Historic Preservation Commission
Staff Report

Meeting Date: June 26th, 2026
Case #: HPC-34-26

Site Address:	1311 Shady Lane
Parcel ID:	31-06-23-3-020-018.000
Applicant:	Heath McCullough
Owner:	Sean Goodrich
Proposed Work:	Petition for a Certificate of Appropriateness for exterior alterations to the front and rear of the primary structure and a material change to the siding on the property located at 1311 Shady Lane in the Thirteenth Street Historic District (Council District 4)
Current Zoning:	SFR-3H
Historic District:	Thirteenth Street Historic District
Architectural Style:	Colonial Revival Cape Cod
Year Built:	1936
Contributing:	Yes
Historic Survey:	Thirteenth Street Historic District Survey

Resource 19. .1311 Shady Lane (Duckworth-Badger House): 1936, moved 1937, Colonial Revival Cape Cod; 1 ½ story, brick foundation, wood frame, vinyl exterior siding over original wood, side-gabled roof with attached front-gabled wing on end, gabled roof dormers, asphalt roof shingles, recessed off-set entry, multi-paned windows, attached garage, interior flooring oak downstairs/pecan upstairs, originally featured sleeping porch, interior crown moulding.

DESCRIPTION OF PROPOSED PROJECT:

At the front elevation, the petitioner proposes removing the existing front-facing dormers and replacing them with a single shed-style dormer. The new front dormer will be 23’ 4’ long and constructed with asphalt shingle roofing, aluminum-clad wood windows, and Hardie lap siding.

Additionally, the petitioner proposes constructing a covered porch on the front elevation. The porch will be 31' long and 9' tall and will feature a standing seam metal roof. The porch floor will consist of a concrete slab with a brick rowlock border around the perimeter to complement the existing masonry elements of the primary structure. The porch roof will be supported by wooden columns and finished with Hardie trim.

At the rear elevation, the petitioner proposes removing two existing dormers and replacing them with a single shed-style dormer measuring 18' in length. Like the front dormer, it will feature asphalt shingle roofing, aluminum-clad wood windows, and Hardie lap siding.

The petitioner also proposes constructing a covered porch at the rear of the primary structure. The rear porch will be approximately 21' long, 10' wide, and 9' tall. It will be framed using pressure-treated lumber and finished with Trex decking. The porch will be screened in have minimal visibility from the public right-of-way. Additional features include wooden handrails, pickets, steps supported by 6'' by 6'' wooden corner posts, and a Hardie panel ceiling.

Another component of the project includes replacing all existing vinyl siding, soffit, and fascia with Hardie siding, soffit, and fascia. The proposed Hardie siding will be a light blue color. All existing vinyl windows will also be replaced with white aluminum-clad wood windows, which will not match the existing lite patterns.

Finally, the petitioner proposes installing standard two-light flood fixtures at each corner of the primary structure, along with recessed can lighting on the proposed front and rear porches.

STAFF ANALYSIS:

Asphalt shingles are listed as an appropriate material for roofs per the Design Guidelines. Aluminum-clad woods windows are also considered appropriate 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.

2. Porches and Railings

- Maintain and repair historic porches to reflect their historic period and the relationship to the structure.
- Use materials that blend with the style of the structure or other structures in the district. Balustrades of stairs and ramps should match the design and materials of the porch or be unobtrusive.
- Do not permit enclosure of front porches. Where rear or side porches are to be enclosed, the enclosure shall preserve the original configuration of columns, handrails and other important architectural elements.

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
- 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

Examples of Inappropriate Window Materials:

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

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 Window 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

Examples of Inappropriate Window Materials:

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

- Built-up or membrane on slopes of 3- and-12 or less where hidden by parapets

C. Exterior Lighting

- Design, install, and maintain exterior lighting to focus only on intended areas within the property, and to avoid invading surrounding areas

PETITIONER APPLICATION & SUPPORTING DOCUMENTS

Certificate of Appropriateness Application

Property Information:

Site Address:
1311 Shady Ln, Tuscaloosa, Alabama 35401

Historic District:
Druid City

Estimated Cost of Construction:
500000

Detailed Description of the Proposed Work:
I, Heath McCullough of MD Drafting Services, along with Jared Dearing of MD Drafting Services and Case Nixon of H.C. Nixon Construction, have been retained by the owner of 1311 Shady Lane, Sean Goodrich, to assist with a major interior and exterior renovation of the residence. Mr. Goodrich, a Colorado resident with family attending the University of Alabama, recently purchased this property, and is committed to investing in and preserving a home within the Tuscaloosa Historic District.

Collaborating with the owner, our design and construction team has carefully evaluated the existing structure and developed a renovation plan that addresses functional deficiencies while respecting and enhancing the architectural character of the home and its surrounding historic neighborhood.

The property presents multiple challenges that must be addressed to improve functionality while maintaining the home's historic character.

We are proposing a complete interior renovation, including a new kitchen, updated living areas, a redesigned primary suite, and significant improvements to the second floor. During our evaluation of the home, we determined that the primary limitation of the existing second floor is the lack of adequate headroom and usable living space. Based on our observations, the second-story addition may have been constructed after the original home, resulting in inefficient room layouts and restricted ceiling heights throughout much of the upper level.

To address these issues, we propose removing the existing front-facing doghouse dormers and replacing them with a single shed-style dormer. This modification will increase usable floor area and headroom while creating a more functional second floor living environment. In addition, a covered front porch will be added to the front elevation to enhance the home's architectural presence and strengthen its Cape Cod character. The porch roof will be finished with a colored snap-lock standing seam metal roofing system, providing a traditional appearance that complements the historic character of the residence while offering long-term durability. The porch ceiling will feature a tongue-and-groove finish to provide additional architectural detail and craftsmanship consistent with the style of the home.

The porch floor will consist of a concrete slab with a broom finish for durability and slip resistance. A brick rowlock border will be incorporated around the perimeter of the porch to complement the existing masonry elements of the residence and enhance the overall appearance of the front elevation. The proposed front porch is intended to improve the architectural character of the home while remaining compatible with the surrounding historic neighborhood.

At the rear of the residence, two existing dormers will be removed. These dormers are poorly configured, limit interior functionality, and reduce the usable floor area within the second story. They will be replaced with a shed-style dormer that will improve both the exterior appearance and the livability of the upper level. In addition to the rear dormer modifications, a new covered rear porch will be constructed to enhance the functionality and enjoyment of the outdoor living space. The porch structure will be framed using pressure-treated lumber and finished with low-maintenance Trex decking materials. The porch will be screened to

provide a comfortable outdoor living area while minimizing the visual impact on the surrounding property. The design has been carefully developed to complement the architectural character of the residence and provide a durable, long-lasting outdoor gathering space for the homeowners and their guests. Due to its location on the rear elevation, the screened porch will have minimal visibility from the public right-of-way.

