Historic Preservation Commission
Staff Report

Meeting Date: May 13th, 2026
Case #: HPC-12-26

Site Address:	17 Hillcrest
Parcel ID:	31-07-26-4-001-004.000
Applicant:	Michael Corey Baker
Owner:	Michael Corey Baker
Proposed Work:	Petition for a Certificate of Appropriateness for the construction of an addition to the rear of the primary structure on the property located at 17 Hillcrest in the Hillcrest Historic District (Council District 2).
Current Zoning:	SFR-1H
Historic District:	Hillcrest Historic District
Architectural Style:	Colonial Revival
Year Built:	1928
Contributing:	Yes
Historic Survey:	Hillcrest Historic Survey

Resource 17. 17 Hillcrest. Ca. 1928. One and one half story, wood frame Colonial Revival with cross gable roof of asphalt shingles, interior brick chimney, three gabled dormers with 6/6 double hung sash windows, porthole light, weatherboarding, six-panel wood door with brass kick plate and door surround with denticulated cornice and flanking wood panel shutters, bay window with 20 lights and flanking 6/6 double hung sash windows with pent roof topped by gable that acts as pediment.

DESCRIPTION OF PROPOSED PROJECT:

The petitioner proposes to construct a 20' x 11'6" addition to the rear of the primary structure. The addition will be consistent with the existing rear projection to maintain continuity. The addition will be constructed of wood framing, Hardie board siding, a wooden medallion vent, wood trim, brick and stone foundation, a PVCdouble-hung window, and asphalt shingles. The

trim, roof shingles, brick and stone foundation will match the existing materials of the primary structure.

The foundation of the addition will feature brick matching the primary structure along the rear, the foundation will be brick to match the existing foundation on that side portion of the home. The portion of the foundation facing the open patio will consist of stone to match the existing foundation along that portion of the home around the porch.

The siding on the home is currently vinyl, but they will be using Hardie siding on the addition to meet the guidelines for appropriate materials for siding.

The petitioner will continue the existing landscaping along the foundation of the addition.

The exterior of the addition will be painted to match the exterior of primary structure.

STAFF ANALYSIS:

Brick and stone are appropriate material for foundations per the Design Guidelines. Asphalt shingles are an appropriate roofing material per the Design Guidelines. PVC is appropriate for windows per the Design Guidelines.

APPLICABLE DESIGN GUIDELINES:

C. 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 Original 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.

A. Additions

New additions to existing buildings are common, but there are certain guidelines that should be followed in order to respect the architectural integrity of the individual building and the district as a whole. Property owners considering making an addition to an existing building should ask themselves three questions:

1. Does the proposed addition preserve significant existing materials and features?
2. Does the proposed addition preserve the character of the building and the surrounding context?
3. Does the proposed addition protect the significance of the building by making a visual distinction between old and new?

In most cases, additions to existing buildings should not be placed on the main façade(s) of a building. Locate the proposed addition away from the principal public view, ideally to the rear or side of the building. Additions that are flush with the front façade of the building are highly discouraged. Respect the proportions of the building to which it is being added so the addition does not dominate its environment. Whenever possible, an addition should be made so that at a later date it could be removed without compromising the character of the building.

Additions should respect the design characteristics and architectural integrity of original buildings. However, the design of the addition should be clearly differentiated so that the addition is not mistaken for part of the original building. While the addition should be compatible, it is acceptable and appropriate for the addition to be clearly discernible as an addition rather than appearing to be an original part of the building. Consider providing some differentiation in material, color, and/or detailing and setting additions back from the existing building's wall plane. The new addition should be designed so that a minimum of existing materials and character-defining elements are obscured, damaged, or destroyed.

In most cases, an added structure should be located to the rear of the existing building, where it will have little or no impact on the streetscape. If the new building will be visible from the street, respect the established setbacks and orientations of the buildings in the area. Landscaping is also an important component. For example, a concrete or brick plaza adjacent to the sidewalk is incompatible with an area dominated by grassy lawns.

1. **Generally**

An exterior addition to a historic building can significantly alter its appearance and thereby adversely affect both adjacent properties and the character of the entire district. Additions to existing structures in the district have a responsibility to complement and reflect the design, scale and architectural type of the original structure. Before an addition is planned, every effort should be made to accommodate the new use within the existing structure. When an addition is necessary, it should be designed and constructed so that it will complement the original and not confuse the viewer or detract from the character-defining features of the building.

