

Historic Preservation Commission

Staff Report

Meeting Date: June 10th, 2026

Case #: HPC-21-26

Site Address: 1419 Dearing Place
Parcel ID: 31-06-23-3-022-010.000
Applicant: Brandon Shirley
Owner: Michael Numnum

Proposed Work: Petition for a Certificate of Appropriateness for exterior alterations to the rear porch on the property located at 1419 Dearing Place in the Dearing Place Historic District (Council District 4).

Current Zoning: SFR-3H

Historic District: Dearing Place Historic District
Architectural Style: Minimal Traditional
Year Built: N/A
Contributing: Yes
Historic Survey: Dearing Place Historic Survey

Resource 13. 1419 Dearing Place.

DESCRIPTION OF PROPOSED PROJECT:

On April 10, 2026, a stop work order was placed on this property for construction of a deck without proper approvals from the city.

Prior to the stop work order being placed, the petitioner replaced the existing wooden decking, railing, and posts, altered the orientation of the steps, and constructed most of a roof extension over a portion of the deck area.

The deck is located at the rear of the property and is not visible from the public right-of-way. The total size of the deck will be 34' x 12', not including the stairs, and will be constructed of wood. The deck extends an additional 4' to accommodate a 4' x 4' landing area for the nine sets of stairs leading down to the backyard. The deck is supported by 6x6 wood columns.

The roofed area of the deck will measure 20' x 12' and have a gable roof that reaches a height of 12' 5" at its highest point, finished with asphalt shingles. The trim of the new roof will be constructed of wood to match the existing trim of the primary structure. The roofed area will be enclosed with black polyester screen mesh and a wooden screen door.

STAFF ANALYSIS:

Asphalt shingles are an appropriate material for roofs 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.

B. Decks, Porches, and Railings

1. Decks

- Locate and construct decks so that the historic fabric of the structure and its character-defining features and details are not damaged or obscured. Install decks so that they are structurally self-supporting and may be removed in the future without damage to the historic structure.
- Introduce decks in inconspicuous locations, usually on the building's rear elevation and inset from the rear corners, where they are not visible from the street.
- Design and detail decks and associated railings and steps to reflect the, scale and proportions of the building. Materials for decks should be compatible with the building. Deck and deck railing designs should be coordinated with existing elements wherever possible.
- In rare occasions where it is appropriate to site a deck in a location visible to the public right-of-way (i.e. the side of a building), it should be treated in a more formally architectural way. Careful attention should be paid to details and finishes, including painting or staining the deck's rails and structural support elements in colors compatible with the colors of the building.

- Align decks generally with the height of the building's first-floor level. Visually tie the deck to the building by screening with compatible foundation materials such as skirtboards, lattice, masonry panels, and dense evergreen foundation plantings.
- It is not appropriate to introduce a deck if doing so will require removal of a significant building element or site feature such as a porch or a mature tree.
- It is not appropriate to introduce a deck if the deck will detract from the overall historic character of the building or the site.
- It is not appropriate to construct a deck that significantly changes the proportion of built area to open space for a specific property.

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.

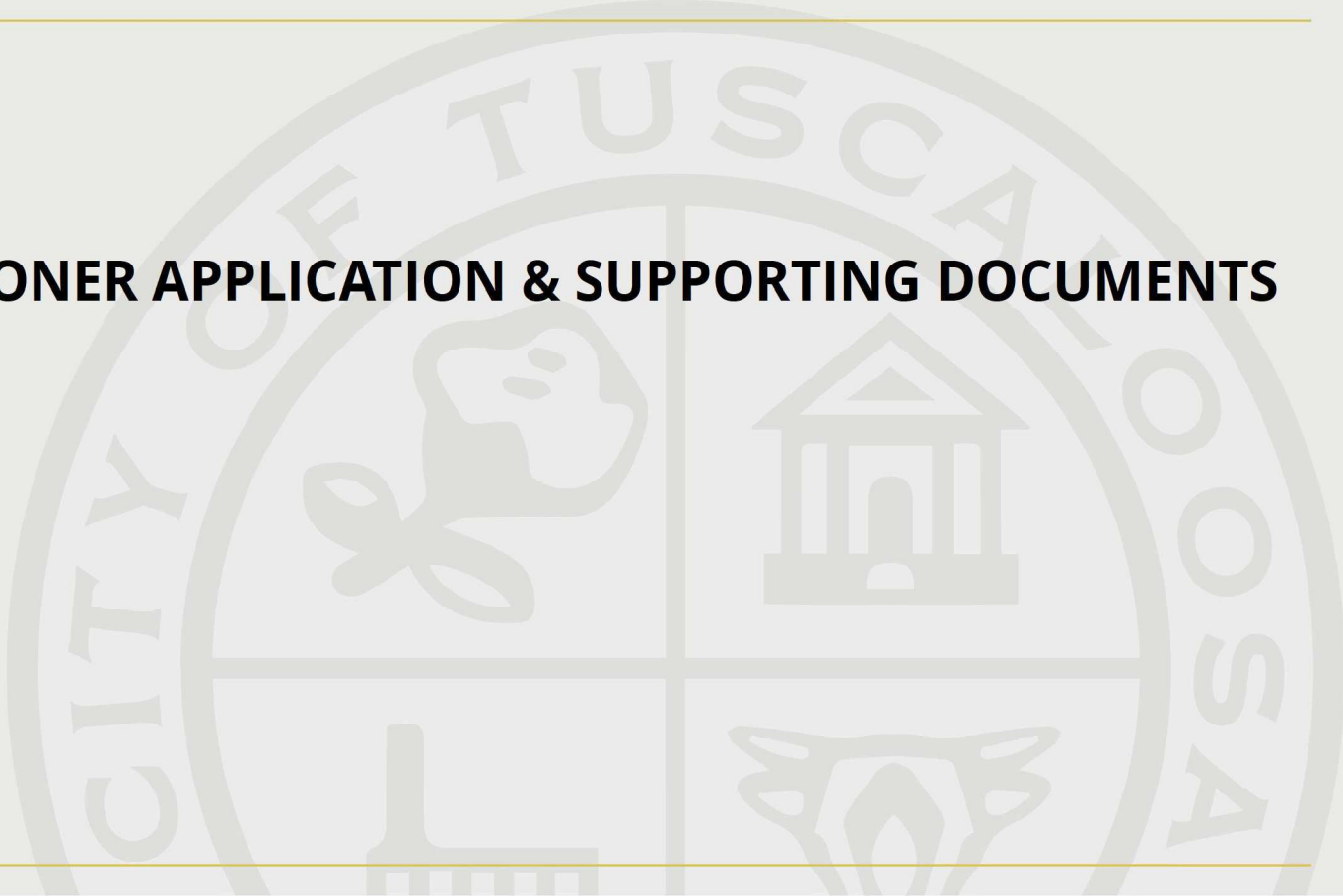
Examples of Appropriate Roof Materials:

- 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

PETITIONER APPLICATION & SUPPORTING DOCUMENTS



Certificate of Appropriateness Application

Property Information:

Site Address:

1419 Dearing Place, Tuscaloosa, Alabama 35401

Historic District:

Dearing Place

Estimated Cost of Construction:

20000

Detailed Description of the Proposed Work:

Residential remodel of bad back porch.

Detailed Description of the Proposed Materials:

Pressure treated wood, exterior screws, exterior timber locks, house wrap, OSB plywood, matching three tab shingles and concrete.

Applicant Information:

Applicant Name:

Brandon Shirley

Is the applicant also the property owner?

No

Property Owner Information:

Owner 1

Property Owner Name:

Michael Numnum

Supporting Documents:

Site Plan:

IMG_1642.jpeg

Elevation Drawings:

Proposed Materials Documents:

Additional Documents:

IMG_1639.jpeg

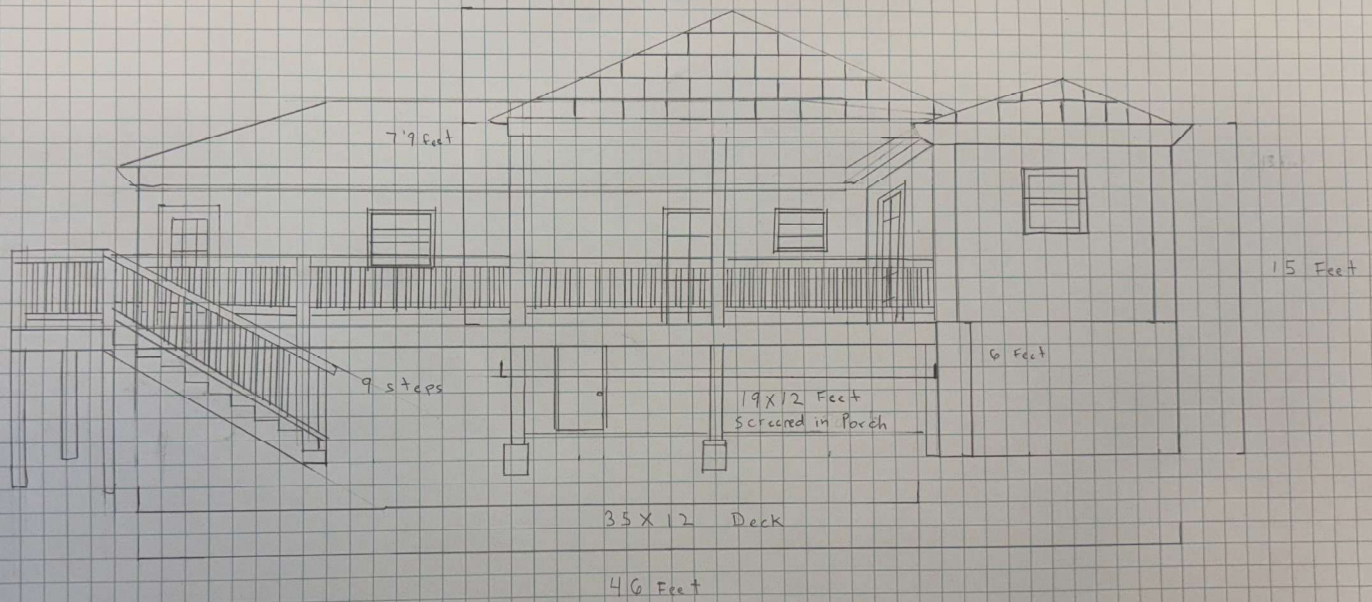
Once submitted, a staff member will contact the applicant using the email provided on this form. If more documents are required, the staff member will clarify what is required in that email. By submitting this application, you recognize the city will send public notification and place a sign on the property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