All new dormers will be finished with asphalt shingles designed to closely match the existing roof. The main roof will remain asphalt shingles as well.

As part of the exterior renovation, all existing vinyl siding will be removed and replaced with Hardie® lap siding in a historically appropriate light blue color. All existing windows will be replaced with white aluminum-clad windows that closely resemble traditional wood windows in appearance while providing improved durability and energy efficiency.

During the design process, it became evident that several modifications had been made to the residence over time that were not consistent with the home's original Cape Cod architectural character. These alterations, including the existing dormer configurations and various exterior elements, have resulted in a less cohesive architectural appearance and have reduced the functionality of the second-floor living space.

The proposed renovations have been carefully designed to create a more unified and historically appropriate architectural expression. The replacement of the existing dormers with shed-style dormers, the addition of a properly proportioned front porch, the installation of traditional lap siding, and the use of white aluminum-clad windows are all intended to reinforce the home's Cape Cod character while improving its overall appearance, functionality, and long-term preservation. The goal of this project is not to alter the historic nature of the residence, but rather to enhance and restore architectural elements that are more consistent with the style and character of the home and the surrounding historic district.

Detailed Description of the Proposed Materials:

Exterior Renovations

Demolition & Preparation

- Remove all existing exterior siding in preparation for new siding and trim installation.
- Prepare exterior surfaces for new construction and Hardie siding finishes.

Windows & Dormer

- Replace all existing windows with HPC-approved aluminum-clad white windows. (Plygem Mira)
- Modify window layout per approved plans.
- Construct new front dormer as shown on elevation drawings, including installation of three new windows.
- Kitchen window to be a single window that flips up.

Roofing

- Install new dimensional asphalt shingle roofing on newly constructed dormer and back porch.
- Install colored snap-lock metal roofing on the new front porch.

Siding, Soffit & Fascia

- Install new Hardie lap siding on the entire home.
- Install new Hardie fascia and soffit throughout.

Gutters

- Install new K-style gutters with round downspouts around the entire home.
- Includes leaf guards.

Rear Porch Construction

- Construct new covered and uncovered rear porches per plans.
- Porch framing to consist of treated lumber construction.
- Install Trex decking from the standard color line on all porch surfaces and stair treads.
- Screen in covered porch area using black or charcoal screening.
- Install Hardie board ceiling panels with batten strip seam detailing in covered porch ceiling area.
- Install painted treated handrails and pickets with 6x6 treated corner posts.

Front Porch Construction
- Construct new front porch per elevation drawings.
- Install tongue-and-groove porch ceiling.
- Install wrapped treated columns trimmed with Hardie materials.
- Install poured concrete porch with broom finish and brick rowlock border.

Exterior Lighting & Paint
- Install standard two-light flood fixtures at each corner of the home.
- Install recessed can lighting on front and rear porches.
- Relocate sprinkler box

Applicant Information:

Applicant Name:
Heath McCullough

Property Owner Information:

Owner 1

Property Owner Name:
Sean Goodrich

Owner 2

Property Owner Name:
Claire Goodrich

Supporting Documents:

Site Plan:
1311 SHADY LN, PROPOSED DRAWINGS.pdf

Elevation Drawings:
1311 SHADY LN, PROPOSED DRAWINGS.pdf

Proposed Materials Documents:
Sean Goodrich Materials.pdf

Additional Documents:
1311_Shady_Lane_Existing_Photos.pdf

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.

