

Historic Preservation Commission

Staff Report

Meeting Date: April 10th, 2024

Case #: HPC-17-24

Site Address: 1604 Alaca Place
Parcel ID: 31-06-23-3-010-002.000
Applicant: Anne Hornsby
Owner: Anne Hornsby

Proposed Work: Petition for a Certificate of Appropriateness for alterations to an existing porch on the primary structure located at 1604 Alaca Place in the Druid City Historic District.
Current Zoning: R-3H

Historic District: Druid City
Architectural Style: Bungalow
Year Built: 1924
Contributing: Yes
Historic Survey: Druid City Historic District

Resource 114. 1604 Alaca Place. Manderson House. Circa 1924. One and one half story, brick bungalow with cross gable roof of ceramic tiles, exposed rafters, notched beams, interior brick chimney, gable dormer with ceramic tiles, acroterion, stucco cladding, faux half-timber work, exposed rafters, notched beams, and two four pane casement windows, off center single leaf four panel door with four light arcade, 4/1 double hung sash windows, wrap around porch with engaged roof, brick closed rail balustrade, brick columns, porte cochere with gable roof of ceramic tiles, acroterion, stucco cladding, faux half-timber work, exposed rafters, notched beams, brick columns; detached, brick garage with gable roof of ceramic tiles, acroterion, and double leaf fly door (Sanborn Map Company 1923-1967; R. L. Polk & Co. 1924-1925). C (Photo #14)

DESCRIPTION OF PROPOSED PROJECT:

The applicant proposes to enclose the existing screened porch, replacing the screening with wood-framed walls housing casement and awning windows. The project adds no new space to the footprint of the house. The new windows will be covered with painted fiber cement siding, and the windows will be either aluminum-clad wood or fiberglass. All muntins will be permanently affixed inside and out, with spacer bars between the panes.

STAFF ANALYSIS:

The screened porch is not visible from the public right of way. Both proposed window materials are listed as appropriate window materials in the design guidelines.

APPLICABLE DESIGN GUIDELINES:

A. Standards for Rehabilitation and Alteration

The following standards shall be applied to all rehabilitation or alteration of contributing buildings and structures in the district:

1. Design Character
 - Respect the original design character of the structure.
 - Express the character of the structure—do not attempt to make it appear older or younger than it is.
 - Do not obscure or confuse the essential form and character of the original structure.
 - Do not allow alterations to hinder the ability to interpret the design character of the historic period of the district.
2. Repairing Original Features
 - Avoid removing or altering any historic material or significant architectural features.
 - Preserve original materials and details that contribute to the historic significance of the structure.
 - Do not harm the historic character of the property or district.
 - Protect and maintain existing significant stylistic elements.
 - Minimize intervention with historic elements.
 - Repair, rather than replace, deteriorated architectural features.

- Use like-kind materials and utilize a substitute material only if its form and design conveys the visual appearance of the original.
 - Disassemble historic elements only as necessary for rehabilitation, using methods that minimize damage to original materials, and use only methods of reassembly that assure a return to the original configuration.
3. Replacing Old Features
- Base replacement of missing architectural elements on accurate duplications of original features, substantiated by physical or pictorial evidence.
 - Use materials similar to those employed historically, taking care to match design, color, texture, and other visual qualities.
 - Employ new design that relates in style, size, scale, and material wherever reconstruction of an element is not possible due to lack of historical evidence.
4. Existing Alterations
- Preserve older alterations that have achieved historic significance in themselves in the same manner as if they were an integral part of the original structure.
5. Materials
- Maintain original materials and finishes. Retain and repair original siding, generally avoiding the use of synthetic siding. When replacement is required, use like-kind materials that conform to the original in profile and dimension, unless such materials are not available.

Windows

- Maintain the original number, location, size, and glazing pattern of windows on primary building elevations.
- Maintain historic window openings and proportions.
- Permanently affixed internal and external muntins should be employed where appropriate.

Examples of Appropriate Window Materials:

- Wood sash windows in double-hung, single-hung, and casement styles
- Aluminum-clad wood
- Fiberglass (Pella, Marvin, or equal) that mimics wood
- Steel, if original to the structure
- Composite material with wood sash, frame, and glides

Examples of Inappropriate Window Materials:

- Aluminum or vinyl
- Snap-in or artificial muntins
- Reflective or tinted glass

- Cellular PVC material (All-Season or equal) that mimics wood
- Monarch M-Cell vinyl-clad window, Hurd vinyl-clad window, or equal that mimics wood



HISTORIC PRESERVATION COMMISSION

CERTIFICATE OF APPROPRIATENESS APPLICATION

Last Updated, August 2023

Please complete all of the following fields:

Location of Property and Historic District

Address: _____

Historic District: _____

Property Owner

Name: _____ Phone: _____ Email: _____

Address: _____ Zip Code: _____

Applicant (if different from owner)

Name: _____ Phone: _____ Email: _____

Contractor or Architect

Name: _____ Phone: _____ Email: _____

The Applicant requests the following item(s) from the Historic Preservation Commission:

Repair / Remodel of Existing Building(s) \$50

Other (please explain):

New Construction or Addition(s) \$50

Signage \$25

Provide a detailed description of the proposed request. Supporting documentation required along with this application shall include a dimensioned site plan, elevation drawings, or similar drawings that clearly show the existing and proposed design. Staff reserves the right to determine if the submitted plans are acceptable.

Dimensioned site plans showing all buildings, additions, drives, sidewalks, fences, exterior lighting, large trees, landscaping, and other site work locations, drawn to scale no less than 1" = 10'-0".

Dimensioned elevations including sufficient detail to describe all exterior design features and materials, drawn to scale no less than 1/4" = 10'-0". Where scale or massing of alteration is a concern, include elevations of neighboring buildings.

PLEASE SUBMIT AN ELECTRONIC COPY OF THIS APPLICATION AND ANY NECESSARY SUPPORTING MATERIALS VIA E-MAIL TO HPC@TUSCALOOSA.COM

Office of Urban Development: Planning Division

2201 University Boulevard, Annex III, 3rd Floor Tuscaloosa, AL 35401

Provide a detailed description of the proposed materials. Supporting documentation such as photographs, brochures, screenshots, invoices, material spec sheets, or similar items that clearly show the existing and proposed materials are required along with this application. Staff reserves the right to request for additional information as deemed necessary.

Important Items to Note:

- You will receive confirmation from City staff via e-mail once your application is received. Unless expressly waived by City staff, you must submit a digital copy of your application to secure a place on the docket.
- A filing fee related to the specific request (reference page one of this application) is required to be submitted along with this application. Check is preferred, but an invoice can be sent upon request.
- In-person attendance at the HPC meeting is mandatory for the petitioner.
- Any request which will not be represented by the property owner at the public hearing must be accompanied by a notarized designation of agent affidavit.

