



402 LEE STREET
DECATUR, ALABAMA 35601
November 9, 2023

Council Chambers

Architectural Review Board

4:00 PM

I CALL MEETING TO ORDER

II APPROVAL OF MINUTES: September 14, 2023

III EXPEDITED CoAs SINCE THE OCTOBER MEETING:

222 Church (Cole) new roof (#47 for the CoA)
502 Walnut (Goodbey) new sections of roofing, rafters, and trim repair (#9 for the CoA)
702 Line (Gantt) fence repair and replace (#24 for the CoA)
646 Sherman (Pirtle) repair in kind, rear porch roof (#9 for the CoA)

IV NEW CoA REVIEWS:

CoA #1: 213 Cherry (Ryan)

Background: This Colonial Revival house is located in the Old Decatur Historic District. It is a contributing building in the Old Decatur Historic District.

Action Requested: A two-car garage addition to the house.

Decatur's Design Review Standards: 22.0 New Construction – Outbuildings

22.1 The design of new outbuildings should be compatible with the associated dwelling in architectural style and scale.

22.2 Site new outbuildings on the lot appropriately. Locate new outbuildings to the rear of a dwelling or set back from side elevations. Attached garages and accessory buildings

should be set back from the front façade of the primary dwelling at least one-half of the total depth of the dwelling.

22.4 The outbuilding should maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal building on the lot.

22.5 Materials used for new outbuildings should complement the property. Wood and brick are appropriate for new secondary building. For new frame buildings, alternative siding materials may be considered if they resemble traditional wood siding in texture, dimension, and overall appearance. Avoid materials such as plywood and oriented strand board (OSB) which are not durable.

22.6 Designing the eaves and roof ridge of any new outbuilding higher than those of the existing primary building is not appropriate.

22.7 Windows visible from the public right-of-way should be appropriate to the style of the house. Visible pedestrian doors should resemble those of the primary dwelling or be solid with no panels.

22.8 Metal garage doors with a paneled design may be appropriate. These doors can be used on garages if located at the back of the lot and are minimally visible from the street. If the garage and garage doors are highly visible from a public street or located on a corner lot, solid wood or wood garage doors with a paneled design are more appropriate.

22.9 Two-car garages should have two bay doors of the same size, not one large door. This design reduces the size of the new garage in relation to the primary dwelling.

Staff Findings:

There is no alley for this block, so access is from the front. The existing driveway remains intact. The building is located to rear of lot, façade is parallel to the side elevation. It appears to maintain proportional mass, size, and height and is not taller or wider than the main house. Materials are ones that have been accepted for garages and new construction within the district. Primary eaves and ridge are not higher than the main structure. Windows appear to match those on the existing residence. Metal garage doors are proposed because the garage is located at the rear of the lot and is minimally visible from the street. Two bay doors are used per the standards instead of a single large door.

The main house has asbestos shingles that cannot be matched in size or shape. Applicant is proposing a GAF Timberline shingle in Appalachian sky to match the existing roof as closely as possible.

The trellis over the garage doors has no historic precedent in the district and is a contemporary feature. The board should address if adding this design detail is appropriate for the addition, and if so, under what future applications it would be considered appropriate, and/or if there are instances where it would not be considered appropriate.

CoA #2: 423 Church (Thomas)

Background: This circa 1924 house is located in the Old Decatur Historic District. It is a contributing building.

Action Requested: Demolition

Decatur's Design Review Standards: *28.0 Demolition of Buildings*

The architectural review board can require a 180 day delay on demolition to ensure all possible alternatives are considered.

Staff Findings: Building was condemned October 9th by the city as being unsafe structurally, with an unstable foundation, unfit for human occupancy, lacks maintenance, is maintained in an insanitary condition, and lacks proper sanitary facilities as required.

The commission has historically reminded applicants that the lot must be leveled, with no trace of driveway, foundation, etc. remaining on the lot. Additionally they have reminded the applicant that all new construction (fencing, driveways, buildings, landscaping) must have an approved CoA before construction starts.