06.15.2026

MD DRAFTING SERVICES

the GOODRICH HOUSE

1311 SHADY LN, TUSCALOOSA, AL 35401

GENERAL NOTES

1. THE PLANS AND SPECIFICATIONS ARE COMPLIMENTARY TO THE DESIGN INTENTIONS OF THE OWNER. THE CONTRACTOR IS TO PROVIDE ALL WORK SHOWN ON THE PLANS, WHETHER OR NOT ADEQUATELY DESCRIBED IN THE SPECIFICATIONS, AND ALL WORK DESCRIBED IN THE SPECIFICATIONS WHETHER OR NOT SPECIFICALLY INDICATED ON THE PLANS AS IF CALLED FOR BY BOTH.
2. IT IS THE RESPONSIBILTIY OF THE BUILDER TO COMPLY WITH AND ADAPT THIS PLAN TO SATISFY THE APPLICABLE INTERNATIONAL RESIDENTIAL CODE (IRC) AND ENERGY CODE REQUIREMENTS AS WELL AS LOCAL BUILDING CODES WHERE THIS HOME PLAN IS CONSTRUCTED AND ADAPT THIS PLAN TO ITS ACTUAL SITE LOCATION.
3. THIS BUILDING AND ITS DESIGN MUST BE CONSTRUCTED BY A LICENSED AND REPUTABLE BUILDER OR DESIGN PROFESSIONAL WITH EXPERIENCE IN CONSTRUCTING THIS TYPE OF HOME.
4. ALL SUB-CONTRACTORS USED IN THE CONSTRUCTION OF THIS HOME MUST BE LICENSED WITH THE STATE AND QUALIFIED TO PERFORM THE WORK REQUIRED.
5. IT IS THE RESPONSIBILITY OF THE BUILDER TO REVIEW AND PERFORM ALL DUE DILIGENCE ON THIS PLAN AND NOTIFY OWNER OF ANY CONCERNS PRIOR TO BEGINNING CONSTRUCTION.
6. ANY DISCREPANCIES BETWEEN ACTUAL CONDITION AND DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND A DESIGN PROFESSIONAL. CONTRACTOR SHALL SUBMIT SPECIFIC DISCREPANCIES FOR PROFESSIONAL REVIEW.
7. THIS SELECTION AND CONDITION OF LUMBER USED IN CONSTRUCTION MAY VARY WIDELY, AS DOES THE QUALITY OF THE WORKMANSHIP. NEITHER M&D DRAFTING SERVICES OR ITS MEMBERS HAVE KNOWLEDGE OF THE QUALITY OF THE WORKMANSHIP OR CONSTRUCTION METHODS AND PRACTICES USED ON ANY CONSTRUCTION PROJECT AND IS THEREFOR HELD HARMLESS FROM THE DESIGN AND PERFORMANCE OF THE LUMBER IN COMPLETED STRUCTURES.
8. ALL STRUCTURAL MATERIAL USED TO CONSTRUCT THIS HOME MUST MEET CURRENT INT. CODE REQUIREMENTS, CERTIFIED AND DESIGNED BY THE MANUFACTURER OR BY A LICENSED STRUCTURAL ENGINEER.
9. ANY STRUCTURAL AND FLOOR JOIST NOTATION ON THIS PLAN IS INTENDED FOR PURPOSES OF DESIGN ONLY AND IN NO WAY INDICATES FINAL STRUCTURAL REQUIREMENTS FOR LOAD BEARING LOCATIONS WHICH ARE DESIGNED BY OTHERS.
10. ALL LOAD BEARING LOCATIONS MUST BE REVIEWED, DESIGN AND APPROVED BY LUMBER MANUFACTURER OR STRUCTURAL ENGINEER PRIOR TO THE START OF CONSTRUCTION.
11. EASEMENTS AND SETBACKS AS DETERMINED BY A LICENSED SURVEYOR. IT IS RECOMMENDED THAT A CERTIFIED STRUCTURAL ENGINEER REVIEW THE FRAMING CONSTRUCTION TO VERIFY STRUCTURAL INTERGRITY.
12. THESE PLANS DO NOT SHOW OR SUGGEST FINAL REQUIRED CONSTRUCTION PRACTICES AND M&D DRAFTING SERVICES ARE NOT RECOGNIZED TO BE A LICENSED DESIGN PROFESSIONAL AND ASSUMES NO LIABILITY FOR ANY ERRORS IN THIS PLAN.
13. ALL DIMENSIONS, PROPERTY LINES, SETBACK LINES AND EASEMENTS SHALL BE VERIFIED BY OWNER AND CONTRACTOR PRIOR TO ANY WORK.
14. PROPER DRAINAGE PATTERN SHALL BE DETERMINED BY CONTRACTOR AND APPROVED BY BUILDING INSPECTOR PRIOR TO PLACEMENT OF FOUNDATION FORMS.
15. DRAINAGE FACILITIES SHALL BE DESIGNED TO PREVENT EXCESSIVE RUNOFF ON TO ADJACENT PROPERTIES. EXCESSIVE RUNOFF PERTAINS TO QUANTITY, EXPRESSED IN CUBIC FEET PER SECOND (CFS) AS WELL AS QUALITY, EXPRESSED AS EROSION, SILTATION, AND CHEMICAL /BIOLOGICAL CONTAMINANTS.
16. FINISH FLOOR ELEVATIONS SHALL BE MINIMUM OF 8" ABOVE ADJACENT FINISH GRADE ELEVATION (INCLUDING SOD).
17. FINISH GRADE (INCLUDING SOD) AT A 10'-0 PERIMETER DISTANCE FROM THE BUILDING OR MID-DISTANCE THE PROPERTY LINE (WHICHEVER IS LESS) SHALL BE MINIMUM OF 17" LOWER THAN FINSH FLOOR.
18. GRADING OF ENTIRE LOT SHALL HAVE A MINIUM OF 2% SLOPE FOR PROPER DRAINAGE.
19. BUILDING DIMENSIONS ARE TO FACE OF STUD .

FRAMING NOTES

1. DIMENSION LUMBER SHALL BE SOUTHERN YELLOW PINE (SYP), NO. 2 DENSE KILN DRIED OR BETTER AND SHALL PROVIDE MINIMUM ALLOWABLE STRESS VALUES OF 1500 PSI IN BENDING FOR SINGLE MEMBER USES, 95 PSI IN HORIZONTAL SHEAR, AND SHALL HAVE A MODULUS OF ELASTICITY OF 1,800,000 PSI AS DETERMINED BY AN APPROVED LUMBER GRADING AGENCY.
2. ALL TREATED LUMBER SHALL BE SPY #2, PRESSURE TREATED.
3. PLYWOOD ROOF SHEATHING SHALL MEET THE REQUIREMENTS OF PRODUCT STANDARD PS-1 AND SHALL BE C-D EXTERIOR PLYWOOD WITH EXTERIOR GLUE. ALL PLYWOOD SHALL BEAR APA GRADE TRADEMARK STAMP. INSTALL PLYWOOD CLIPS AT UNSUPPORTED EDGES BETWEEN EACH JOIST.
4. PROVIDE PLYWOOD NAILING AS RECOMMENED BY THE AMERICAN PLYWOOD ASSOCIATION (APA). CONNECT ALL FRAMING SECURELY TOGETHER WITH NAILS.
5. INSTALL ANCHORS WHERE INDICATED AND/OR WHERE REQUIRED TO ANCHOR WOOD PLATES TO CONCRETE. ANCHORS FOR PLATES NOT OTHERWISE INDICATED SHALL BE 1/2" DIA. BOLT SPACED APPROXIMATELY 36" O.C.
6. VERIFY SIZE AND LOCATION OF ROOF OPENINGS WITH MECHANICAL CONTRACTOR.
7. WHERE MECHANICAL EQUIPMENT IS TO BE INSTALLED IN ATTIC SPACE, IT SHALL BE INSTALLED ACCORDING WITH SECTION 304.4 OF THE CURRENT STANDARD MECHANICAL CODE. DESIGN DEAD LOADS FOR BOTTOM CHORDS OF ROOF TRUSSES/FRAMING SHALL BE INCREASED AS NECESSARY AT ALL MECHANICAL EQUIPMENT LOCATIONS. VERIFY ALL STRUCTURAL LOADS WITH UNIT MANUFACTURER.
8. ALL STRUCURAL BEAMS, HEADERS, GIRDERS, ETC. REQUIRED TO CARRY FLOOR OR ROOF TRUSSES/FRAMING SHALL BE ADEQUATELY VERIFIED, DESIGNED AND SIZED BY GENERAL CONTRACTOR OR FRAMING CONTRACTOR. ANY BEAMS SIZED IN THESE DRAWINGS ARE FOR LAYOUT REFERENCE ONLY AND SHALL BE TAKEN ONLY AS SUCH. A LICENSED STRUCTURAL ENGINEER'S REVIEW IS STRONGLY RECOMMENDED PRIOR TO CONSTRUCTION.
9. ROOF JOISTS SHALL BE 2X10 MINIMUM AS ATTIC FLOOR STRUCTURE, 24" O.C. VERIFY WITH OWNER EXTENT OF 3/4" PLYWOOD SUBFLOORING IN THE ATTIC. ROOF PITCH RAFTERS SHALL BE 2X6 MINIMUM, WITH 2X4 REQUIRED BRACING ACCETABLE.

