



402 LEE STREET
DECATUR, ALABAMA 35601
June 8, 2023

Council Chambers

Architectural Review Board

4:00 PM

I CALL MEETING TO ORDER 4:02 pm

Roll Call:

Present: Lynn Schuppert, Bill Stone, Jacob Woods

Absent: Ellis Chennault

II APPROVAL OF MINUTES: May 11, 2023

Approval of May 11, 2023 Minutes: Motion made by Lynn Schuppert, seconded by Bill Stone. Unanimous approval, motion carried.

III EXPEDITED CoAs SINCE THE APRIL MEETING:

- 315 Lafayette (Bailey) new roof (#47 for the CoA)
- 407 Line (Martin) new roof (#47 for the CoA)
- 421 6th Avenue (Dupper) new hand railings (#16 for the CoA)
- 405 Canal (Haygood) new fence, same location (#26 for the CoA)

IV NEW CoA REVIEWS:

CoA #1: 809 Line Street (Thomas)

Background: Property sits at the intersection of Line and Church Street, in the Old Decatur neighborhood. This is a vacant lot, and owner of the house at 809 Line Street would like a large addition. The Craftsman is a contributing resource within the Bank Street/Old Decatur Historic District.

The commission approved a large addition with a different design in March, 2021. Material cost increase due to Covid and inflation made that design non-executable at a reasonable cost.

There was considerable discussion of the property's Church Street façade, and staff consulted with the State Historic Preservation Office for guidance. Due to the Church Street elevation being a primary street and façade, but the building is also an addition, guidance was to ensure the Church Street façade met the rhythm of neighboring buildings, and that special care should occur to treat the hyphen area as an addition, with the appropriate setbacks and clear delineation between the two properties. This project has been in front of the former HPC as part of a courtesy review for the new design.

Action Requested: Approval of the new addition design.

Decatur's Design Review Standards:

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

12. Fencing 1.1 Height. Fences on readily visible secondary vantages should be no higher than six feet.

4. Other Fences. The use of Solid brick ... along street vantages is not appropriate at principal street vantage. The use is appropriate at secondary vantages.

Staff Findings:

Height: Appears to meet the standards.

Proportion: Appears to meet the standards for most of the house. The Line Street porch supports do not appear to meet the standards.

Rhythm: Appears to meet the standards.

Setbacks: Appears to meet the setbacks, board architect can confirm.

Design: Main design is consistent with the district, the house and the standards. Hyphen could be articulated more clearly to show that it is a bridge between the main house and addition with change in siding material or fenestration profile.

Materials: See attached material list.

Roofs: Pitch of roof is as low as possible to still meet requirements for shingle warranty.

Porches: Size and proportion appears to meet the standards. The design proportions and style of the posts on Line Street is not consistent with Craftsman supports found in the district. Simple straight posts (still paired) would be consistent. See house at 309 Church Street as an example of the district rhythm.

Fencing:

The commission approved extending the existing brick wall for the prior CoA, but required that it drop down to 6'. Please clarify if this standard holds for the new design.

Discussion: The commission was favorable, with a few amendments to the CoA.

Line Street Porch Supports: Mr. Woods and Ms. Schuppert were concerned about the tapered posts on the line Street side. Mr. Woods mentioned straight posts would be more appropriate. 10 or 12" straight, square.

New Brick Wall: Mr. Woods wanted to ensure that the new brick wall will be no higher than 6' in height, column caps not to exceed 75" to meet district standards. The wall will terminate at the front edge of the rear screened porch, not at the front edge of the house. This would push it back approximately 13' from where it is shown on the plan.

New brick work: Mr. Woods also proposed that new brick work on the house (foundation, etc.) must remain unpainted to keep with existing historic rhythm in the district.

Commissioners agreed with Mr. Woods amendments to the submission.

Vote: Motion by Lynn Schuppert, seconded by Bill Stone to approve the CoA with the above mentioned amendments. Unanimous approval, motion carried.

VIII STAFF UPDATES:

HPC Training (in person) covering outreach, 106 review, and preservation basics at Morgan County Archives, Saturday, June 17th at 8 am. You are welcome to attend.

Motion to adjourn meeting at 4:24 by Jacob Woods, seconded by Lynn Schuppert. Unanimous approval, motion carried. Meeting adjourned.