It should be noted that all additions shall be designed and constructed in accord with the following standards and with the standards for new construction that follow.

The following standards shall be applied to all construction in the district that involves additions to existing buildings and structures.

2. **Location**
    - Maintain the pattern created by the repetition of building fronts, bays and sections in the particular area of the district.
    - Locate additions so they will not obscure or damage significant architectural features, ornament or detail.
    - Place additions to the side or rear, or set back slightly from the building front.

3. **Materials**
    - Use materials that are inspired by and compatible with those of the general character of the original structure.
    - Do not obscure window proportions with inappropriate storm windows.

4. **Original Design Character**
    - Maintain the size, scale, materials, and character of additions, including their foundations, in a manner compatible with the main building and its context.
    - Design and construct additions in such a manner that, if the change were to be removed in the future, the essential form and integrity of the original structure would not be impaired.
    - Limit the size of additions to those that do not visually overpower the existing structure.
    - Do not allow additions to hinder the ability to interpret the historic character of the structure or district.

C. Foundations

- Keep cellar and crawl space vents open so that air may flow freely, being sure to retain any vents that are original to the building.
- Ensure that land is graded so that water flows away from the foundation and, if necessary, install drains around the foundation.

Examples of Appropriate Foundations:

- Stucco piers or infill
- Brick piers or infill
- Wood lattice
- Vertical picket infill
- Stuccoed concrete block

Examples of Inappropriate Foundations:

- Metal infill
- Plywood panels
- Mineral board panels
- Plastic or vinyl sheeting
- Unfinished concrete block

- Stone

- Imitation brick or stone
- Vinyl lattice

E. Roofs

- Preserve the original roof form, pitch and overhang of all structures, and use roof materials appropriate to the form and pitch of the roof.
- Preserve the character of the original roofing materials and details.
- Retain elements such as chimneys, skylights, and light wells that contribute to the style and character of the structure.
- Use roofing materials similar to those used in the district and that are comparable in style, shape, and color as those found on surrounding structures.

Examples of Appropriate Roof Materials:

- Slate
- Tile
- Metal of appropriate style, gauge, color, and fastening system based on the type of structure
- Wood shingle
- Cement fiber shingle
- Asphalt or fiberglass shingle
- Built-up or membrane on slopes of 3-and-12 or less where hidden by parapets

Examples of Inappropriate Roof Materials:

- Corrugated fiberglass
- Asphalt roll roofing
- Built-up membrane on slopes greater than 3-and-12
- Corrugated metal or tin

I. 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

Examples of Inappropriate Window Materials:

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

- Steel, if original to the structure Composite material with wood sash, frame, and glides
- 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

PETITIONER APPLICATION & SUPPORTING DOCUMENTS

Certificate of Appropriateness Application

Property Information:

Site Address:
17 Hillcrest, Tuscaloosa, Alabama 35401

Historic District:
Hillcrest

Estimated Cost of Construction:
35000

Detailed Description of the Proposed Work:
The proposed work is a 160sf addition to the back of the house. The proposed addition will be a bathroom and closet.

Detailed Description of the Proposed Materials:
Framing Material - lumber, nails, cinderblock
Exterior to match existing structure (wood trim, siding, roofing shingles, window, round medallion)

Applicant Information:

Applicant Name:
Michael Corey Baker

Site Plan:
Proposed rear addtion rendering.PNG

Proposed Addition - front and side view.png

Proposed addtion 3.heic

17 Hillcrest lot survey.heic

Proposed Addition 2.heic

Proposed Addition aerial view.heic

Proposed Addition 4.heic

Elevation Drawings:
Proposed rear addtion rendering.PNG

Proposed Materials Documents:
Proposed Addition - front and side view.png

Additional Documents:

Once submitted, a staff member will contact the applicant using the email provided on this form. If more documents are required, the staff member will clarify what is required in that email. By submitting this application, you recognize the city will send public notification and place a sign on the property with information for the public.