MAXIMUM SPANS FOR HEADERS

SIZE OF HEADER	SUPPORTING ROOF ONLY	ONE STORY ABOVE
2- 2X4	4'-0"	-
2- 2X6	6'-0"	4'-0"
2- 2X8	8'-0"	6'-0"
2- 2X10	10'-0"	8'-0"
2- 2X12	12'-0"	10'-0"

* TABLE 602.6 FROM CABO ONE AND TWO FAMILY DWELLING CODE 1995 ED.

SIDEWALK NOTES

1. ALL SIDEWALKS SHALL BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE, WITH A COMPRESSIVE STRENGTH OF 3000 P.S.I. IN TWENTY EIGHT DAYS
2. ALL SIDEWALKS ARE TO HAVE A WIDTH AND SHALL BE CONSTRUCTED AS PER THE LOCATION SHOWN ON THESE PLANS.
3. ALL SIDEWALKS SHALL BE SCORED TO DEPTH OF 3/4" AT FOUR (4) FOOT INTERVALS, WITH EXPANSIONS JOINTS PLACED AT TWENTY (20) FOOT INTERVALS.
4. EXPANSION JOINTS SHALL BE CONSTRUCTED OF 1/2" THICK PRE-MOLDED EXPANSION MATERIAL WITH ALL CORNERS TO BE FORMED BY EXPANSION JOINTS.
5. ANY SIDEWALK OR ACCESSIBLE ROUTE THAT IS NOT AT LEVEL ELEVATION AT ITS INTERSECTION WITH A DRIVEWAY OR STREET WILL BE REQUIRED TO INSTALL A CURB RAMP AT A MAXIMUM SLOPE AND GROOVING ONE INCH SPACINGS AT RIGHT ANGLE DIRECTIONS. GROVES ARE TO BE APPROXIMATELY 1/4" X 1/8" WIDE.
6. SIDEWALK SHALL BE SLOPED 1" TOWARDS THE STREET.
7. ALL DRIVEWAYS BETWEEN THE STREET AND PROPERTY LINE CONNECTING WITH AN EXISTING ROADWAY ARE TO BE CONSTRUCTED IN ACCORDANCE WITH DETAILS AS SHOWN IN THIS PLAN UNLESS OTHERWISE SPECIFIED BY LOCAL ORDINANCE OR SUBDIVISION COVENANTS.

DRAWING LIST

BUILDING CODE SUMMARY

APPLICABLE CODES:
2021 NATIONAL ELECTRICAL CODE
2021 INTERNATIONAL BUILDING CODE
INTERNATIONAL RESIDENTIAL CODE
INTERNATIONAL PLUMBING CODE
INTERNATIONAL MECHANICAL CODE
INTERNATIONAL FIRE CODE

OCCUPANCY CLASSIFICATION:
COMMERCIAL CONSTRUCTION
OCCUPANCY GROUP: R
CONSTRUCTION TYPE: III

PHYSICAL PROPERTIES: UNDER ROOF
MULTI LEVEL BUILDING

1ST FLOOR HEATED _____ +/- 1,927 S.F.
2ND FLOOR HEATED _____ +/- 909 S.F.
FRONT PORCH _____ +/- 186 S.F.
BACK PORCH _____ +/- 312 S.F.
CARPORT _____ +/- 411 S.F.
TOTAL UNDER ROOF_____ +/- 3,745 S.F.

CALCULATION OF SQUARE FOOTAGE MADE BY USING FACE OF EXTERIOR STUDS

THESE HOUSE PLANS ARE DESIGNED IN ACCORDANCE WITH APPLICABLE LOCAL HOME BUILDING CODES IN EFFECT AT THE TIME OF THE CREATION OF PLAN DESIGN. THE BUILDING CODES UNDER WHICH THESE HOUSE PLANS WERE DESIGNED ARE THOSE IN FORCE IN THE DESIGNER'S LOCAL REGION. THE CUSTOMER IS RESPONSIBLE TO ENSURE COMPLIANCE WITH THEIR LOCAL BUILDING CODES. LOCAL BUILDING JURISDICTIONS MAY REQUIRE OTHER ENGINEERING SERVICES PERFORMED PRIOR TO CONSTRUCTION. THESE SERVICES ARE BEST HANDLED BY THOSE FAMILIAR WITH YOUR LOCAL BUILDING CODES AND OTHER REQUIREMENTS. ONLY QUALIFIED PERSONNEL SHOULD UNDERTAKE ANY REVISIONS OF THESE PLANS.

SITE NOTES

1. THESE PLANS DO NOT ADDRESS SPECIFIC SITE REQUIREMENTS. IT IS RECOMMENDED THAT SOIL CONDITIONS AT SITE BE SAMPLED AND TESTED BY A COMPETENT SOILS TESTING LABORATORY AND IF NECESSARY, FOUNDATION PLANS BE MODIFIED BY A STRUCTURAL ENGINEER WHO IS FAMILIAR WITH THE BUILDING SITE CONDITIONS AND BE BASED ON RECOMMENDATIONS OF THE SOILS TESTING LABORATORY.
2. COMPARE DIMENSIONS W/1ST FLOOR AND VERIFY ALL DIMENSIONS INCLUDING COMPARISON OF FLOOR PLANS AND FOUNDATION TO INSURE ACCURACY PRIOR TO THE BEGINING OF CONSTRUCTION. TO THE BEST OF HIS KNOWLEDGE, THE DRAFTSMAN HAS PREPARED THESE PLANS TO COMPLY WITH THE CLIENT'S SPECIFICATIONS AND GENERAL BUILDING CODES AT THE TIME. ALTHOUGH EVERY REASONABLE EFFORT HAS BEEN MAD TO AVOID ERRORS, OMISSIONS, AND MISTAKES, THE CONTRACTOR AND/OR CLIENT SHALL VERIFY ALL CONDITIONS, DIMENSIONS, DETAILS AND SPECIFICATIONS PRIOR TO CONSTRUCTION. THE DRAFTSMAN WILL NOT BE LIABLE FOR HUMAN ERROR AFTER CONSTRUCTION BEGINS.
3. IT IS THE RESPONSIBILITY OF THE LUMBER SUPPLIER TO DETERMINE, CALCULATE, ENGINEER, AND CERTIFY ALL LOAD BEARING LOCATIONS ON THIS PLAN AND PROVIDE THE REQUIRED LUMBER AND BEAM MATERIAL TO SUBSTANTIALLY SUPPORT THE STRUCTURAL INTEGRITY OF THIS PLAN.
4. M & D DRAFTING SERVICES ASSUMES NO LIABILITY FOR THE STRUCTURAL INTEGRITY OF THIS PLAN, CONSTRUCTION PRACTICES, OR FINAL PLACEMENT OF THIS HOME ON ITS SITE.
5. SOME STATE AND/OR LOCAL BUILDING CODES MAY REQUIRE A LICENSED PROFESSIONAL ENGINEER OR ARCHITECTS CERTIFICATION STAMP BEFORE BUILDING PERMITS CAN BE ISSUED.