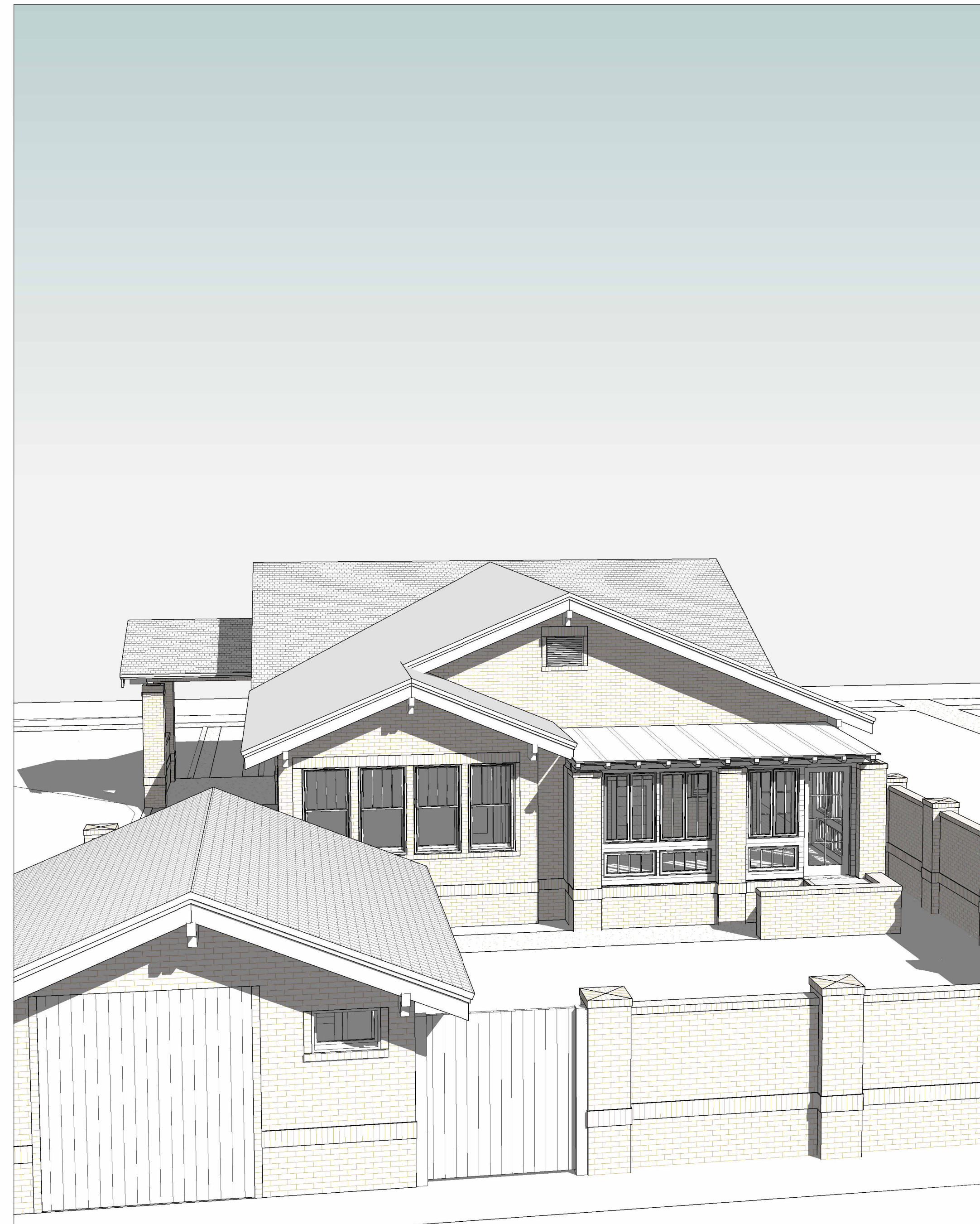
Certification of Applicant

I hereby certify that I have read and examined this application and know the same to be true and correct. I also acknowledge that if the Commission determines that any of the foregoing information is not accurate, my application may be denied because it contained false or otherwise incorrect information. Staff reserves the right to request additional information as deemed necessary. This application will not be accepted until all required information is provided.

It is my understanding that a Certificate of Appropriateness shall become void unless construction is commenced within six (6) months of the date of issuance. I also understand a building permit issued by the City of Tuscaloosa is required for all applicable work being completed in historic districts.

Finally, it is my understanding that pending Commission approval, I am bound to follow the plans submitted with this application. Should there be any changes to the approved plans, I understand that those changes must be reviewed by City staff prior to any work associated with such changes occurring.

Applicant: _____ Date: _____



① Back Porch Studio Aerial Perspective

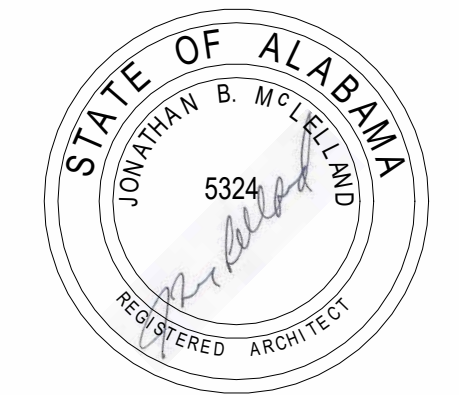
Back Porch Studio, Hornsby House

1604 Alaca Place, Tuscaloosa, Alabama

Sheet List	
Sheet Number	Sheet Name
A201	Back Porch Studio Ext. Elevations, Existing and Remodeled
A101	Back Porch Floor Plans, Existing & Renovated
A100	Site Plan, Existing
A301	Back Porch Studio Perspectives, Existing & Renovated
A000	Cover Sheet



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Tuscaloosa, AL 35401
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www.mcllellandarchitecture.com