Current
3-26-26
White wood trim will match
Exact match of white medallion
Windows and trim will match
Brick will match

SIDING SPECIFICATION SHEET

Proposed Rear Addition – Hillcrest Residence

Property Address: Hillcrest Residence, Tuscaloosa, Alabama
Project Type: Rear Addition / Exterior Modification
Submission: Historical Preservation Review

SIDING / TRIM SPECIFICATION

Manufacturer: James Hardie

Product System: Hardie Exterior Siding and Trim Package

Material: Fiber Cement

Installation Type: Horizontal Lap Siding with Smooth Trim Package

PRIMARY SIDING MATERIAL

Product Name: HardiePlank Lap Siding

Product Code: 7384700

Quantity: 80 Boards

Nominal Size: 8-1/4" x 12'

Profile: Horizontal Lap Siding

Texture: CedarMill

Material Type: Fiber Cement

Exposure / Reveal: Approx. 7"

Climate Rating: HZ10

Finish: Paint Ready / Field Finished

Application: Main wall cladding at proposed addition

The proposed primary siding material is horizontal lap siding selected to match the scale, proportion, and rhythm of the existing historic residence. The CedarMill texture provides the visual character of traditional painted wood siding while offering improved durability and long-term performance appropriate for exterior residential use.

TRIM MATERIAL – PRIMARY

Product Name: Smooth Trim

Product Code: 7401700

Quantity: 4 Boards

Nominal Size: 10" x 12'

Profile: Smooth Trim Board

Material Type: Fiber Cement

Climate Rating: HZ10

Finish: Paint Ready / Field Finished

Application: Fascia, frieze, banding, and architectural trim details

The smooth trim boards are intended to provide clean, historically appropriate architectural detailing consistent with traditional painted wood trim elements. Their larger profile supports proper visual proportion at fascia and feature trim conditions.

TRIM MATERIAL – SECONDARY

Product Name: Smooth SE Trim

Product Code: 7370001

Quantity: 10 Boards

Nominal Size: 4/4 x 4" x 12'

Profile: Smooth SE Trim Board

Material Type: Fiber Cement

Climate Rating: HZ10

Finish: Paint Ready / Field Finished

Application: Window trim, corner boards, and secondary trim conditions

The secondary trim material is intended to replicate traditional painted wood casing and corner detailing. Scale and profile are selected to maintain compatibility with the existing home's trim proportions and historic architectural character.

MATERIAL FINISHES

Siding Texture: CedarMill

Trim Texture: Smooth

Finish Condition: Paint Ready / Field Finished

Proposed Color Palette: To match existing residence

Siding Color: Existing body color match

Trim Color: Existing white trim match

ARCHITECTURAL CHARACTER

The proposed siding and trim package has been selected to replicate the visual appearance of traditional painted wood siding and trim commonly found in historic residential architecture. The horizontal lap exposure, cedar-textured plank profile, and smooth trim detailing maintain consistency with the scale, rhythm, and material character of the existing residence.

The siding proportions, trim widths, and overall finish palette are intended to preserve the architectural integrity of the home while allowing the addition to remain visually consistent with the historic character of the structure.

HISTORICAL COMPATIBILITY STATEMENT

The proposed James Hardie siding and trim materials have been selected for their ability to replicate the appearance of traditional painted wood exterior materials while providing improved durability, dimensional stability, and long-term weather resistance.

The horizontal lap profile, traditional trim detailing, and painted finish are compatible with the architectural character of the existing residence and surrounding historic context. The proposed siding package is intended to ensure the addition remains visually subordinate, materially consistent, and historically appropriate.

MATERIAL COMPATIBILITY SUMMARY

• Fiber cement siding and trim

• Horizontal lap siding profile

• CedarMill texture to mimic traditional painted wood siding

• Smooth trim boards for historically appropriate trim detailing

• Paint-ready finish to match existing residence

• Traditional proportions and exposure

• Compatible with historic residential architecture

• Appropriate for rear addition application within historic context

WINDOW SPECIFICATION SHEET

Proposed Rear Addition – Hillcrest Residence

Property Address: Hillcrest Residence, Tuscaloosa, Alabama
Project Type: Rear Addition / Exterior Modification
Submission: Historical Preservation Review

WINDOW SPECIFICATION

Window Type: Double-Hung Window

Configuration: Two-over-Three Simulated Divided Lite (SDL) Pattern per Sash

Operation: Double-Hung (upper and lower operable sash)

Frame Material: Cellular PVC Material (All-Season or Equal) with Wood-Mimicking Profile