M&D DRAFTING SERVICE
TUSCALOOSA, AL 35019

PROJECT:
GOODRICH HISTORIC HOUSE

TOWN, STATE

DATE: 06/15/2026
PROJECT NO 26033

REVISION DATE

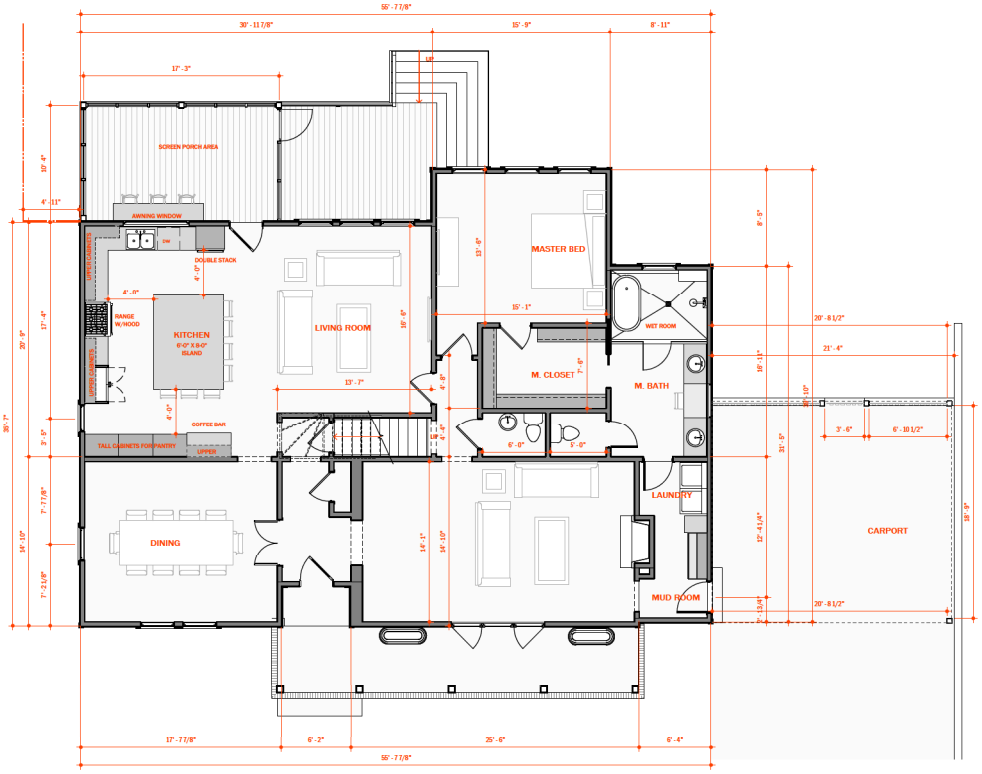
NOTES:

NOTES

SCALE: As indicated

A0.2

DRAWN BY: JRD



1 1ST FLOOR LAYOUT CONCEPT

SCALE: 1/4" = 1'-0"

MD DRAFTING SERVICE

TUSCALOOSA, AL 40819

PROJECT:
GOODRICH HISTORIC HOUSE

TOWN, STATE

DATE: 06/15/2026
PROJECT NO 26033

REVISION DATE

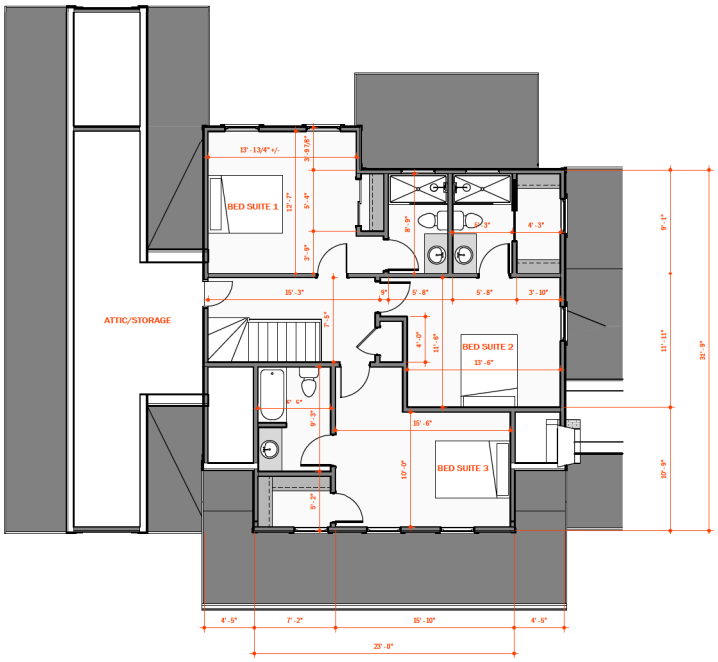
NOTES:

1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"

A1.0

DRAWN BY: JRD



1 2ND FLOOR LAYOUT CONCEPT

SCALE: 1/4" = 1'-0"

MD DRAFTING SERVICE

TUSCALOOSA, AL 40019

PROJECT:
GOODRICH HISTORIC HOUSE

TOWN, STATE

DATE: 06/15/2026
PROJECT NO 26033

REVISION DATE

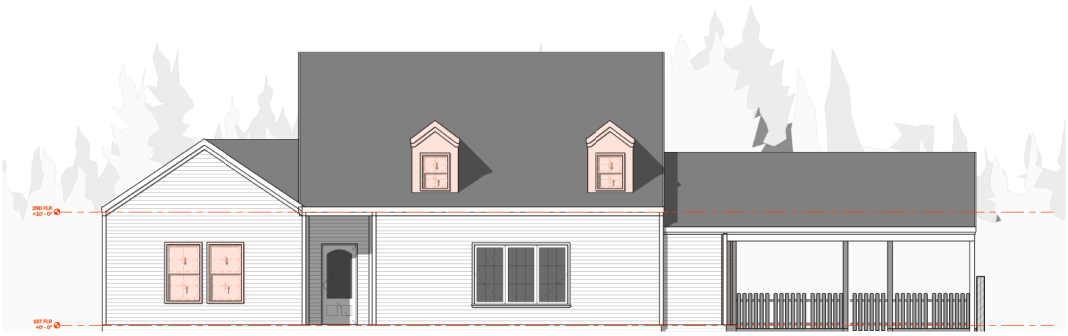
NOTES:

2ND FLOOR PLAN

SCALE: 1/4" = 1'-0"

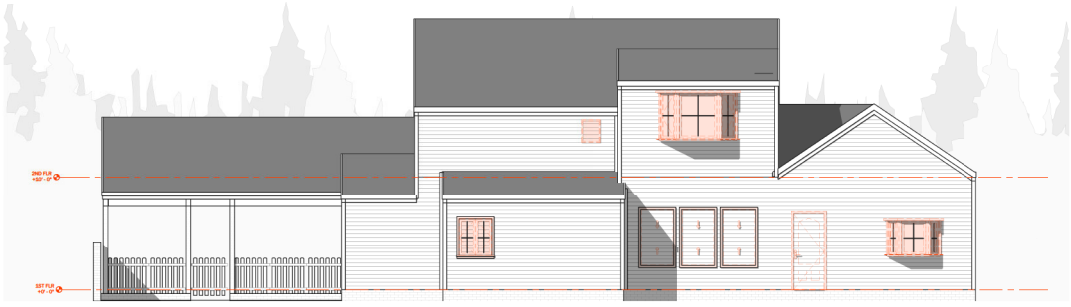
A1.1

DRAWN BY: JRD



1 EXISTING FRONT ELEVATION

SCALE: 1/4" = 1'-0"



2 EXISTING REAR ELEVATION

SCALE: 1/4" = 1'-0"

MD DRAFTING SERVICE

TUSCALOOSA, AL 40819

PROJECT:
GOODRICH HOUSE

TOWN, STATE

DATE: 06/25/2026
PROJECT NO 26033

REVISION DATE

NOTES:

EXISTING ELEVATIONS

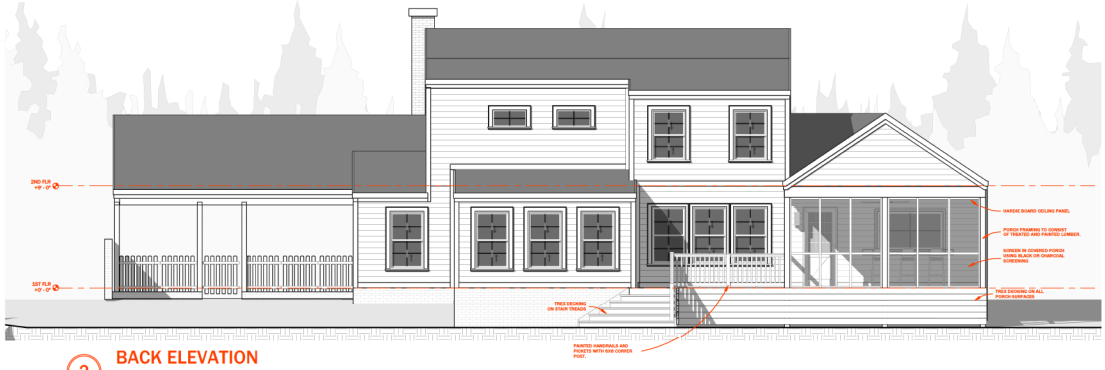
SCALE: 1/4" = 1'-0"

A2.0

DRAWN BY: Author

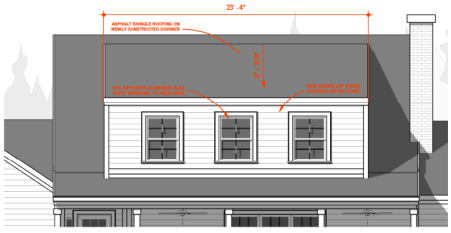
1 **FRONT ELEVATION**

SCALE: 1/4" = 1'-0"



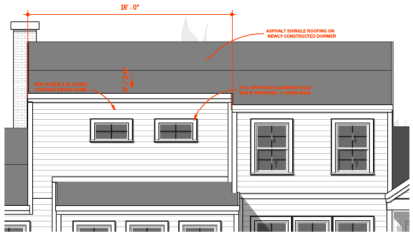
2 **BACK ELEVATION**

SCALE: 1/4" = 1'-0"



3 **FRONT DORMER**

SCALE: 1/4" = 1'-0"



4 **REAR DORMER**

SCALE: 1/4" = 1'-0"

MD DRAFTING SERVICE

TUSCALOOSA, AL 35019

PROJECT:
GOODRICH HISTORIC HOUSE

TOWN, STATE

DATE: 06/15/2026
PROJECT NO 26033

REVISION DATE

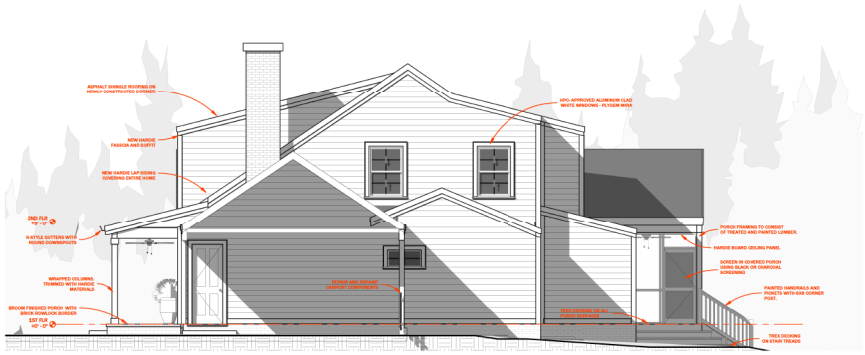
NOTES:

ELEVATIONS

SCALE: 1/4" = 1'-0"

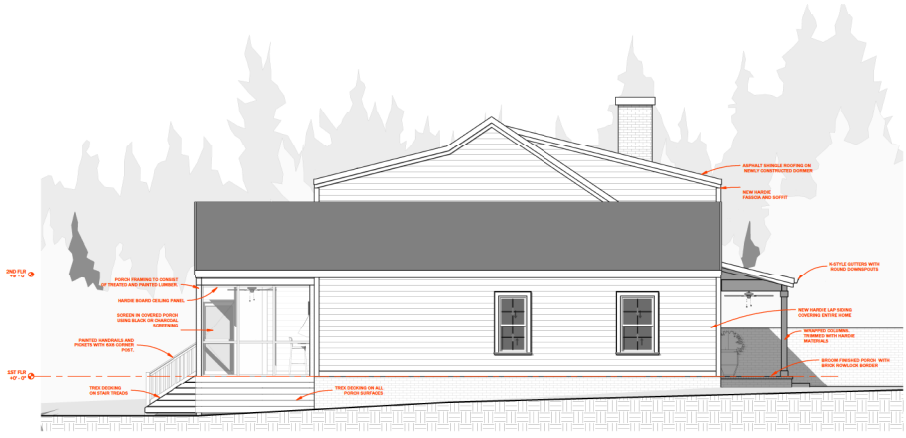
A2.0

DRAWN BY: Author



1 **RIGHT ELEVATION**

SCALE: 1/4" = 1'-0"