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Hornsby House

1604 Alaca Place
Tuscaloosa, Alabama 35401

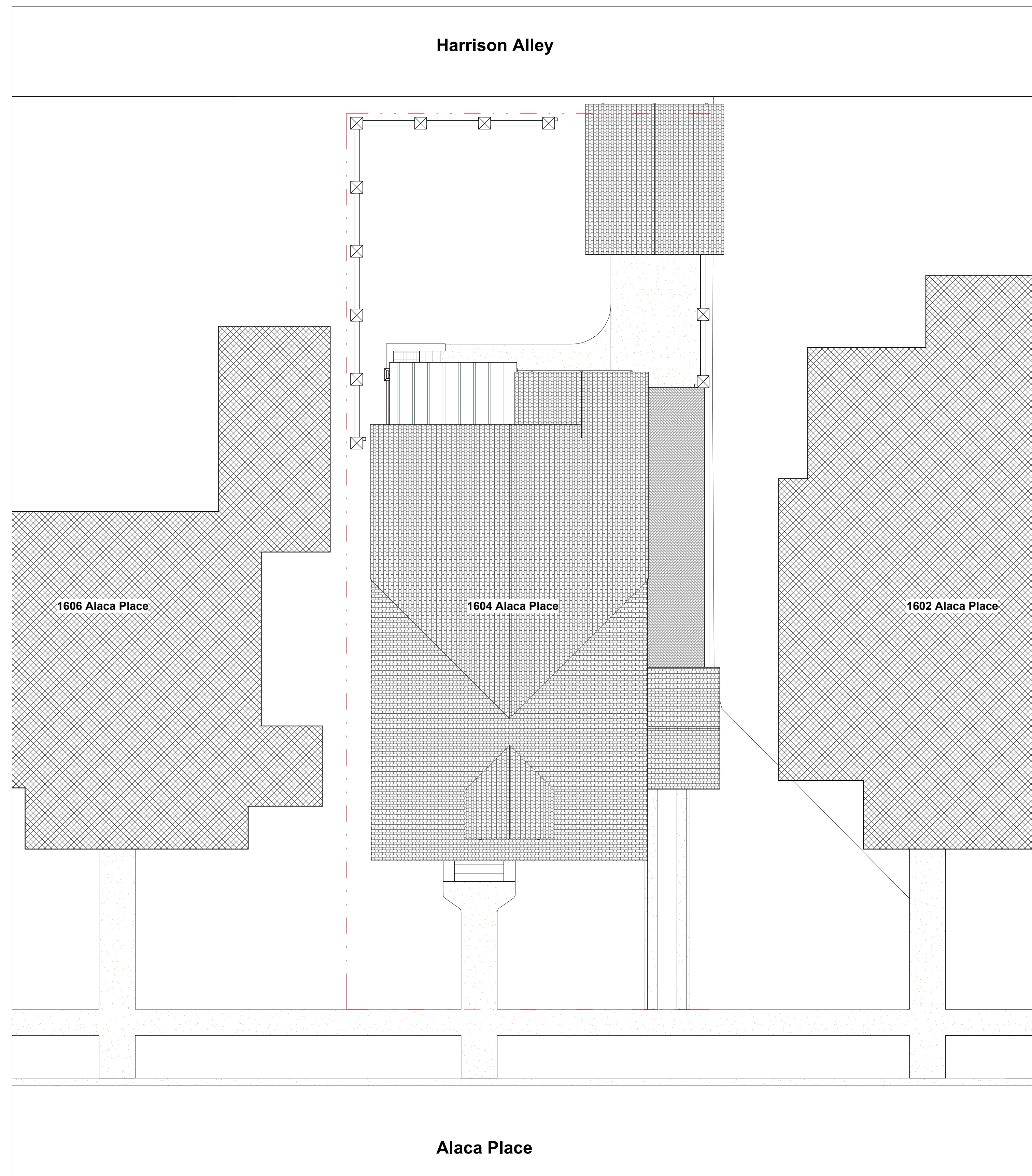
No.	Description	Date

Hornsby House
Cover Sheet

Project number 2314
Date March 20, 2024
Drawn by JBM
Checked by .

A000

Scale



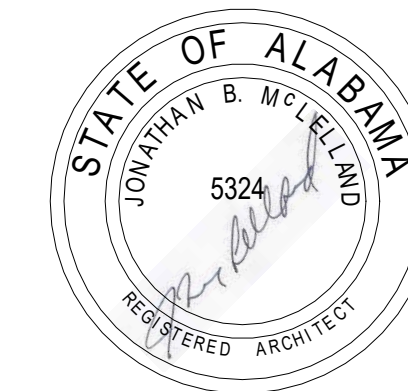
① Site, Renovated
1" = 10'-0"