Exterior Finish Color: White

Interior Finish Color: White

Trim Color: White

Trim Profile: Traditional Flat Stock with Projecting Header and Sill Trim

Glass Type: Insulated Clear Glass

Glazing: Double-Pane

Screen: Full Insect Screen

Muntin / Grille Style: Simulated Divided Lite

Grille Pattern: Colonial Traditional Grid

Muntin Color: White

Window Proportion: Vertical Rectangular Orientation

Approximate Proportion Ratio: Historically compatible vertical emphasis

Lintel / Head Detail: Minimal projecting head trim

Sill Detail: Sloped sill with projecting apron trim

VISUAL DESCRIPTION

The proposed window is a vertically proportioned double-hung window with a traditional simulated divided lite grille pattern. The unit features symmetrical upper and lower sash divisions, white exterior framing, and applied white trim consistent with traditional residential window detailing.

The window opening is vertically oriented and proportioned in a manner consistent with historic residential fenestration commonly found in traditional Southern neighborhood architecture. The trim package includes a projecting head casing, clean side casing, and a traditional sill condition with subtle projection, reinforcing a historically appropriate appearance.

ARCHITECTURAL CHARACTER

The proposed window reflects a traditional residential double-hung configuration commonly found in historically compatible neighborhood architecture. Its vertical proportions, symmetrical grille layout, and simple painted trim maintain consistency with the scale and character of traditional historic residential window openings.

The cellular PVC frame and trim material have been selected for their durability, dimensional stability, and ability to closely replicate the appearance of traditional painted wood detailing. The profile, scale, and finish are intended to preserve the visual character of historic wood windows while providing improved long-term weather resistance and reduced maintenance.

HISTORICAL COMPATIBILITY STATEMENT

The proposed window has been selected for its historically appropriate proportions, traditional double-hung operation, and symmetrical divided-lite appearance. The vertically oriented opening, white trim package, and simulated divided lite grille pattern are consistent with the architectural language of traditional residential construction and are compatible with the character of the existing structure.

The cellular PVC material has been selected specifically for its ability to mimic the appearance of painted wood while providing greater durability and longevity. The window design is intended to complement the scale, rhythm, and material character of the residence while maintaining a visually appropriate relationship to the historic context of the property and surrounding neighborhood.

MATERIAL COMPATIBILITY SUMMARY

- Traditional double-hung operation
- Historically compatible vertical proportions
- Cellular PVC material (All-Season or equal) with painted wood appearance
- White exterior finish
- Simulated divided lite grille pattern
- Traditional casing and sill detailing
- Visually compatible with historic residential architecture
- Appropriate for rear addition application within historic context

GAF Timberline HDZ®
High Definition® Lifetime† Shingles

GAF WINDPROVEN™ INFINITE WIND SPEED PROTECTION ROOFING SYSTEM LIMITED WARRANTY [2]

GAF STAINGUARD PLUS™ ALGAE PROTECTION 25 LIMITED WARRANTY [3]

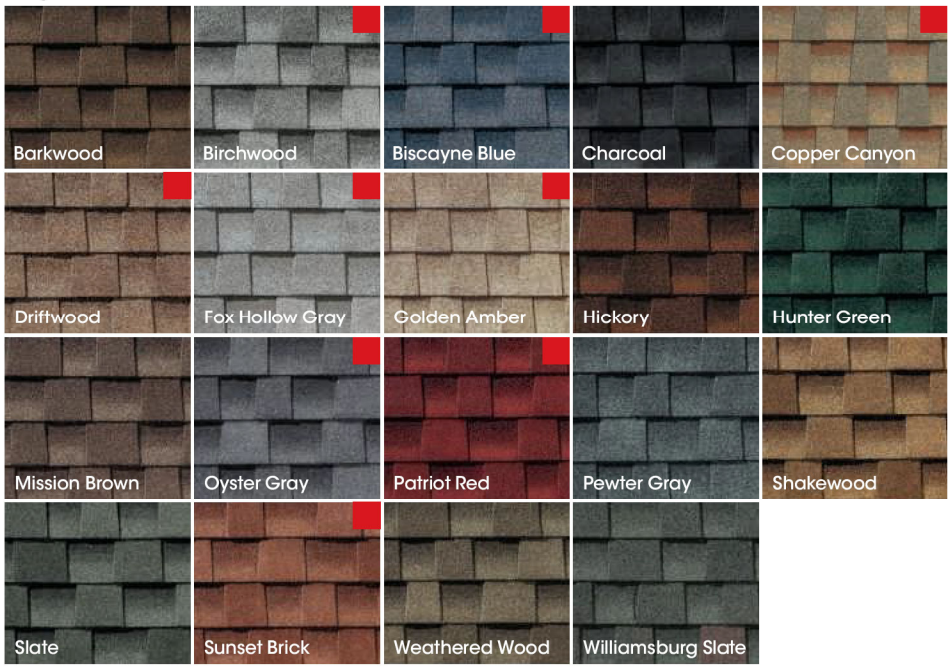
Engineered to be first. Built to last.