2 **LEFT ELEVATION**

SCALE: 1/4" = 1'-0"

MD DRAFTING SERVICE

TUSCALOOSA, AL 35019

PROJECT:
GOODRICH HISTORIC HOUSE

TOWN, STATE

DATE: 06/15/2026
PROJECT NO 26033

REVISION DATE

NOTES:

ELEVATIONS

SCALE: 1/4" = 1'-0"

A2.1

DRAWN BY: Author

EXISTING CONDITIONS PHOTOGRAPHS

1311 Shady Lane – Tuscaloosa Historic District

PHOTO 1 – EXISTING FRONT ELEVATION

View of the existing front elevation prior to renovation. The residence currently exhibits several alterations that are not fully consistent with its Cape Cod architectural character. Proposed improvements include replacement of the existing dormers with a shed-style dormer, a new covered front porch, replacement windows, and Hardie lap siding.

PHOTO 2 – EXISTING REAR ELEVATION

View of the existing rear elevation prior to renovation. Existing dormers limit usable second-floor space and headroom. Proposed improvements include a new shed dormer and a screened rear porch framed with treated lumber and finished with Trex decking materials.

ARCHITECTURAL REFERENCE PHOTOGRAPHS

1311 Shady Lane | Tuscaloosa Historic District

Reference Photo 1: Full-width shed dormer, standing seam metal porch roof, traditional lap siding, white windows, and covered front porch.

Reference Photo 2: Cape Cod-inspired architectural character illustrating proportions, dormer design, porch detailing, and material palette similar to the proposed renovation.

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H.C. Nixon Construction

Residential Remodel Proposal

Prepared For: Sean Goodrich
Project: HPC Remodel
Price:

Date: June 1, 2026

Project Description

H.C. Nixon Construction is pleased to provide this proposal for the renovation and remodel of the residence referenced above. The scope of work outlined below is based on the most recent drawings provided by MD Drafting, received on May 26, 2026.The below proposal is a turn key price for the below detailed proposal.

Scope of Work

Exterior Renovations

Demolition & Preparation

- Remove all existing exterior siding in preparation for new siding and trim installation.
- Prepare exterior surfaces for new construction and Hardie siding finishes.

Windows & Dormer

- Replace all existing windows with HPC-approved aluminum-clad white windows. (Plygem Mira)
- Modify window layout per approved plans.
- Construct new front dormer as shown on elevation drawings, including installation of three new windows.
- Kitchen window to be a single window that flips up.

Roofing

- Install new dimensional asphalt shingle roofing on newly constructed dormer and back porch.

- Install colored snap-lock metal roofing on the new front porch.

Siding, Soffit & Fascia

- Install new Hardie lap siding on the entire home.
- Install new Hardie fascia and soffit throughout.

Gutters

- Install new K-style gutters with round downspouts around the entire home.
- Includes leaf guards.

Rear Porch Construction

- Construct new covered and uncovered rear porches per plans.
- Porch framing to consist of treated lumber construction.
- Install Trex decking from the standard color line on all porch surfaces and stair treads.
- Screen in covered porch area using black or charcoal screening.
- Install Hardie board ceiling panels with batten strip seam detailing in covered porch ceiling area.
- Install painted treated handrails and pickets with 6x6 treated corner posts.
- Two 5’x10’ pads in the backyard for pre-constructed storage unit.

Front Porch Construction

- Construct new front porch per elevation drawings.
- Install tongue-and-groove porch ceiling.
- Install wrapped treated columns trimmed with Hardie materials.
- Install poured concrete porch with broom finish and brick rowlock border.
- Add lockable mailbox

Exterior Lighting & Paint

- Install standard two-light flood fixtures at each corner of the home.
- Install recessed can lighting on front and rear porches.
- Relocate sprinkler box
- Complete exterior painting of:
    - Main residence
    - Carport
    - Porch structures
    - Exterior trim and treated wood components

Interior Renovations

Electrical

- Complete removal of existing electrical wiring and installation of new electrical system.
- Install new electrical panel in existing basement panel location.
- Install outlets, switches, and devices to current code requirements.
- Specialty outlet locations to be coordinated with owner.
- Install recessed can lighting throughout the home.
- Decorative fixtures including chandeliers, sconces, and vanity lights to be selected under the lighting allowance.
- Install ceiling fan and recessed lighting on rear porch.
- Includes coax and network wire chases.
- Ring doorbell and ring flood light on the front corner of the house on the garage side.
- Power supply remaining for exterior lighting circuit.

HVAC

- Utilize existing basement HVAC unit with new duct runouts to accommodate revised downstairs layout.
- Install new upstairs HVAC unit with all associated ductwork and trunk lines.
- Install bathroom exhaust fans in all four full bathrooms.
- Provide venting for kitchen range hood.
- New unit will provide Heating and Cooling.

Plumbing

- Utilize existing main sewer line beneath the home with new branch connections as required.
- Install new PVC sewer riser to service upstairs bathrooms.
- Install all new plumbing supply lines utilizing PEX piping.
- Install new gas tankless water heater.
- Install all contractor-provided appliances.
- Install glass shower enclosure in primary bathroom shower area.

Flooring

- Sand and refinish existing hardwood flooring throughout the home.
- Remove vinyl flooring in kitchen area and refinish existing hardwood beneath where applicable.
- Patch hardwood flooring where walls are removed or modified.
- Install new hardwood flooring in new upstairs front bedroom.
- Install tile flooring in all bathrooms.
- Install tiled shower in primary bathroom.

- Install tub unit with tiled surround in bath 1 upstairs
- Two full tile showers in the remaining 2 showers upstairs.

Cabinetry, Countertops & Tile

- Install new cabinetry in all locations shown on plans.
- Cabinet specifications include:
  - Wood construction
  - Soft-close hinges
  - Owner-selected door style and finish
- Install solid surface countertops on all cabinetry.
- Install kitchen backsplash from countertop to underside of upper cabinets.

Fixtures & Finishes

- Install new decorative lighting throughout the home.
- Install new plumbing fixtures in all locations shown on plans.
- Install new interior doors, base trim, and door hardware throughout.