MCLA

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ARCHITECTURE**

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Hornsby House

1604 Alaca Place
Tuscaloosa, Alabama 35401

No.	Description	Date

Hornsby House

Site Plan, Existing

Project number 2314

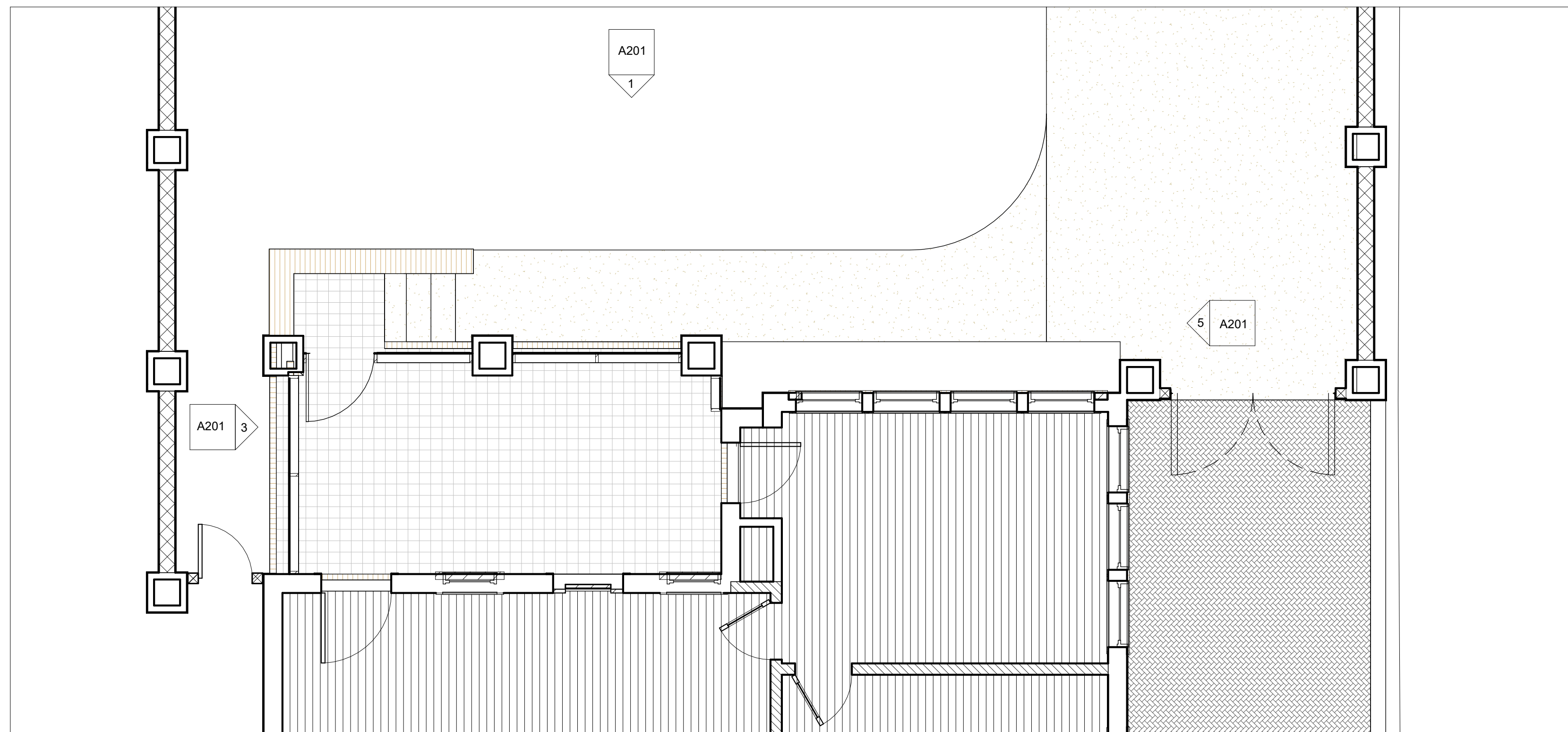
Date March 20, 2024

Drawn by JBM

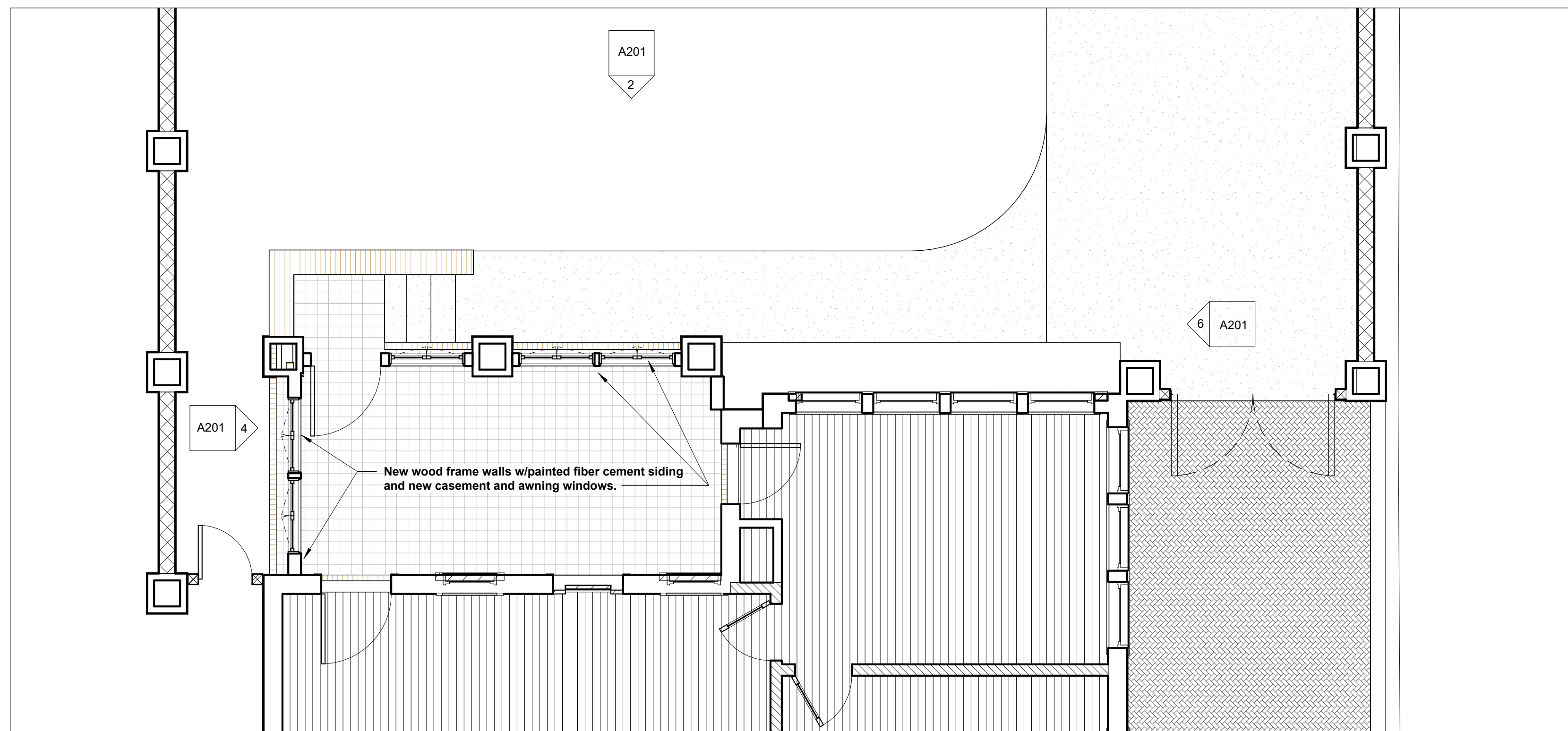
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A100

Scale 1" = 10'-0"



1 Back Porch Studio, Existing
1/4" = 1'-0"



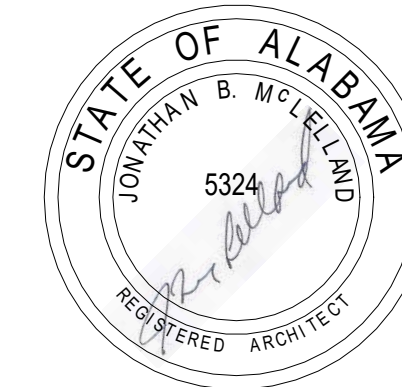
2 Back Porch Studio, Renovated
1/4" = 1'-0"

