



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

Council Chambers

Architectural Review Board

4:00 PM

I CALL MEETING TO ORDER 4:00 PM

Roll Call:

Present: Paige Bridges, Jay Clark, Barbara Kelly, Jacob Woods

II APPROVAL OF MINUTES: February 12, 2026

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

III EXPEDITED CoAs SINCE THE FEBRUARY MEETING:

1036 Jackson Street (Powell) replace destroyed railing/wall on rear deck (#10 for the CoA)

IV COURTESY REVIEW

508 10th Ave SE (Harris)

This is a courtesy review of a new Auxiliary Dwelling Unit (ADU) addition to the rear of the house.

This is a courtesy review of the project to level set expectations for siding, roofing, and windows before the project goes into full design for a CoA submittal later in the year.

Discussion: No significant concerns were raised about an attached ADU that would continued the same siding, windows, and door fenestration on the rear of the house now.

V NEW CoA REVIEWS

CoA #1: 1038 Jackson Street SE (Swope) ADU/Garage

Action Requested: Remove existing 3 car garage at rear and replace with a smaller one car garage and Auxiliary Dwelling Unit (ADU)

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. 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. ... For new frame buildings, alternative siding materials may be considered if they resemble traditional wood siding in texture, dimension, and overall appearance. 22.7 Windows visible from the public right-of-way should be appropriate to the style of the house. 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.

Staff Report:

Roof, main building 5/12, porch roof 3/12 material will be an architectural shingle that matches the house. Gutters will match those on the house.

Porch supports, Afco Pro-Lite Fiberglass Columns, square smooth 8" (we are requesting columns without the decorative band located about a foot or so from the top. Do not yet know if they make one without that band)

Porch floor, will either be poured concrete or Aeratis. Poured concrete is preferred, but if arborist is concerned about a concrete pour close to the crepe myrtle, Aeratis will be explored as a possible option.

Cladding, James Hardie Artisan Horizontal, 6" exposure

Windows, Anderson 400 series woodright (fibrex composite exterior). Note all windows are double hung with the exception of the fixed windows high on the garage wall (west side)

Doors, Anderson Straightline, top half glass for entry door to ADU & garage

Garage door, Clopay, Canyon Ridge

Discussion: Jacob Woods recused himself from the board for this vote and moved to sit in the audience. He is the architect of record for this project.

No questions from the board concerning the appropriateness of the design.

Dashiell McKay of 1044 Jackson Street NE spoke during the public comment portion of the meeting. She expressed concerns over the ADU in terms of its function as an auxiliary dwelling unit. Board member Paige Bridges, acting as chair, referred Ms. McKay to the Planning Department, since the building's use is addressed by the planning ordinance and design is addressed by the Architectural Review Board.

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

CoA #2: 1038 Jackson Street SE (Swope) Rear screened porch

Action Requested: New screened porch constructed at rear of house.

Decatur's Design Review Guidelines: 12.0 Porches 12.8 It is not appropriate to add new porches or balconies to primary elevations or other areas of a building in the public view if none existed historically.

Staff Report:

Roof, 3/12, material will be an architectural shingle that matches the house. Gutters will match those on the house

Porch floor, Aeratis Heritage 3 1/8" or possibly wood tongue and groove flooring, depending on the availability of Aeratis

Wall panels, plywood with trim

Staircase railings, wood, to match photograph

Latticework around porch, to match existing

Discussion: Jacob Woods recused himself from the board for this vote and moved to sit in the audience. He is the architect of record for this project.

No questions from the board concerning the appropriateness of the design.

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

REMINDERS:

CLG training, March 13, 9-12, Morgan County Archives
April Walking Tours

Motion to adjourn meeting at 4:25 by Barbara Kelly, seconded by Jay Clark. Unanimous approval, motion carried. Meeting adjourned.