Our #1-selling shingle represents a legacy of relentless innovation — delivering the peak performance and dependability customers trust most.

Benefits:

- **Industry-leading innovation:** Layerlock® Technology powers StrikeZone®, the industry's largest nailing zone. Paired with our legendary Dura Grip™ sealant, these features ensure that the shingles stay in place, even under high wind conditions
- **The industry's strongest wind warranty:** Timberline HDZ® Shingles are eligible for the WindProven™ Limited Wind Warranty,[1] the industry's first wind warranty with no maximum wind-speed limitation, when installed with the required combination of GAF accessories
- **GAF-exclusive algae-fighting technology:** 25-Year StainGuard Plus™ Algae Protection Limited Warranty[2] powered by proprietary time-release algae-fighting technology
- **Peace of mind:** Timberline HDZ® Shingles come with Lifetime† coverage against manufacturing defects
- **Impact rating:** Timberline HDZ® passes the UL 2218 impact-resistance test with a Class 3 rating and may be eligible for insurance discounts[4]
- **For the best look:** Use TimberTex® premium ridge cap shingles or TimberCrest® premium SBS-modified ridge cap shingles

High Definition® colors:



Bold Definition colors:

Product details:

Product/System Specifics

- Fiberglass asphalt construction
- **Dimensions (approx.):** 13 ¼" x 39 ⅜" (337 mm x 1,000 mm)
- **Exposure:** 5 ⅝" (143 mm)
- **Bundles/Square:** 3
- **Pieces/Square:** 64
- **Hip/Ridge:** TimberTex®; TimberCrest®
- **Starter:** Pro-Start®; QuickStart®; WeatherBlocker™

Applicable Standards & Protocols:

- Passes UL 2218 Impact-Resistance Test with Class 3 rating
- UL Listed to ANSI/UL 790 Class A
- State of Florida Approved
- Classified by UL in accordance with ICC-ES AC438
- Meets ASTM D7158, Class H
- Meets ASTM D3161, Class F
- Meets ASTM D3018 Type 1
- Meets ASTM D3462[3]
- Miami-Dade County Product Control Approved
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267
- Meets Texas Department of Insurance Requirements
- Rated by the CRRC; Can be used to comply with Title 24 Cool Roof Requirements (some colors)

† Lifetime refers to the length of warranty coverage provided and means as long as the original individual owner(s) of a single-family detached residence [or eligible second owner(s)] owns the property where the qualifying GAF products are installed. For other owners/structures, Lifetime coverage is not applicable. Lifetime coverage on shingles requires the use of GAF Lifetime shingles only. See the *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. Lifetime coverage on shingles and accessories requires the use of any GAF Lifetime shingle and at least 3 qualifying GAF accessories. See the *GAF Roofing System Limited Warranty* for complete coverage and restrictions. For installations not eligible for the *GAF Roofing System Limited Warranty*, see the *GAF Shingle & Accessory Limited Warranty*. Visit gaf.com/LRS for qualifying GAF products.

[1] 15-year WindProven™ Limited Wind Warranty covers GAF Shingles with LayerLock® Technology only and requires the use of GAF starter strips, roof deck protection, ridge cap shingles, and leak barrier or attic ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. For installations not eligible for the WindProven™ Limited Wind Warranty, see *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.

[2] 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.

[3] Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture.

[4] UL 2218 Class 3 impact-resistance test performed under controlled laboratory conditions. Insurance discounts may not be available in your area. Where available, insurance discounts may vary. Contact your insurance provider for information.

[5] Eligibility criteria, terms, and restrictions apply. Visit fortifiedhome.org for details. U.S. only.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

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WITH DOMESTIC AND IMPORTED MATERIALS.
AMERICAN JOBS IN AMERICAN FACTORIES.