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Hornsby House

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No.	Description	Date

Hornsby House

**Back Porch Floor
Plans, Existing &
Renovated**

Project number 2314

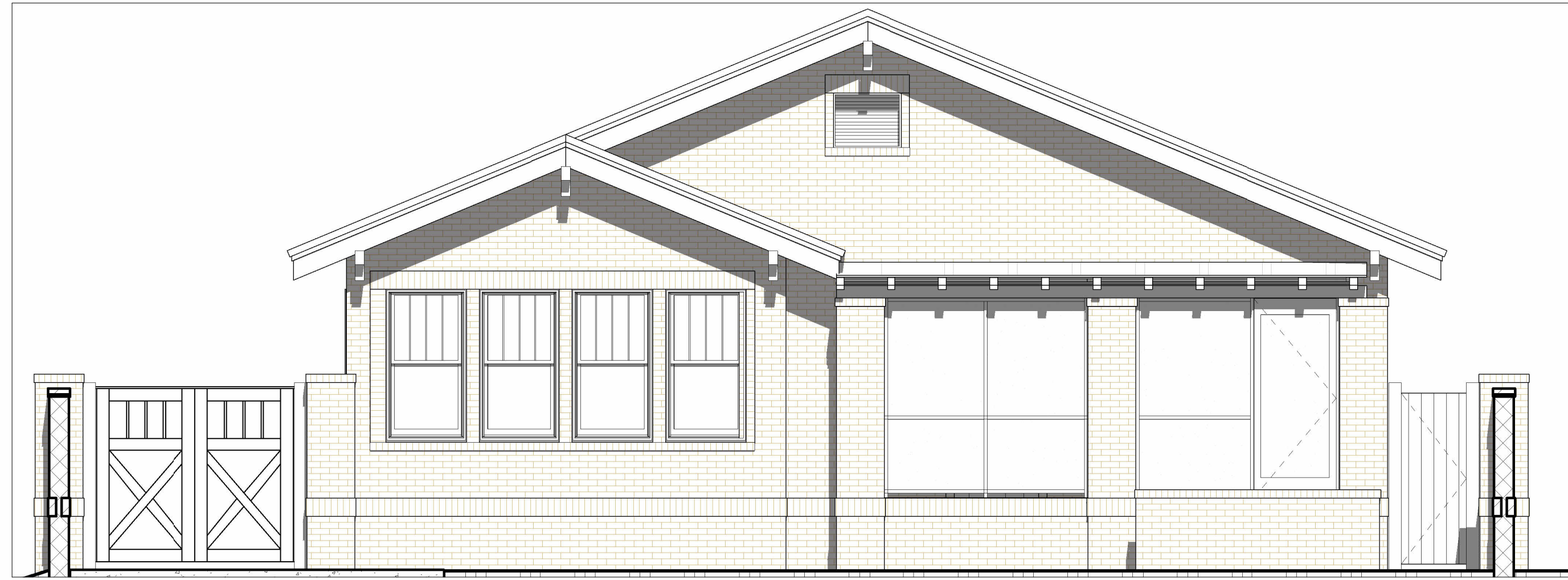
Date March 20, 2024

Drawn by JBM

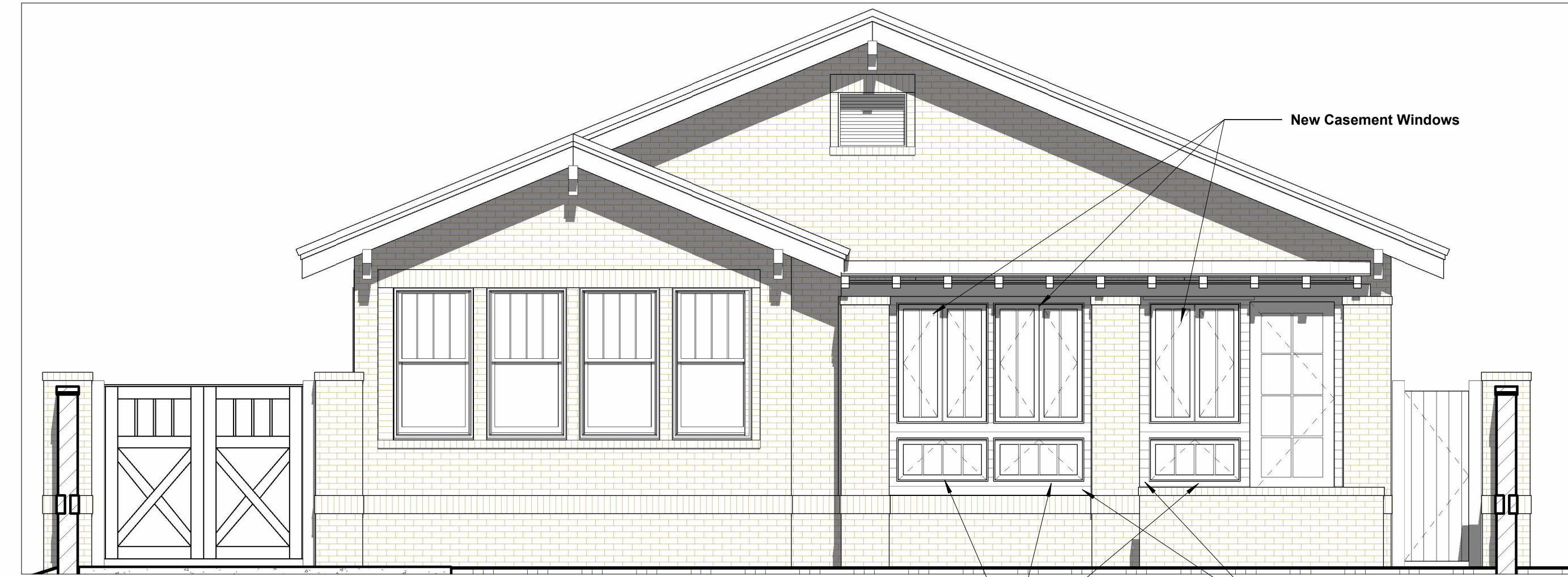
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A101

Scale 1/4" = 1'-0"

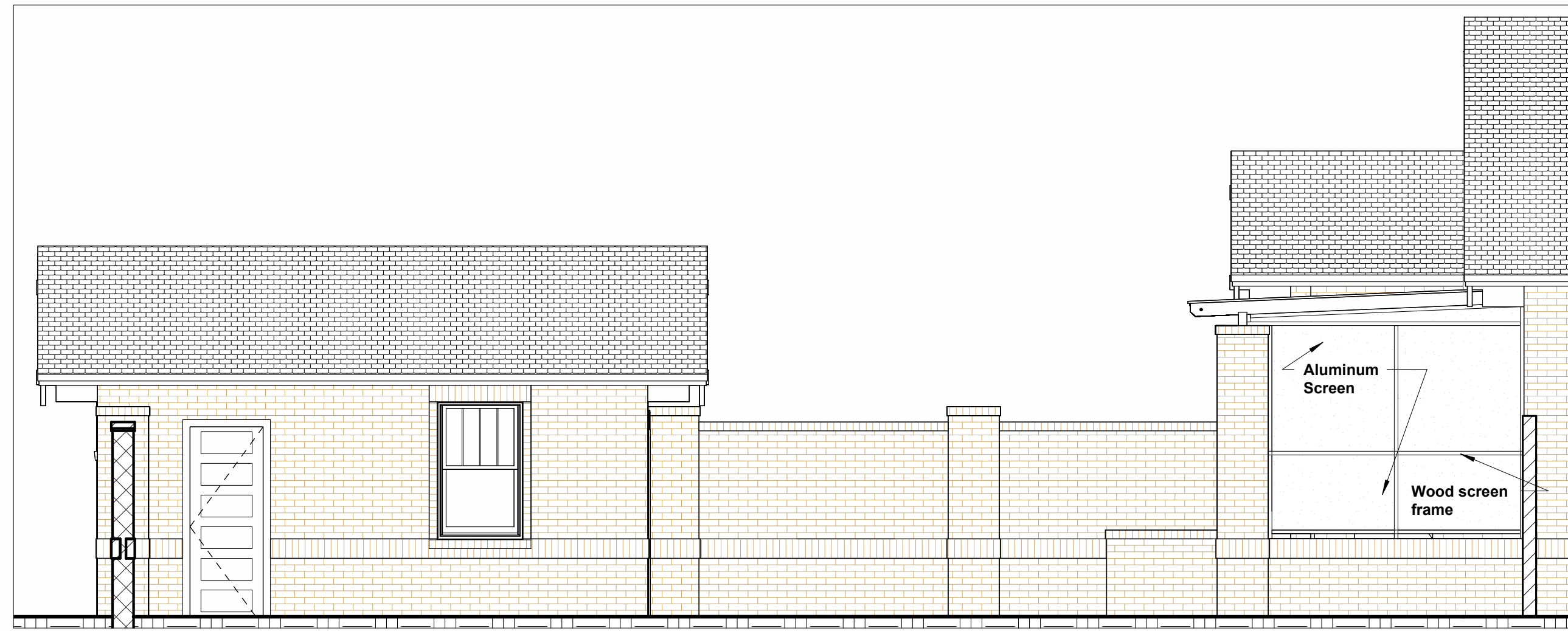


① Back Porch Studio North Elevation, Existing
1/4" = 1'-0"

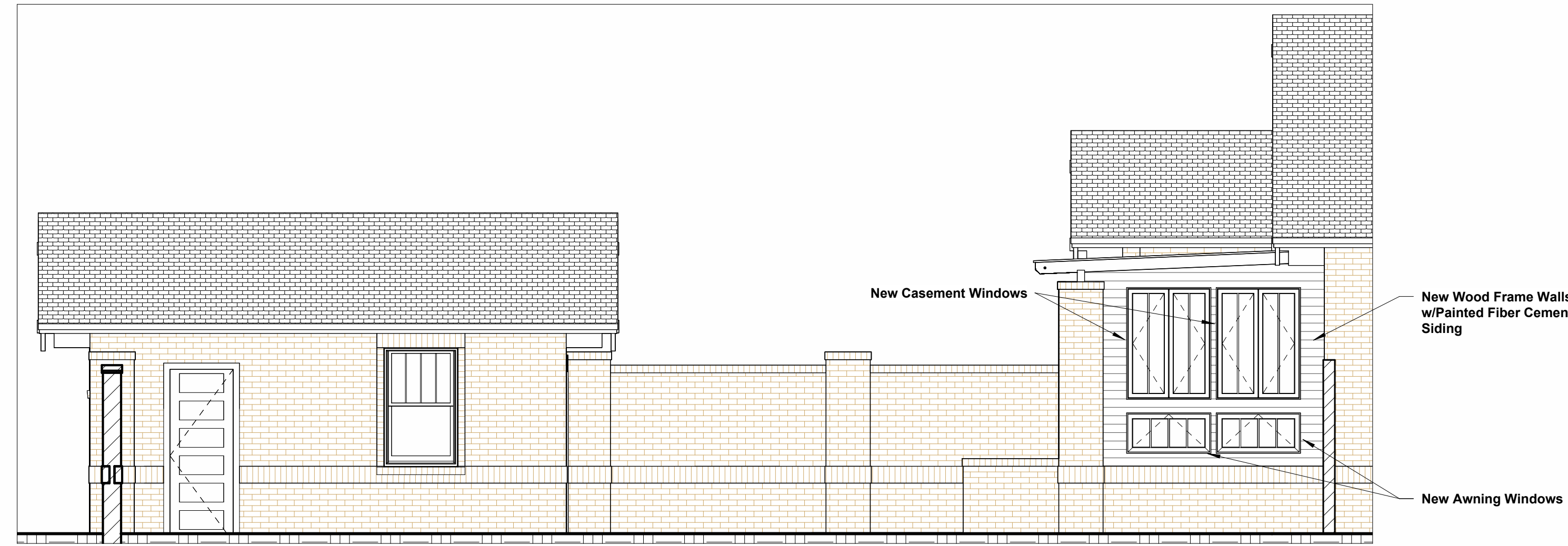


② Back Porch Studio North Elevation, Renovated
1/4" = 1'-0"

