



402 LEE STREET  
DECATUR, ALABAMA 35601  
November 13, 2025  
**MINUTES**

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Council Chambers

Architectural Review Board

4:00 PM

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**I CALL MEETING TO ORDER 4:01 PM**

**Roll Call:**

Present: Paige Bridges, Barbara Kelly, Jacob Woods

Absent: Patrick Rasco

**II APPROVAL OF MINUTES: September 11, 2025**

**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 SEPTEMBER MEETING:**

849 Johnston Street (Cobl) replace siding due to termite damage (#  
850 Jackson Street (Drakey) replace rotting siding and trim boards  
651 Jackson Street (Sadowski) replace existing ribbon driveway with new ribbon driveway  
and parking pad (near rear of house)  
624 Moulton Street (Couch) new roof  
1020 Jackson Street (Turner) new rear fence  
425 Jackson Street (Hood) new roof  
412 Oak Street (Rhoades) new rear fence  
425 Jackson Street (Hood) new porch railings  
417 Sherman Street (Springer) replace siding damaged during roof replacement  
616 Moulton Street (Howard) replace 4 rotting porch supports in kind  
616 Moulton Street (Howard) replace trim in kind and broken asbestos siding with  
cementitious siding  
616 Moulton Street (Howard) restore original windows with new glass and sashes in kind  
1053 Sherman Street (Cassidy) replace rotting fascia boards in kind with roof repair  
616 Moulton Street (Howard) restore French door and wood panel door in kind  
616 Moulton Street (Howard) change front yard landscaping  
616 Moulton Street (Howard) repair existing fence in kind  
636 Johnston Street (Carroll) new stair hand railing

#### IV NEW CoA REVIEWS:

##### **CoA #1: 435 Jackson Street SE (Denney)**

**Background:** House is an early 20<sup>th</sup> century Free Classic Victorian in the Albany historic overlay.

**Action Requested:** Installation of a 26 GA Standing Seam Metal roof on house and garage. Metal roofing panels will have some ribs.

**Decatur's Design Review Guidelines:** 13.0 Roofs: 13.5 The application of modern factory-finished metal roofing systems is typically inappropriate, but may be considered where pan-width, ridge details, seam profile and eave details are consistent with traditional metal roof designs. The use of "V-crimped" or corrugated metal roofing is not appropriate for primary dwellings but may be considered for outbuildings not readily visible from the public right-of-way.

**Staff Report:** The proposed roofing material does not appear to meet the city's design review guidelines for roofing material for the main dwelling. The board will need to review the location and visibility of the garage on a site visit before the ARB meeting to determine how much of the garage roof would be visible in the district since the proposed material is silver.

The roofing company was going to send an address/image of a building in Decatur with the same style roof (although a different color) but at the time the agenda was set none had arrived. The company has said it will bring a sample of the material to the ARB meeting. The only installation photo of the roof in the packet is from a house in Alexander City.

Historic crimped tin metal roofing (which has smooth panels, no ribs or ripples) which was historically used in the district, is not available and the ARB authorized staff to approve architectural shingles for replacing old crimped standing seam roofing for fast track reviews.

**Discussion:** Jacob stated that he would support metal roofing on the garage, but not on the house. It should be architectural shingles. Paige stated metal roofing of this type was not appropriate for the house due to its color and design. Barbara stated that the porch was very prominent and modern materials/designs were not appropriate. Discussion with applicant if they would support an amended CoA for an architectural shingle. Contractor agreed.

**Vote:** Motion made by Jacob Woods to amend the CoA to only approve an architectural shingle for both garage and house instead of a metal roof. Motion seconded by Barbara Kelly. Unanimous approval, motion carried.

## **CoA #2: 412 Oak Street NE (Rhoades)**

**Background:** House is an early 20<sup>th</sup> century vernacular building in the Old Decatur historic overlay.

**Action Requested:** Replace existing pea gravel driveway with a solid decorative paver driveway.

**Decatur's Design Review Guidelines:** 19.0 Parking, Driveways, and Sidewalks 19.6: Driveways and parking areas in side and rear yards should be of gravel (white or pea gravel), brick, grass, aggregate concrete, or concrete ribbons.

**Staff Report:** The board has historically not allowed solid driveways in the district, aggregate concrete ribbon driveways have been required, most recently at 409 Oak, across the street. The board has not approved concrete pavers for driveways visible from the main elevations, having found in the past that they are not a historically appropriate material. The board has allowed ribbon driveways to transition to solid driveways near the halfway point of the side elevation on a case-by-case situation.

**Discussion:** Jacob discussed that exposed aggregate was the most appropriate material. Paige mentioned that pavers were not appropriate. Discussion of where the solid driveway should start, board wants to see ribbon driveway. Discussion on how wide the ribbons should be. Board asks applicant if they will support an amended CoA on an exposed aggregate ribbon driveway, which authorizes staff and the board architect to finalize the details on ribbon width and where the parking pad should start on the side elevation (not at the front corner, details to be confirmed once contractor supplies measurements). Applicant agrees.

**Vote:** Motion made by Paige Bridges to approve an amended CoA allowing for aggregate ribbon driveway with details of ribbon width and where the parking pad should start on the side elevation to be worked out between staff and applicant. Motion seconded by Jacob Woods. Unanimous approval, motion carried.

## **V COMPLIANCE UPDATES**

Motion to adjourn meeting at 4:42 by Jacob Woods, seconded by Barbara Kelly. Unanimous approval, motion carried. Meeting adjourned.