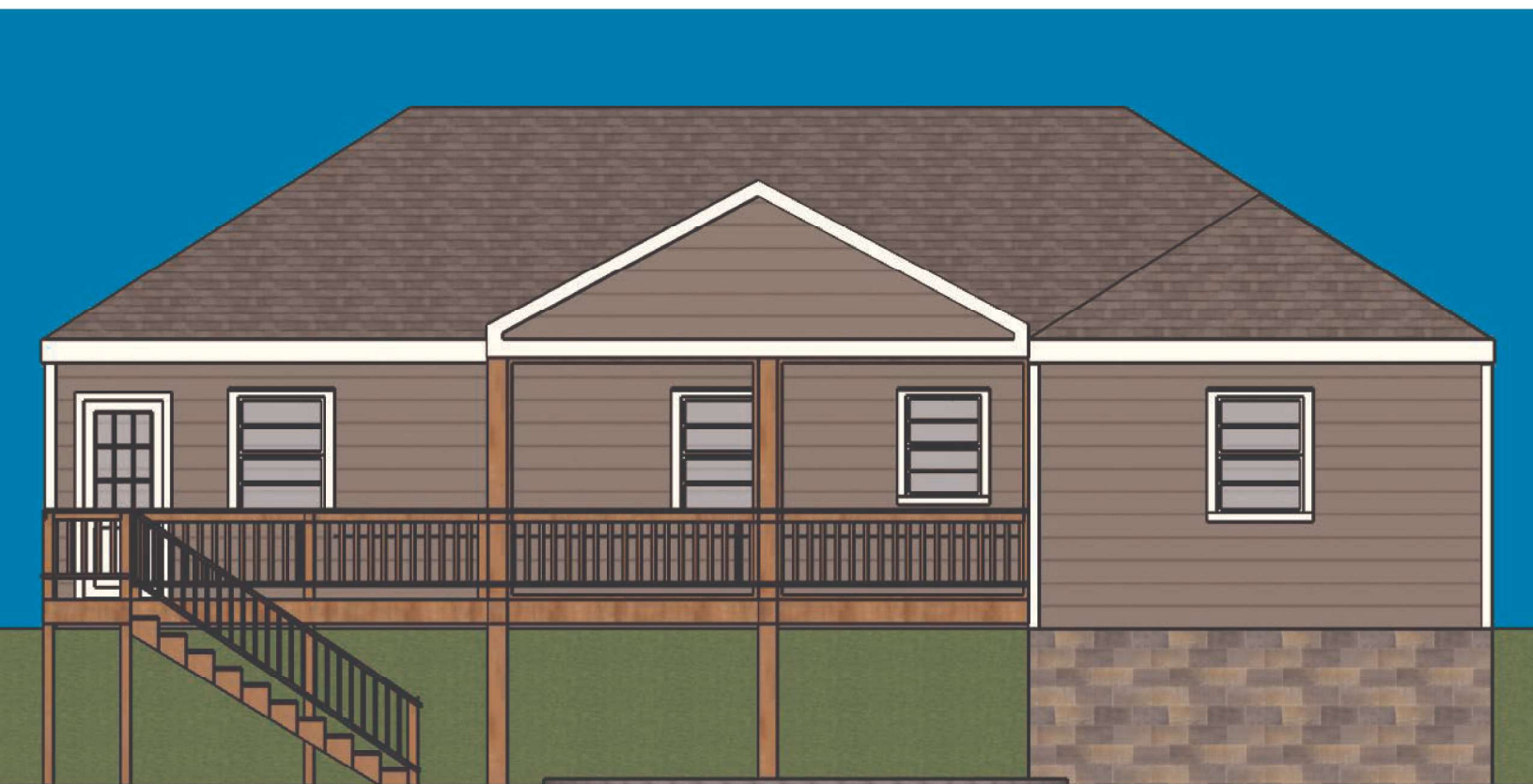


New Addition screened in Porch with Deck

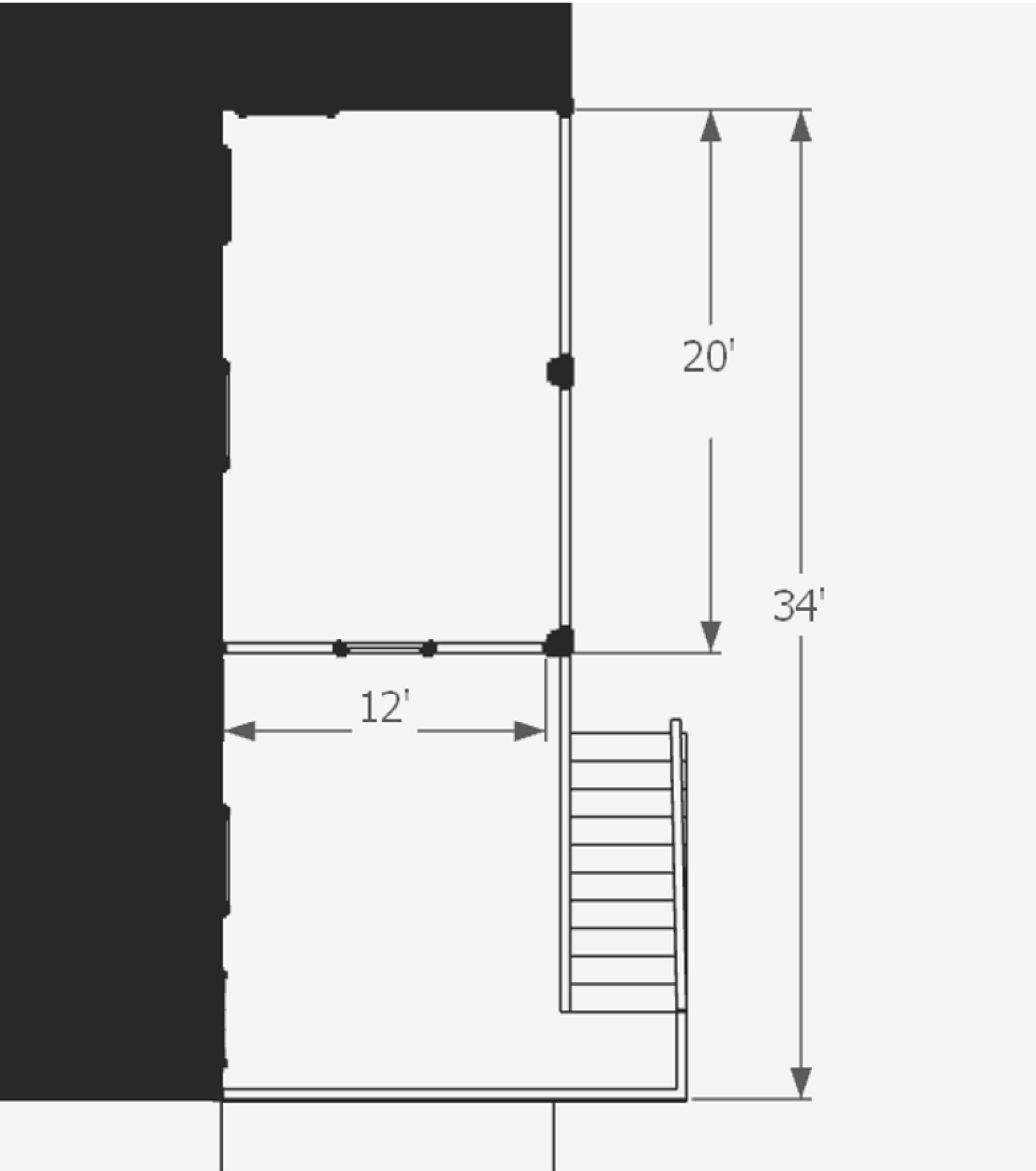
1 Ceiling Fan with switch
3 outlets

12'5" Highest Point on Gable Roof

















SW 7046
Anonymous

245-C5

Riverwood

SW 3507

Samples approximate the actual paint color.

276 10/25

WOODSCAPES



SHERWIN-WILLIAMS.



WAMLS





50k+ bought last week

Severe Weather 1-1/4-in x 6-in x 8-ft Standard Southern yellow pine Above ground Pressure Treated Lumber (Recommended for Deck Boards)
Item #312284 | Model #OGSS40608-AG

Shop Severe Weather

★★★★☆ 4.1 5036

\$6^{.68}

Bulk Savings
\$6.01/ Each (10.0% Off) when you buy 96+

Common Length Measurement: 8-ft

- 8-ft
- 10-ft
- 12-ft
- 16-ft

Pickup 

Today

670 available

FREE

Fast Delivery 

Today

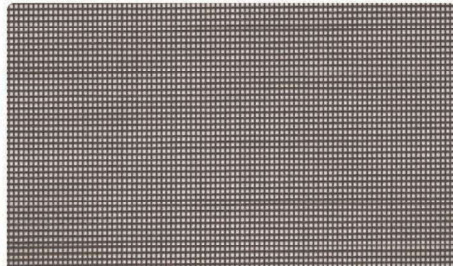
1,579 available

FREE Pickup at Homewood Lowe's [Check Other Stores](#)

View on map [Aisle 53 | Bay 1](#)

— 1 + **Add to Cart**

 Product varies by store



100+ bought last week

Phifer TuffScreen 3-ft x 7-ft black Polyester Screen mesh

Item #5452400 | Model #3046711

Shop Phifer