New Casement Windows
New Awning Windows
New Wood Frame Walls w/ Painted Fiber Cement Siding

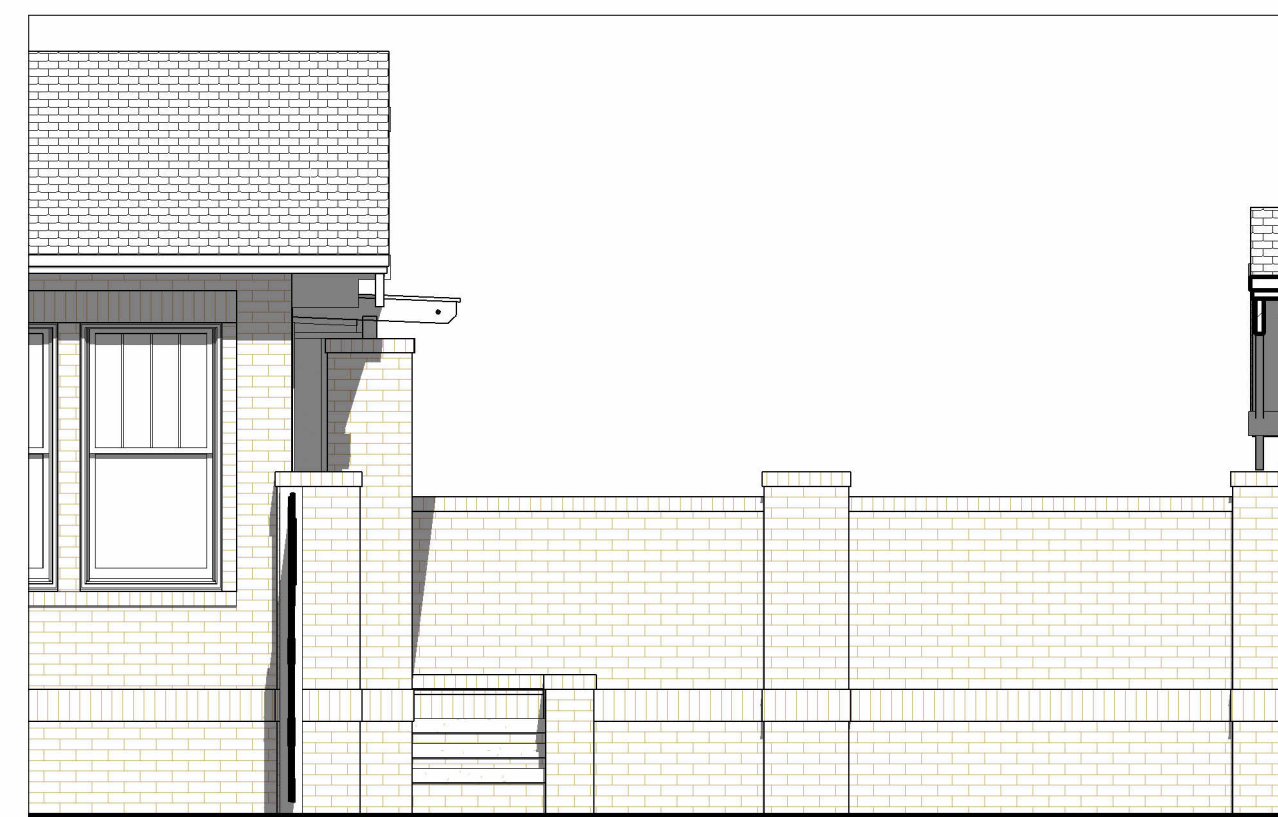


③ Back Porch Studio West Elevation, Existing
1/4" = 1'-0"



④ Back Porch Studio West Elevation, Renovated
1/4" = 1'-0"

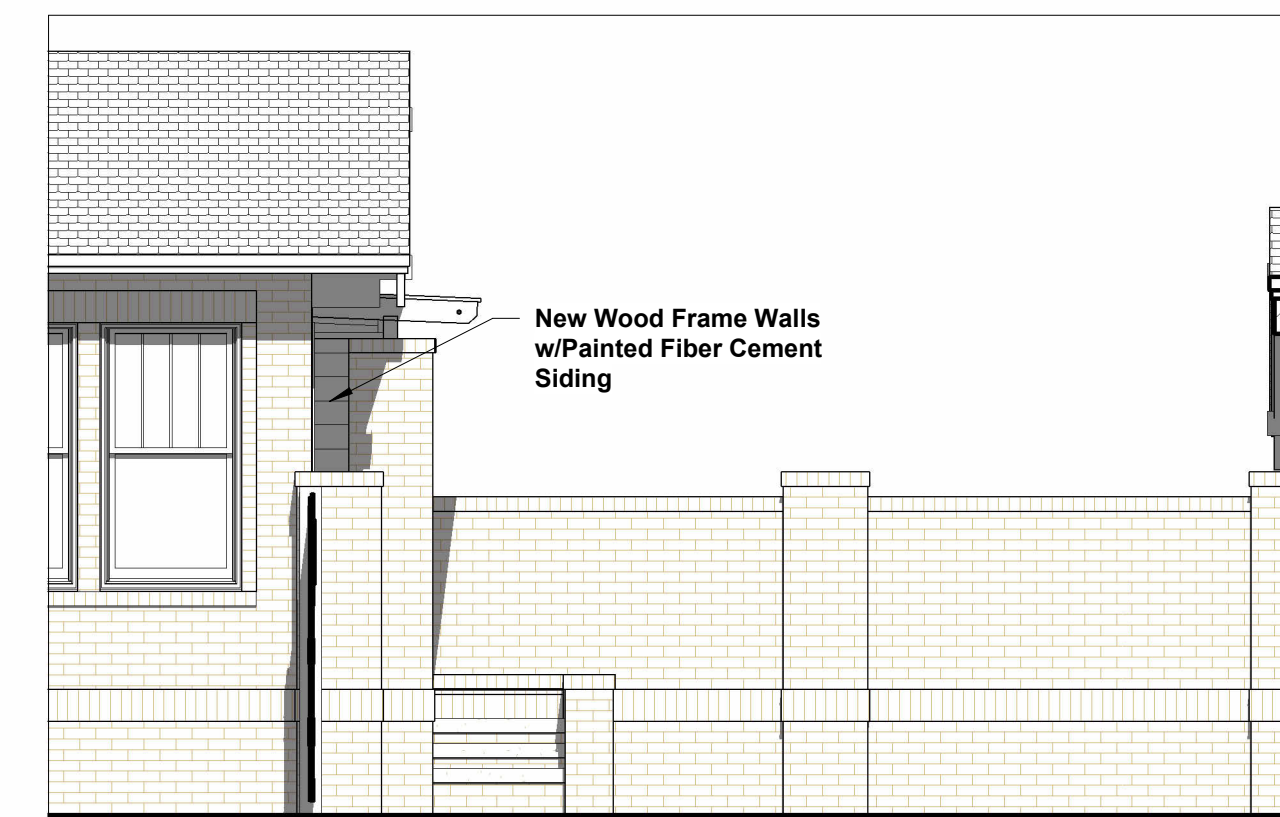
New Casement Windows
New Awning Windows
New Wood Frame Walls w/ Painted Fiber Cement Siding



⑤ Back Porch Studio East Elevation, Existing
1/4" = 1'-0"

Note:

New windows to be aluminum-clad wood or fiberglass, Kolbe, Pella, Marvin, Andersen, Weathershield, or equal, simulated divided light, with muntin bars permanently affixed inside and outside, and with spacer bars between panes.



