



402 LEE STREET
DECATUR, ALABAMA 35601
February 12, 2026
MINUTES

Council Chambers

Architectural Review Board

4:00 PM

I CALL MEETING TO ORDER 4:00 PM

Roll Call:

Present: Paige Bridges, Barbara Kelly, Jacob Woods

Absent: Patrick Rasco

II APPROVAL OF MINUTES: January 8, 2026

Vote: Motion made by Barbara Kelly to approve the Minutes as submitted, seconded by Paige Bridges. Unanimous approval, motion carried.

III EXPEDITED CoAs SINCE THE JANUARY MEETING:

616 Moulton Street (Howard) new mailbox (#31 for the CoA)
216 Cain Street (McLaughlin) new and replacement fencing (#25 & 26 for the CoA)

IV NEW CoA REVIEWS

CoA #1: 216 Cain Street NE (McLaughlin) Outbuilding

Action Requested: The addition of a storage shed behind the house. Shed will be 10x20' with LP vertical siding, vinyl single hung windows with false muntins and a modified board and batten shutter. Roof will be a heavily striated metal. (Please note that the plan for the shed shows it as 12x20', but staff has confirmed with the applicant that 10x20' is the correct size.)

Decatur's Design Review Guidelines: 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. 22.5 Materials used for new outbuildings should complement the property. For new frame buildings alternative siding materials may be considered if they resemble traditional wood siding in texture, dimension, and overall appearance. 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.

Staff Report:

About 5 ½ feet of the storage shed is visible from the street. The upper side of the shed roof is the part that is visible from the front. This has typically not been approved by the board, the board has required that the full shingled portion of the roof is visible, since that looks like a side elevation on a gabled roof. Additionally, the roofing material and cladding material have not been approved by the board when visible from the public right-of-way.

The property owners have indicated that they have the ability to slide the storage shed further behind the house. That option might be more effective than requesting a redesign of the storage shed.

Discussion: Jacob Woods noted the building could be flipped in plan or slid over on the lot so it wouldn't be visible from the street.

Vote: Motion made by Jacob Woods to amend the CoA requiring that the outbuilding be shifted behind the house so it would not be visible from the street. Motion seconded by Paige Bridges. Unanimous approval, motion carried.

CoA #2: 216 Cain Street NE (McLaughlin) Porch

Action Requested: The addition of a screen porch on the southeast elevation of the house. Porch will be approximately 10' wide by 20' long, porch is located near the center of the southeast elevation.

Porch will have a brick foundation border to match the house, porch roof is a shed roof with a 3/12 pitch. The roofing material will match the roof on the main house. The screen material is Phifer black bet screen, a vinyl coated material.

Decatur's Design Review Guidelines: This building is new construction, built in 2021. We don't have specific standards addressing porches on new construction, so this is reviewed as if the proposed porch was part of the original submission package. Would this proposed porch have been approved or would a different configuration be required?

For new construction 21.14 Maintain roof form consistent with contributing structures around the block.

Staff Report:

Shallow porches in the district have shed roofs, but there is no comparable shed roofed porch that is as large as this porch, which requires a taller roof line to cover the entire porch square footage. The porch roof will have to attach at or above the mid-point of the main roof, creating a large inverted triangle. While smaller porches on the historic homes can have gabled or shed roofs, larger porches appear to all have gable or hipped roofing.

Discussion: Jacob Woods expressed concern with ridgeline where it intersects above the front gable. He does not support the hipped or shed roof. He feels that the gable roof is most appropriate, but would like it to intersect lower.

Vote: Motion made by Jacob Woods to amend the CoA to allow for a gable ended roof that intersects below the front gable height. Another possibility is to reduce the porch width to drop the ridge height. Final CoA to be administratively approved by staff in consultation with commission architect. Motion seconded by Barbara Kelly. Unanimous approval, motion carried.

CoA #3: 316 Lafayette Street NE (Davis)

Action Requested: Enclosing a recessed side porch, not visible from the public-right-of-way.

Decatur's Design Review Guidelines: There are no guidelines that address enclosing non-visible portions of buildings.

Staff Report: The board has typically allowed changes to non-visible portions of buildings that do not damage character defining features.

Vote: Motion made by Paige Bridges to approve the CoA as submitted. Motion seconded by Barbara Kelly. Unanimous approval, motion carried.

V PRESERVATION MONTH AWARDS

Vote: Motion made by Jacob Woods to accept the list of possible award winners for preservation month and to forward to the HPC for final decision. Motion seconded by Barbara Kelly. Unanimous approval, motion carried.

840 Jackson
616 Moulton
409 Oak

609 Oak
Danielle Dutcher
Bill Stone

VI COMPLIANCE UPDATES

Motion to adjourn meeting at 4:52 by Barbara Kelly, seconded by Jacob Woods. Unanimous approval, motion carried. Meeting adjourned.