★★★★★ 4.9 39

\$17.98

Width Measurement: 3-ft

3-ft 4-ft 5-ft 6-ft 8-ft

Length Measurement: 7-ft

7-ft 25-ft 100-ft

Pickup within 3 hrs 14 available FREE	Shipping Fri, Jun 5 39 available FREE with	Fast Delivery Today 36 available \$2.99 with
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View on map [Aisle 15 | Bay 12](#)

Loyalty Benefits | [Sign In](#) to unlock Fast Delivery from **\$2.99**



EXCLUSIVE 500+ bought last week

Screen Tight 5 Bar Universal reversible 36-in W x 80-in H x 1-in T Natural Single Hinged Wood Screen door with

Item #811785 | Model #W5BAR36

[Shop Screen Tight](#)

★★★★☆ 3.9 500

\$85.00

\$80.75 When you choose 5% savings on eligible purchases every day. [Learn How](#)

Buy Now, Pay Later
As low as 0% APR for \$28.34/mo [Learn How](#)

4 interest-free payments or as low as \$15/mo with **affirm**. [See If You Qualify](#)

Common Size (W x H): 36-in x 80-in

30-in x 80-in

32-in x 80-in

36-in x 80-in

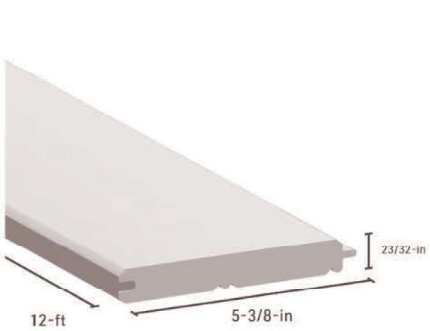
Pickup
within 3 hrs
18 available
FREE



Delivery
Tomorrow
18 available



FREE Pickup at Homewood Lowe's [Check Other Stores](#)