⑥ Back Porch Studio East Elevation, Renovated
1/4" = 1'-0"

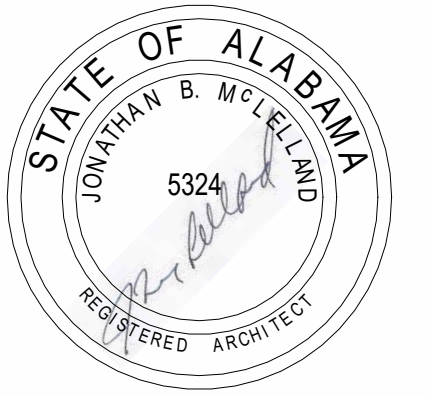
New Wood Frame Walls w/ Painted Fiber Cement Siding

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No.	Description	Date

Hornsby House

Back Porch Studio Ext. Elevations, Existing and Remodeled

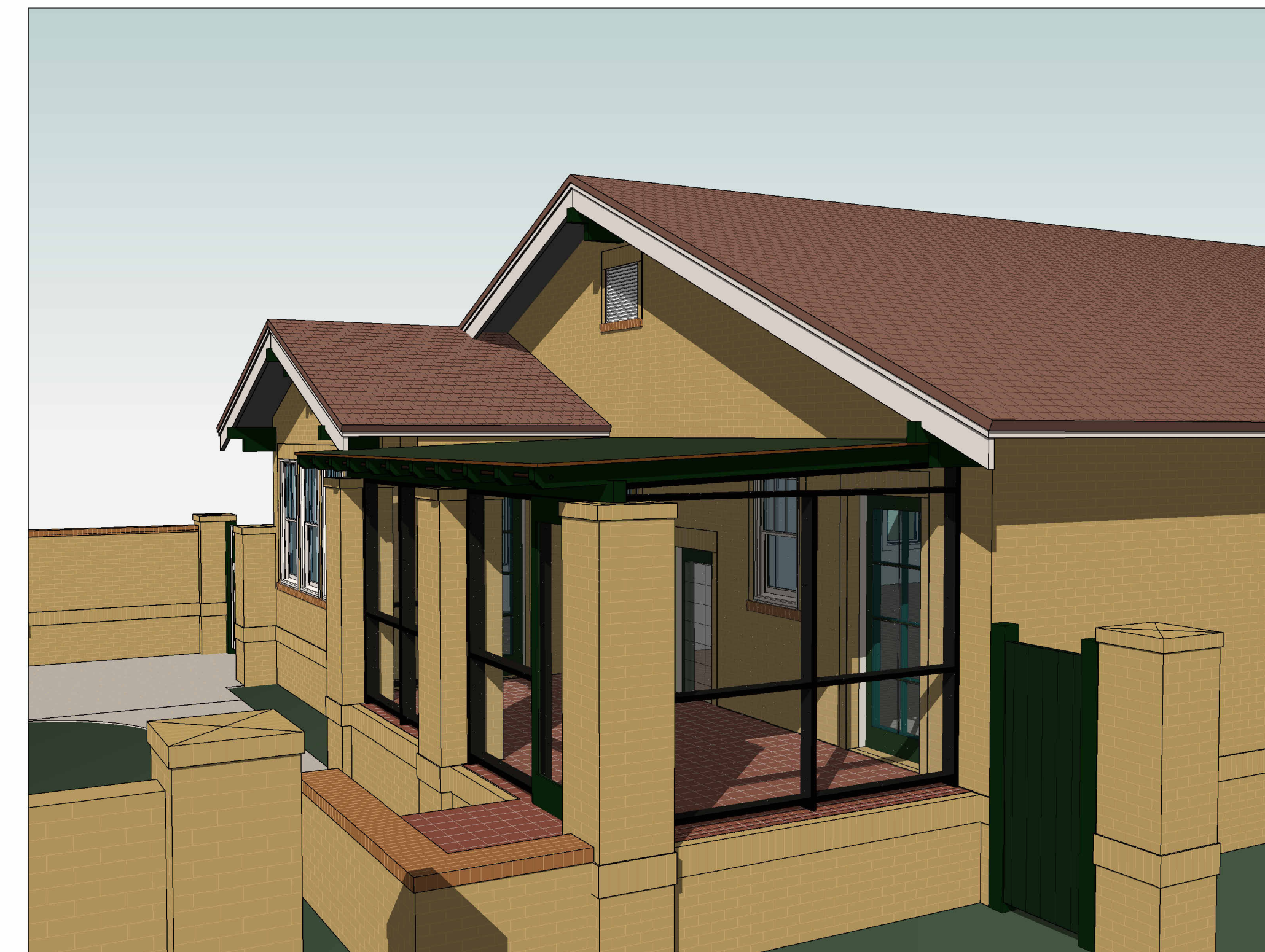
Project number 2314
Date March 20, 2024
Drawn by JBM
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A201

Scale 1/4" = 1'-0"