FORTIFIED ROOF[5]

Regional availability

We protect what matters most™

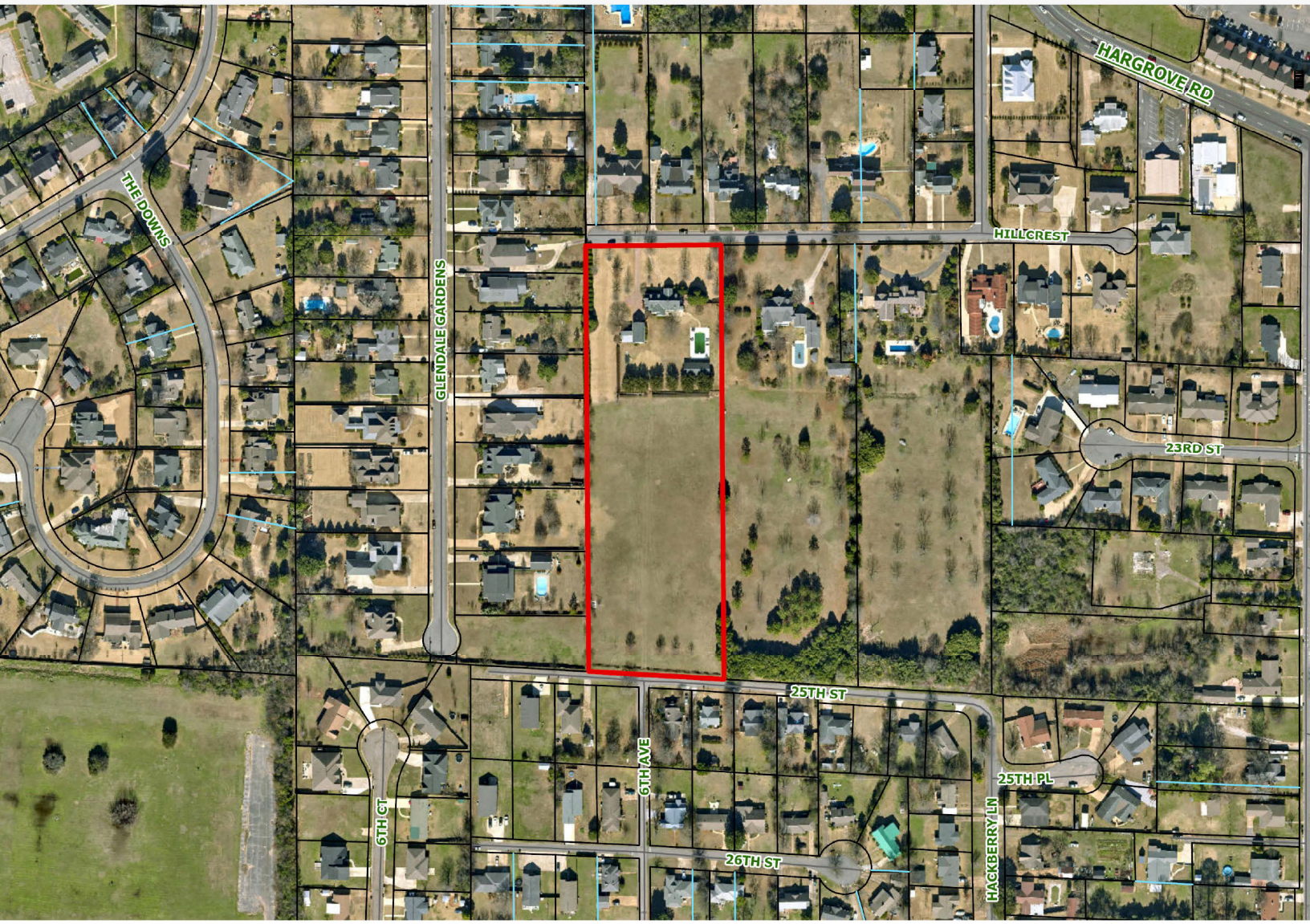
VICINITY & AERIAL MAPS

17 Hillcrest

1 inch = 225 feet

0 140 280 420 560 Feet

N



17 Hillcrest

1 inch = 1,250 feet

0 610 1,220 1,830 2,440 Feet