Trending Now

10k+ bought last week

RELIABILT 3/4-in x 5-3/8-in x 12-ft Reversible Unfinished Spruce pine fir Wood Tongue and groove Wall Plank

Item #858815 | Model #L5TGV13446212

Shop RELIABILT

★★★★☆ 4 435

\$12^{.88}

Actual Width: 5.375

5.375 7.25

Actual Length: 12

8 12 16

Calculate How Much You Will Need

Pickup

within 3 hrs
102 available
FREE

Delivery

Tomorrow
415 available

FREE Pickup at Homewood Lowe's [Check Other Stores](#)

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1

Add to Cart

Cabot Tintable Neutral Base Solid Exterior Wood Stain an...

★★★★★ 1799

\$55.98

1

Add to Cart

Review Selections Overview Specifications Reviews Compare Q&A



Search by Color Name, Number or Family

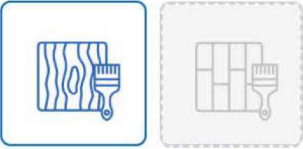
Filter

Potato Skin POTATO_SKIN

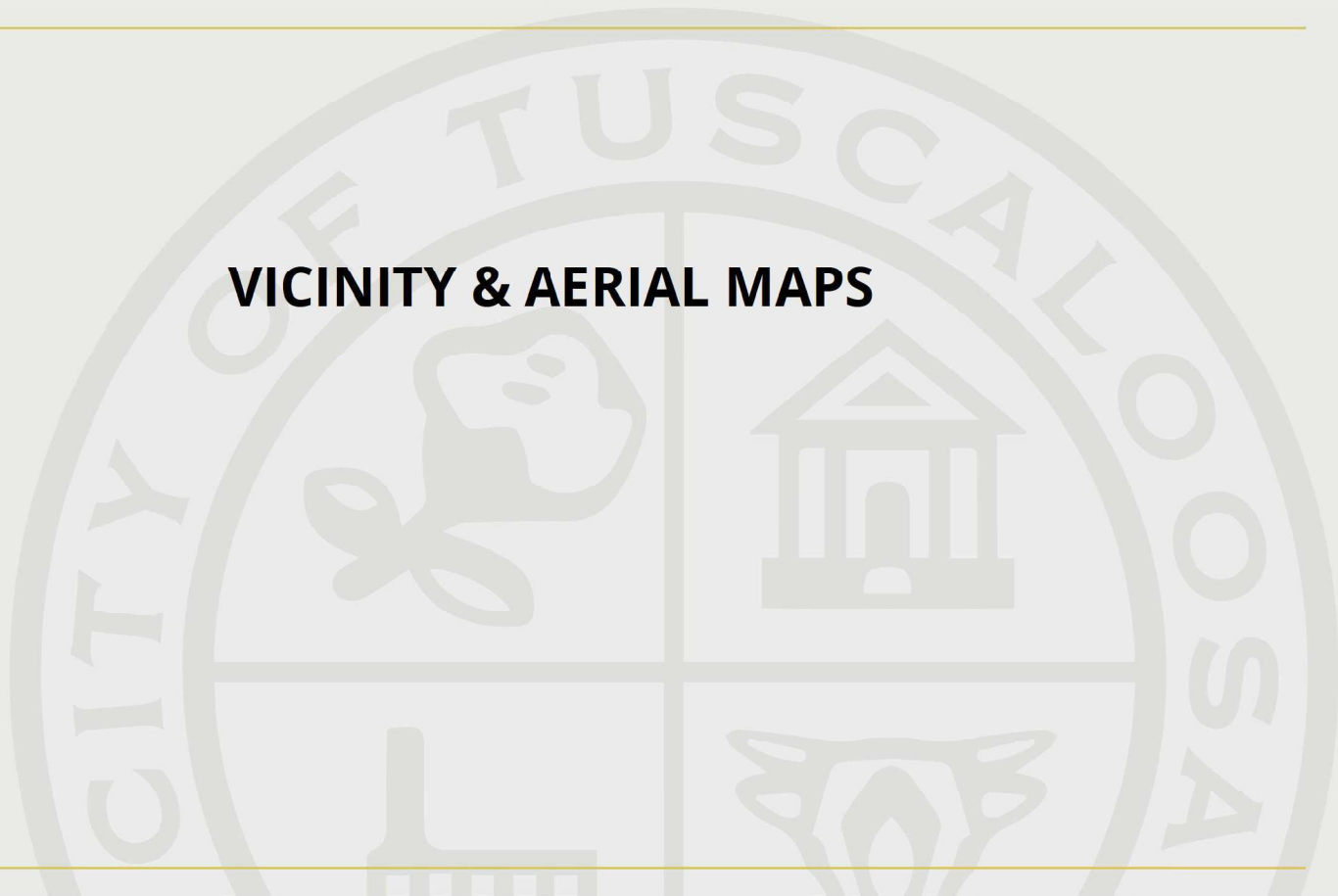


See More

Project Type: Exterior Stain Help Me Choose



VICINITY & AERIAL MAPS





1419 Dearing Place

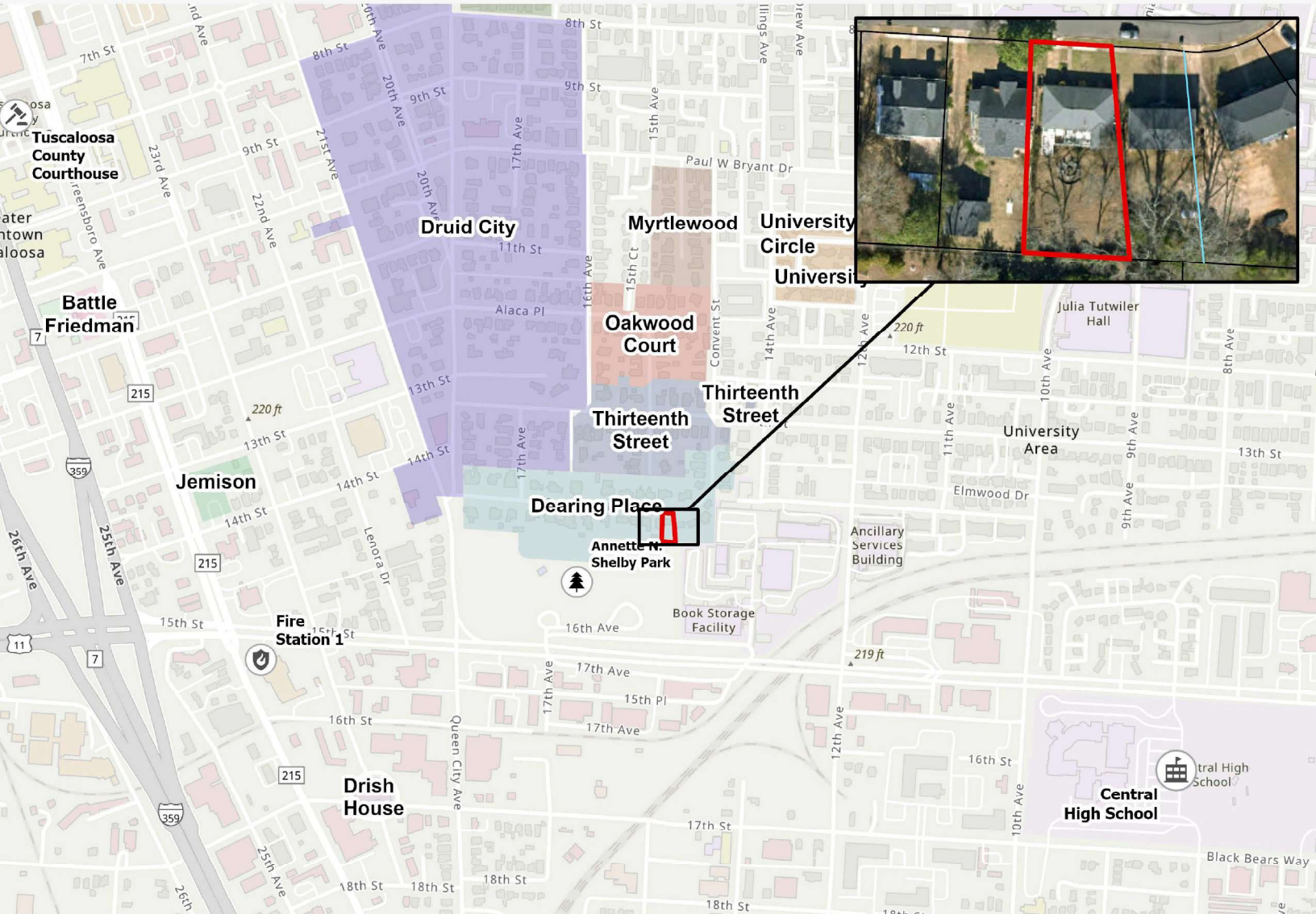
1 inch = 50 feet
0 25 50 75 100 Feet



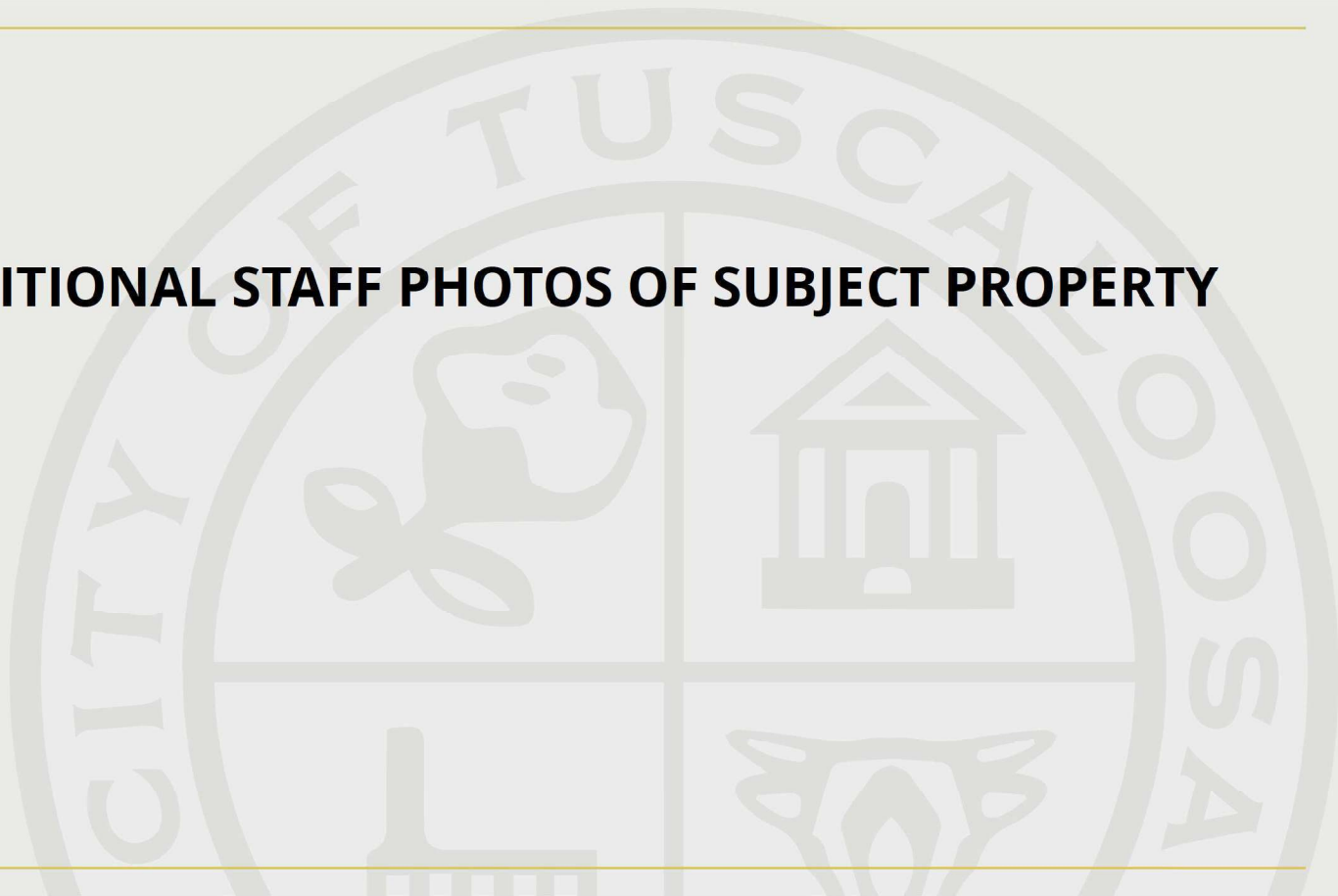


1419 Dearing Place

1 inch = 625 feet
0 300 600 900 1,200 Feet