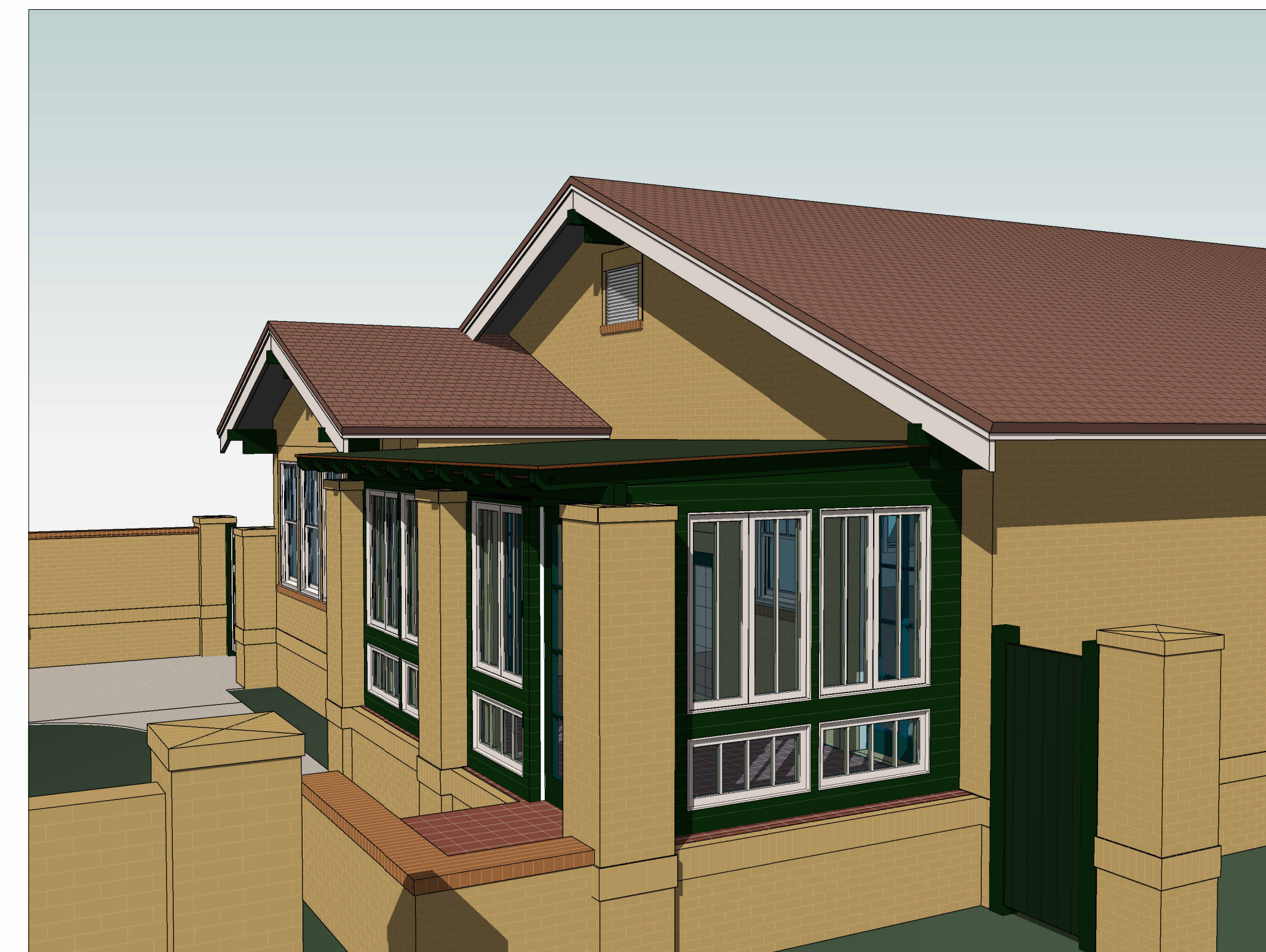
① Back Porch Studio Perspective 1, Existing



② Back Porch Studio Perspective 2, Existing



③ Back Porch Studio Perspective 1, Renovated



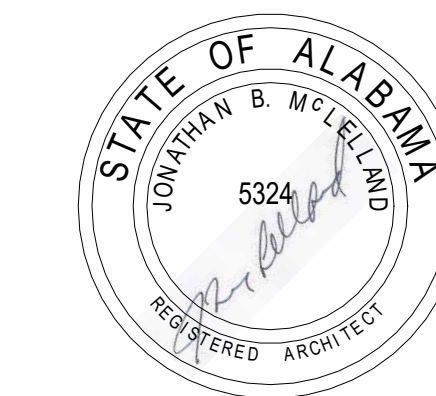
④ Back Porch Studio Perspective 2, Renovated

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Back Porch Studio
Perspectives, Existing
& Renovated

Project number 2314

Date March 20, 2024

Drawn by JBM

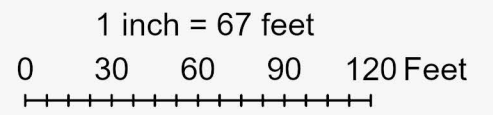
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A301

Scale

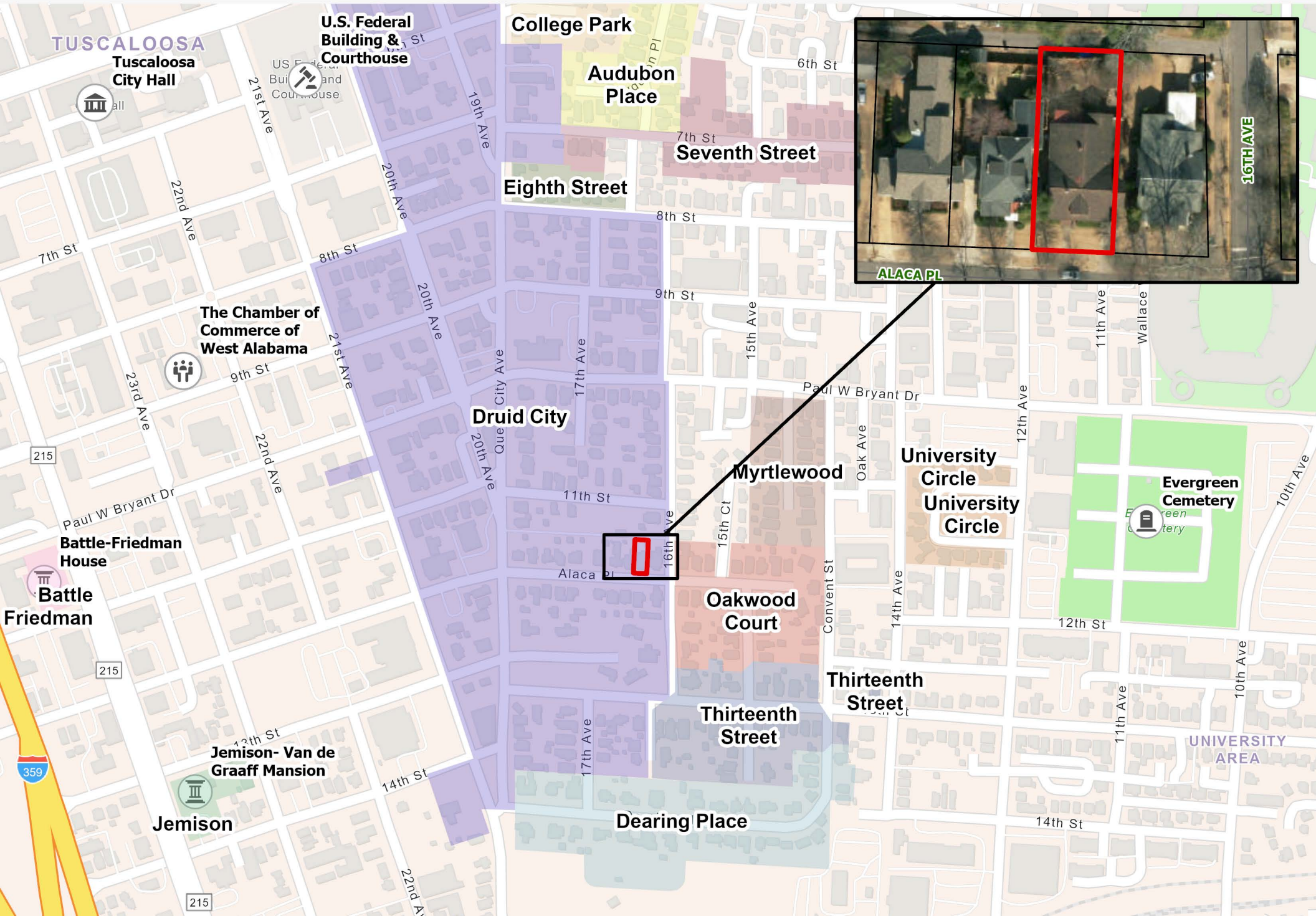
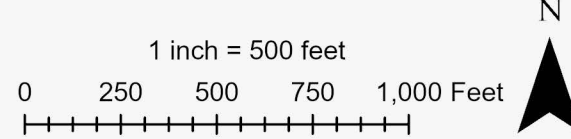


1604 Alaca Pl





1604 Alaca PI





NOTICE
Historic District Review
For further information, please visit
tupacalifornia.com/hdrc
or call 248-5100.
This sign is property of the City of Novato.

1604



1606

63A528A



607