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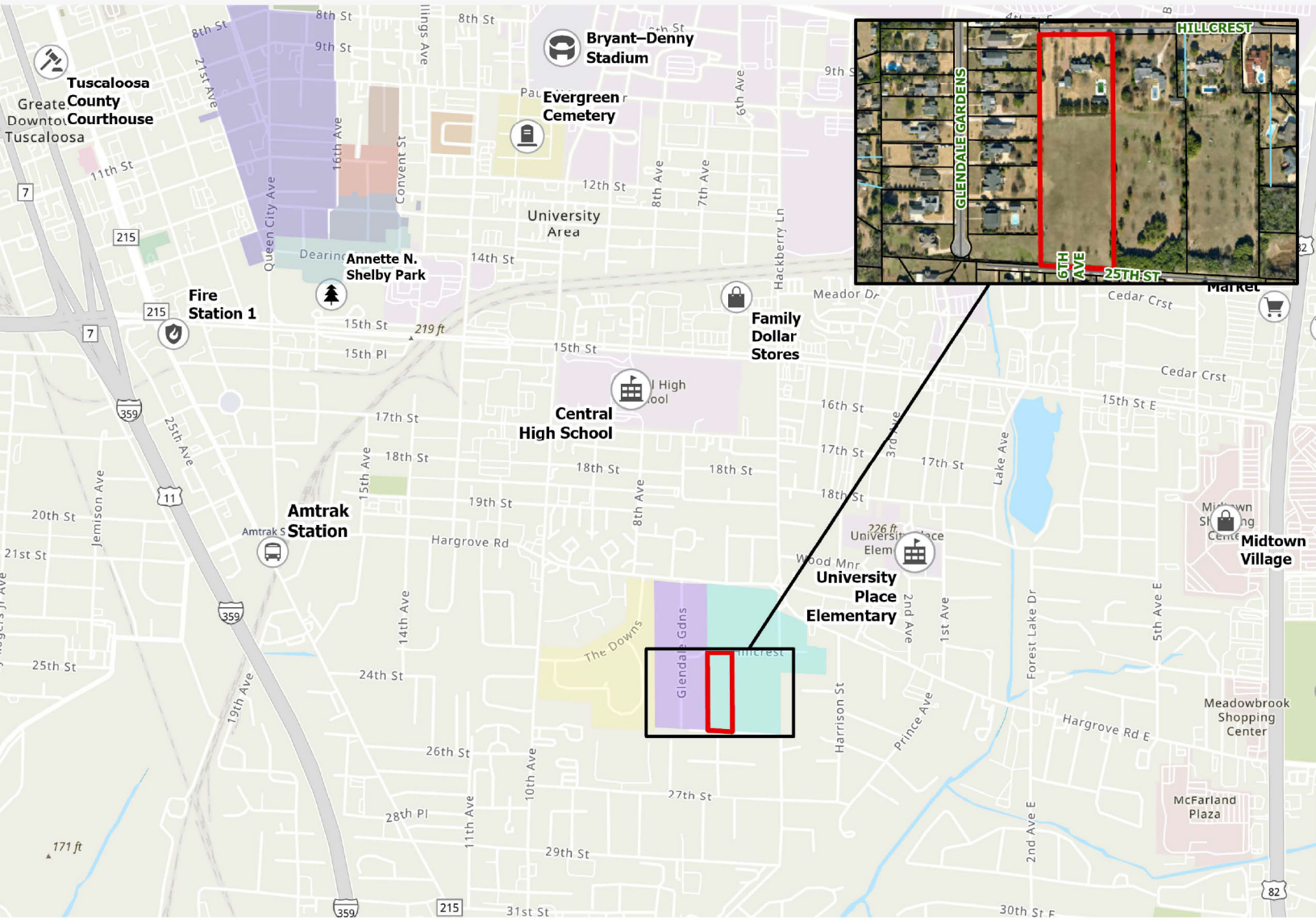

ADDITIONAL STAFF PHOTOS OF SUBJECT PROPERTY


Apr 27, 2026 at 10:14:02 AM
17 Hillcrest
Tuscaloosa AL 35401
United States
LOWE'S
REX WRAP


Apr 27, 2026 at 10:13:29 AM
17 Hillcrest
Tuscaloosa AL 35401
United States

STAFF PHOTOS OF ADJACENT PROPERTIES