ADDITIONAL STAFF PHOTOS OF SUBJECT PROPERTY





DO NOT REMOVE!
NOTICE
STOP WORK
BY ORDER OF
CITY OF TUSCALOOSA

City Hall Building • 2201 University Blvd • Tuscaloosa, AL 35401

Date 4/10/26

Notice is Hereby Given OWNER or Contractor

Location of Work 1419 Dearing Pl

This work is being done in violation of Section 6-115 of the City of Tuscaloosa

Code which requires a permit

Section _____ of the _____ Code is being violated in the work authorized under

Receipt No.

Stop Work

Remarks Needs Permit

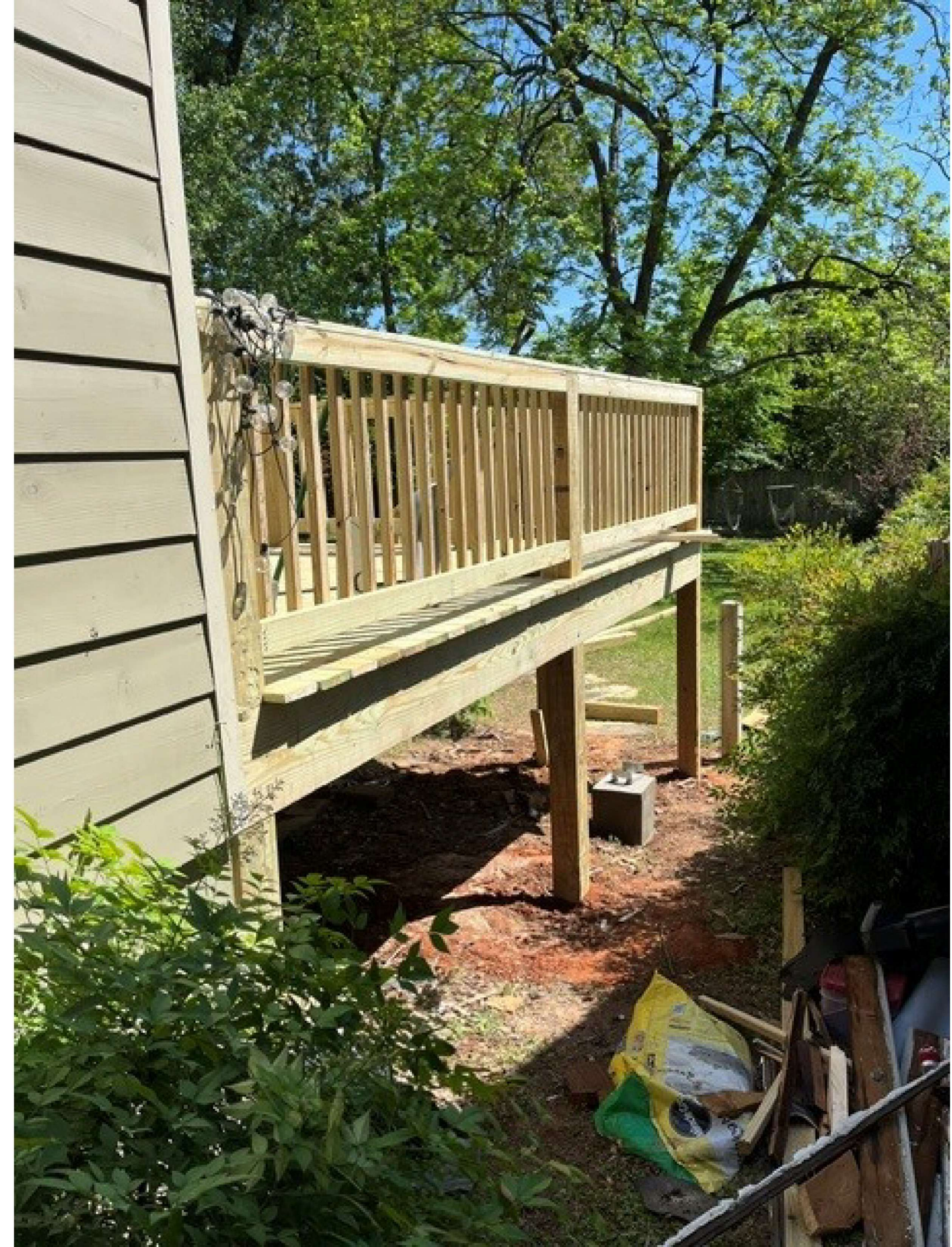
Work May Be Resumed when permit is posted

