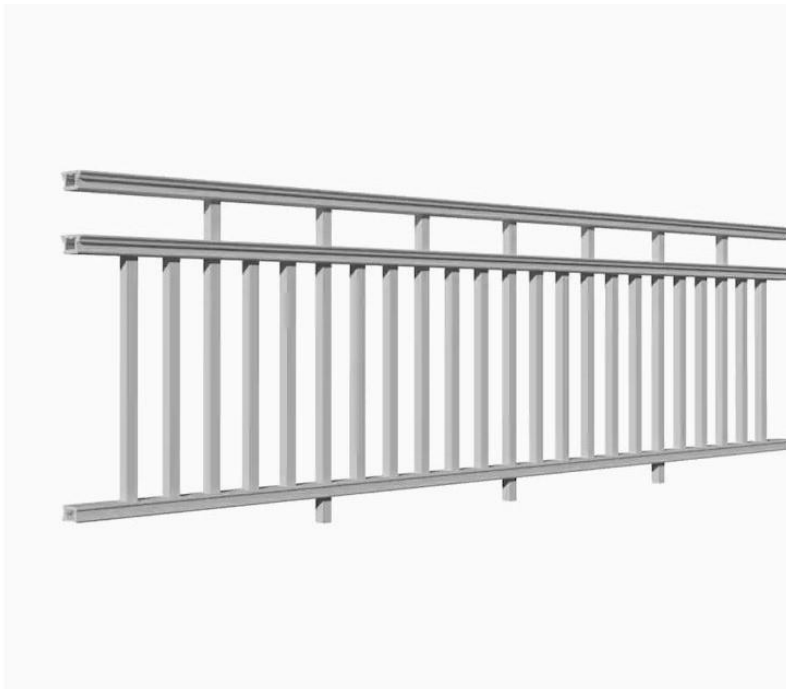
Staff Findings: Mr. Pritzel had new siding ordered to match the exact siding that was on the house. The commission has required that siding replacement be on an as-needed basis with the district, not wholesale elevation replacement. (Most recently as-need siding replacements have occurred at 101 Walnut and 1038 Jackson).

Some of the porch columns at the residence at the time work started were fiberglass, so the porch had a mixture of both historic wood and synthetic. The commission has approved synthetic columns to replace severely damaged wood columns in the past, most recently at 714 Line). Columns where just the bases were damaged have traditionally had new bases built and inserted.

Staff has no data on the proposed new east side second floor porch supports, or the proposed railing.

The front porch historic railing was at the standard 28" height. The new railing is 34.5". Owner has stated he wants a taller railing since the historic railing didn't meet code. The commission has approved a railing with extenders on it (see photo below) as an acceptable alternative for new standard height railings if Mr. Pritzel would like a railing at that height. Mr. Pritzel proposes adding an additional horizontal strip to simulate the full height railing, since he has already constructed a new guard railing.

Staff reached out to the building department for clarification of guard railing heights. A railing at the original 28" height is allowed because that height was grandfathered in. Any new guard railing to meet code must be at 36" high (new stair railing heights can be between 34" and 38"). Current new guard railing height as constructed is 34.5"



CoA #3: 808 Gordon (McCutheon)

Background: Property is located on the north side of Gordon. The house is a contributing building in the Albany district.

Action Requested: Approval of a greenhouse placed on the adjacent vacant lot.

Decatur's Design Review Standards:

Decatur's Design Review Standards: 11. Landscaping 7. Garden Structures. Garden structures such as gazebos Should be located so as to not be readily visible from public vantages unless documentation is provided indicating that such elements are historic conditions of the property.

Staff Findings: Although proposed greenhouse is placed near the rear of the adjacent lot, the vacant lot means the greenhouse is highly visible. Staff would suggest screening to ensure greenhouse isn't visible from the street, in keeping with other hidden greenhouses in the district, like the one at 425 Sherman.

V COURTESY REVIEW:

Jackson Street – no address yet, southeast corner at 4th Avenue (Carney)

Background: Property sits at the intersection of Jackson and 4th Avenue, in the Albany neighborhood. This is a vacant lot the owner is requesting a new house on the site.

Action Requested: Courtesy review of the design with guidance on what would be required for a submission that meets the standards for approval.

Decatur's Design Review Standards:

19. New Construction (a copy of the guidelines for this are in your packet)

Staff Findings:

Height: Does not appear to meet the standards. Houses adjacent and nearest the site are two stories.

Proportion: Does not appear to meet the standards for most of the house. Houses adjacent and neighboring are two story, either L-shaped cross gable or rectangular with side gable, or hipped with front gable.

Rhythm: Does not appear to meet the standards. Multi-light picture windows are not historically found on adjacent/neighboring houses.

Setbacks: Data not submitted.

Design: Design does not appear to be consistent with the adjacent/neighborhood houses. Craftsman houses are not found near this empty lot. Neighboring designs are late 19th to early 20th century. The solid paneled front door and under scaled transom are not design details found in the district. The front door should have the upper 40% or so glazed, in keeping with neighboring houses.

Materials: See material list below. The commission has authorized use of HardiePlank or similar materials in prior new builds, as long as smooth (not textured) materials are used. Clear direction on overlap and siding level should be given to the designer so they can submit appropriate documentation. Staff does not have detailed information for the windows or columns. The commission has required double-hung windows before, if muntins are used, simulated divided lites have been required.

Cladding: Brick and smooth James Hardi Plank

Roofing: GAF Timberline HD shingles

Windows: Sierra Pacific Aluminum clad

Columns: Fiberglass with brick base

More detailed information should be submitted with a full CoA, taking into account prior approvals for windows and the level and depth requirement for the siding.

Roofs: Pitch does not appear to be consistent with the adjacent/neighborhood houses. It is a much wider pitch than found nearby.

Porches: Size and roof appears to meet the standards, but details do not. The tapered wood piers are Craftsman in design, a style that is not near this lot. The use of stone is not common in the district, and is not used in adjacent/neighborhood houses.

VI DESIGN REVIEW GUIDELINES:

Thomason & Associates

VII STAFF UPDATES: