



402 LEE STREET  
DECATUR, ALABAMA 35601  
September 11, 2025  
**MINUTES**

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Council Chambers

Architectural Review Board

4:00 PM

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

**Roll Call:**

Present: Paige Bridges, Barbara Kelly, Patrick Rasco, Jacob Woods

**II APPROVAL OF MINUTES: July 10, 2025**

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

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

647 Grant Street SE (Lilly) new garage roof (#47 for the CoA)  
623 Johnston Street SE (Mattern) replacement porch posts (non-original posts) (#10 for the CoA)  
643 Jackson Street SE (Howard) replace in kind front porch steps and walkway (#9 for the CoA)  
521 Walnut Street NE (Adams) soft sided pool n/a  
445 Sherman Street SE (Sanchez) new roof (#47 for the CoA)  
703 Ferry Street NE (Fasking) remove non-original side patio (#11 for the CoA)  
703 Ferry Street NE (Fasking) replace non-original paver sidewalk with brick (#64 for the CoA)  
804 Jackson Street SE (Rogers) new side and rear yard fences and landscaping (#35 for the CoA)  
644 Johnston Street SE (Hughes) landscape changes (#35 for the CoA)  
445 Sherman Street SE (Sanchez) new roof and chimney removal (#15 and #47 for the CoA)  
103 Vine Street NE (Carpenter) new roof and rear chimney removal (#15 and #47 for the CoA)  
639 Johnston Street SE (Lyerly) temporary wheel chair ramp (#62 for the CoA)  
417 Sherman Street SE (Springer) new roof (#47 for the CoA)  
417 Sherman Street SE (Springer) new gutters (#30 for the CoA)

316 Lafayette Street NE (Davis) wood board and window sills replacement in-kind (#9 for the CoA)  
214 Canal Street NE (Cortez) tree removal (#61 for the CoA)

#### IV ELECTION OF NEW CHAIR

**Discussion:** Discussion of Patrick Russo taking over chair role since he is vice chair. Jacob Woods agreed to take the vice-chair role if Patrick moves into chair position.

**Vote:** Motion made by Jacob Woods for Patrick Russo to be the new ARB chair. Motion seconded by Barbara Kelly. Unanimous approval, motion carried.

Motion made by Patrick Russo for Jacob Woods to be the new ARB vice-chair. Motion seconded by Barbara Kelly. Unanimous approval, motion carried.

#### IV NEW CoA REVIEWS:

##### **CoA #1: 804 Jackson Street SE (Rogers)**

**Background:** House is located in the Albany district. Staff administratively approved side and rear yard fence and landscaping earlier this summer.

**Action Requested:** Construction of a small auxiliary building, predominately with glass walls, at the rear of the garden to accent the garden. Building will be glazed on the sides, with steel framework. Roof will be a paneled metal, 5-V construction.

**Decatur's Design Review Standards:** 18.0: Pools, Fountains, Gazebos, and Pergolas. 18.1 Structures such as gazebos and pergolas should be constructed of wood or brick and complement the associated primary building. Gazebo and pergola structures should not obscure views or damage historic features of the associated primary building. 18.3 Locate gazebos, fountains, and pergolas out of, or with limited, public view in rear or side yards.

**Staff Report:** The location of the building at the rear of the house and its use as a garden anchor appears to be within the design guideline requirements. The commission has approved greenhouses and accent buildings to the rear of houses before.

Staff could not find specific approval of a metal roof. In the past metal roofing requirements have been clear on non-corrugated, hidden fasteners. If the board approves a metal roof, that condition should be clear as continuing the standard of prior approvals. Alternatively, architectural shingles are typically approved as well.

**Discussion:** Jacob stated that the visibility is minimal from the street and metal roof for an auxiliary building is acceptable but it must be non-striated, flat panels only.

**Vote:** Motion made by Barbara Kelly to approve the design with the flat roofing panels per Jacob's discussion. Motion seconded by Patrick Russo. Unanimous approval, motion carried.

## **CoA #2: 824 Gordon Drive SE (Miner)**

**Background:** House is located in the Albany district. Tax assessor records list the construction date as 1947. House is Minimal Traditional in style.

**Action Requested:** A new roof. Staff typically approves new roofing requests, but because this request was for a unique color, a Hunter Green that has not been used in the district before, staff has placed the review in front of the full board.

Link to the roofing company's page for the shingle:

<https://www.gaf.com/en-us/roofing-materials/residential-roofing-materials/shingles/timberline-hdz>

**Decatur's Design Review Standards:** 13.0 Roofs: 13.4: The application of composition shingles to replace deteriorated composition shingles is appropriate.

When our current design review guidelines do not address a specific application, the commission refers to the Secretary of the Interior's "Standards for Rehabilitation" that should be consistently followed by the historic preservation commission. Standard 3 states that "all buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which to create an earlier appearance shall be discouraged."

**Staff Report:** The existing roof on the house is similar in color GAF Timberline Slate, which is a green gray. The applicant has requested Hunter Green, which is a bright green.

Staff could find no historical evidence supporting green roofs for houses of this era in Decatur. This house is a style known as Minimal Traditional, constructed in the 1940s through the 1950s. The roof colors were often black, dark gray, or dark brown providing traditional design appeal that supported the simple style of the house. Staff has been unable to locate any use of green roofing historically within the district, but will continue to look for examples in Decatur and will consult with staff at archives to see if they can locate any historic examples. Staff will present any findings to the board at the September meeting.

**Discussion:** Jacob Woods wanted to know why a green roof. Applicant stated that prior roof was green and they wanted to match the shutter green color. Mr. Woods noted that the green used on this house was never the hunter green that is proposed, it was

more of a slate color, which has a green undertone. Applicant asked if he will accept an amended CoA to use either slate or weathered wood. Applicant agrees.

**Vote:** Motion made by Jacob Woods to amend the CoA for roofing material to be a weathered wood or slate gray. Motion seconded by Barbara Kelly. Unanimous approval, motion carried.

## **V COMPLIANCE UPDATES**

Motion to adjourn meeting at 4:37 by Jacob Woods, seconded by Barbara Kelly. Unanimous approval, motion carried. Meeting adjourned.