



402 LEE STREET  
DECATUR, ALABAMA 35601  
September 14, 2023

## MINUTES

---

Council Chambers

Architectural Review Board

4:00 PM

---

**I CALL MEETING TO ORDER 4:00 pm**

**Roll Call:**

Present: Barbara Kelly, Lynn Schuppert, Bill Stone, Jacob Woods

Absent: Ellis Chennault,

**II APPROVAL OF MINUTES: July 13, 2023 (No August meeting)**

**Approval of July 13, 2023 Minutes:** Motion made by Bill Stone, seconded by Lynn Schuppert. Unanimous approval, motion carried.

**III EXPEDITED CoAs SINCE THE July MEETING:**

625 Sherman (Brannon) new roof (#47 for the CoA)

826 Jackson (Newbill) new roof (#47 for the CoA)

651 Johnston (Stewart) pergola (#4 for the CoA)

601 Oak (Conkle) repair rotting woodwork on soffit and fascia and support posts (#9 for the CoA)

651 Johnston (Stewart) poured concrete instead of pavers in rear garden install (#35 for the CoA)

1018 Sherman (Stockhouse) repair roof and new gutter (#47, #9, and 30 for the CoA)

213 Cain (James) repair roof, gable, siding (#9 and #47 for the CoA)

652 Moulton (Macintosh) new roof (#47 for the CoA)

315 Vine (Hinkle) chimney repair, chimney cap (#15 for the CoA)

**IV NEW CoA REVIEWS:**

**CoA #1: 414 Oak (Trainor)**

**Background:** House is a contributing building in the Old Decatur District. Vintage diamond shingle asbestos roof has significant leaks.

**Action Requested:** New architectural shingle roof. GAF brand, style Timberline HDZ, color is slate.

Decatur's Design Review Standards: Roofs: 2. Historic roof materials, such as metal standing seam, pressed metal shingle, cement, asbestos shingles, or slate, should be retained, maintained and repaired where necessary. If it can be demonstrated that roof surface are deteriorated beyond the point of reasonable repair, replacement is appropriate. Replacement materials should approximate the visual characterizes of the historic roofing to greatest extent possible.

**Staff Findings:** Roof has reached the point where it needs a complete replacement. Applicant had looked at using GAF Cascade shingles. The same diamond shape as the historic asbestos roof and were approved for a roof in the Albany district (804 Jackson) several years ago but that style has been discontinued. Roofing company was able to locate a Pabco shingle that was diamond shaped, but product does not seem to be readily available in the southeast.

**Discussion:** Chair Woods discussed ensuring that any future CoAs for this roof, if a roof replacement is needed, utilize diamond shaped shingles if they are available.

Staff asked board to clarify how to handle roofing requests for replacing standing seam tin roofs and diamond shaped asbestos roofs. Roofing is typically an administrative approval. Lynn Schuppert made a motion to allow staff to fast track approve CoAs on asbestos diamond shaped roofing and standing seam roofing for replacement with standard architectural shingles if no viable in-kind replacements were available.

**Vote:** Motion by Lynn Schuppert, seconded by Bill Stone to approve the CoA as presented with the understanding if a reroof is ever required, future CoAs at this site will utilize diamond shaped shingles if available. Unanimous approval, motion carried.

Motion by Lynn Schuppert, seconded by Barbara Kelly allowing staff to fast track approve CoAs on asbestos diamond shaped roofing and standing seam roofing for replacement with standard architectural shingles if no viable in-kind replacements were available. Unanimous approval, motion carried.

## **V UPDATED DESIGN REVIEW GUIDELINES:**

Thomason & Associates

Motion to adjourn meeting at 4:47 by Lynn Schuppert, seconded by Bill Stone. Unanimous approval, motion carried. Meeting adjourned.