Please See That Indicated Violations are Corrected Not Later Than Apr 17 2026

By S. Rex

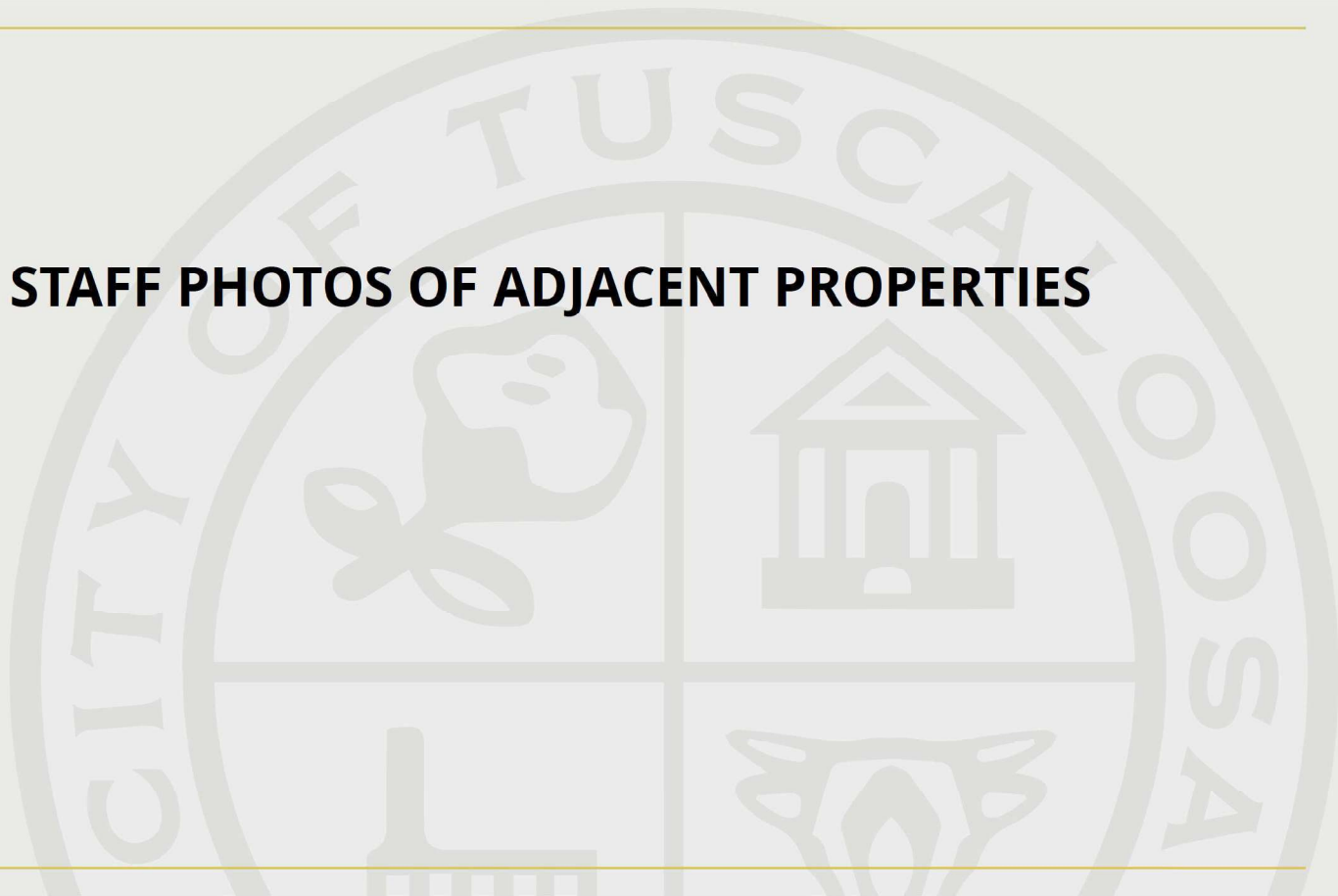
Building Official







STAFF PHOTOS OF ADJACENT PROPERTIES







J.A. EDWARDS, INC.
DEARING PLACE
415 Dearing Place
252-445-1440
www.jaedwards.com

TOW AHEAD
ZONES
HARRISVILLE
HARRISVILLE