Drywall & Painting

- Patch and install drywall as required for renovation work.
- Sand and finish drywall to a Level 4 finish standard.
- Paint all interior walls, ceilings, trim, and doors.

Framing & Structural Modifications

- Complete interior demolition and framing modifications per approved plans.
- Install three LVL beams in kitchen area where walls are removed to create open-concept layout. Final beam specifications subject to structural engineer approval.
- Frame new window openings and close existing openings as required by plans.
- Construct new floor system for mudroom area in existing garage storage space.

Miscellaneous

- Construction cleaning throughout the Project as needed.
- Contractor to provide a construction dumpster for the duration of the project to haul off all H.C. Nixon Construction debris.
- Contractor to provide a construction portable toilet for the duration of the project.
- Contractor to provide a post construction final cleaning at the completion of work.
- Contractor to provide construction permit and handle all inspection request.

Exclusions

This proposal does not include the following items unless specifically added by written change order:

- Landscaping
- Basement waterproofing
- Sewer main work beyond the plumbing tie-in point to the street
- Any work not specifically listed in this proposal

Ply Gem® WINDOWS & DOORS

MIRA®

WINDOWS & PATIO DOORS

DOUBLE HUNG

Let your windows reflect your exquisite style and taste. Designed with superior craftsmanship and one-of-a-kind details, **Ply Gem MIRA Aluminum-Clad Wood Windows** make the best possible statement bringing your unique vision to life. Built for energy efficiency and long lasting quality in mind, these double hung windows offer peace of mind as well as lasting beauty.

DOUBLE HUNG

plygem.com/windows-doors

STANDARD FEATURES

- Tilt-in sash design for easy cleaning from the safety of inside your home
- Sash interlock provides superior structural performance
- Stepped jambliner design for superior structural performance while maximizing available daylight opening
- Three-piece jambliner allows for different interior and exterior jambliner colors
- 6/4 sash construction for historically accurate wood window look
- 4⁹⁄₁₆" jambs made of clear wood eliminate extensive drywall work
- Sash and interior made with select clear wood; ready for paint or stain to match any interior décor (also available in primed or prefinished in white, black and off-white)
- Integral face groove allows for easy mulling and exterior accessory application
- Pre-punched nailing fin for simple installation
- AAMA 2604 paint finish provides superior resistance to chalking and fading
- Energy-efficient Warm Edge insulating HP glass reduces energy costs while reducing fabric fading
- Vacuum-treated, solid wood components resist damage from water and fungus
- Durable .050 extruded aluminum cladding on all exterior frame surfaces resists dings and dents while providing structural integrity

STANDARD EXTERIOR OPTIONS

WHITE | DARK BRONZE | BLACK

Additional Signature and Radiance color options available ranging from dark bold hues to vibrant metallics.

PERFORMANCE

NFRC THERMAL PERFORMANCE				
	R Value	NFRC CERTIFIED		
		U Factor	SHGC	VT
WITH WARM EDGE				
¾" Low-E	2.78	0.36	0.29	0.51
¾" Low-E^{SC}	2.70	0.37	0.21	0.40
¾" Low-E2+	3.13	0.32	0.28	0.49
¾" HP	2.70	0.37	0.28	0.51
¾" HP^{SC}	3.03	0.33	0.21	0.40
¾" HP^{PS}	2.94	0.34	0.42	0.51
¾" HP2+	3.33	0.30	0.27	0.49
¾" HP^{SC} 2+	3.33	0.30	0.20	0.39
¾" HP^{PS} 2+	N/A			
WITH WARM EDGE*				
¾" Low-E	2.86	0.35	0.29	0.51
¾" Low-E^{SC}	2.86	0.35	0.21	0.40
¾" Low-E2+	3.23	0.31	0.28	0.49
¾" HP	3.13	0.32	0.28	0.51
¾" HP^{SC}	3.13	0.32	0.21	0.40
¾" HP^{PS}	3.13	0.32	0.42	0.51
¾" HP2+	3.45	0.29	0.27	0.49
¾" HP2+^{SC}	3.45	0.29	0.20	0.39
¾" HP2+^{PS}	N/A			

All units rated in accordance with NFRC 100/200 standards by a NAMI Accredited lab. Performance values reflect the performance of units tested with the following configuration: ¾" IGU, 3mm glass, no grilles and Warm Edge spacer system and Warm Edge+ spacer system.

R VALUE: Restrictive ambient air flow; U FACTOR: Rate of heat loss; SHGC: Solar Heat Gain Coefficient; VT: Visible Transmittance

Most unit sizes ENERGY STAR® qualified in most zones and may be eligible for LEED for Homes* credits.

*LEED for Homes is a rating system of the U.S. Green Building Council that promotes the design and construction of high-performance green homes.

OPTIONS

GLASS OPTIONS:

HP^{SC}, HP2+, HP2+^{SC}, HP^{PS}, HP2+^{PS}, (Low-E, Low-E^{SC}, and Low-E2+ for high altitude applications), Warm Edge+, tinted, tempered, obscure, laminated and black spandrel

GRILLE OPTIONS:

Color-coordinated grilles-between-the-glass (GBG) in ⅝" and ⅞" flat, ⅝" sculptured and 1" contoured in white only; simulated-divided-lite (SDL) available in ⅞" and 1¼"; ⅞" full surround removable wood grilles

EXTERIOR CASING:

180 Brick Mould, 3¼" Williamsburg, 3½" Flat, J-Channel and Sill Nose available factory or field applied

EXTENSION JAMBS:

Custom from 4⁹⁄₁₆" to 8⁹⁄₁₆" in prefinished white, prefinished black, prefinished off-white, primed or natural "clear" wood

HARDWARE FINISHES:

White, taupe, beige, bright brass, black antique brass, satin nickel and oil rubbed bronze

PRODUCT CONFIGURATION:

Twins, fixed, combinations, bays, circle heads, quarter circles, ellipticals, transoms, true radius, arches and various architectural shapes

1. Most units are rated LC50 straight out of the box.
2. HP glass combines Low-E with argon gas fill for high performance.
3. Optional Warm Edge+ spacer upgrade for enhanced performance.
4. Optional Impact Rated units are available in select sizes and configurations.

ASK ABOUT ENERGY STAR

EXTERIOR LANTERNS

LARGER SIZE AT FRONT DOOR

Belmore 1 Light Outdoor Wall Lantern - Black
Qty: 1
Capital Lighting Company: 926812BK

Belmore 1 Light Outdoor Wall Lantern - Black
Qty: 2
Capital Lighting Company: 926811BK

VICINITY & AERIAL MAPS

1311 Shady Lane

1 inch = 50 feet

0 25 50 75 100 Feet

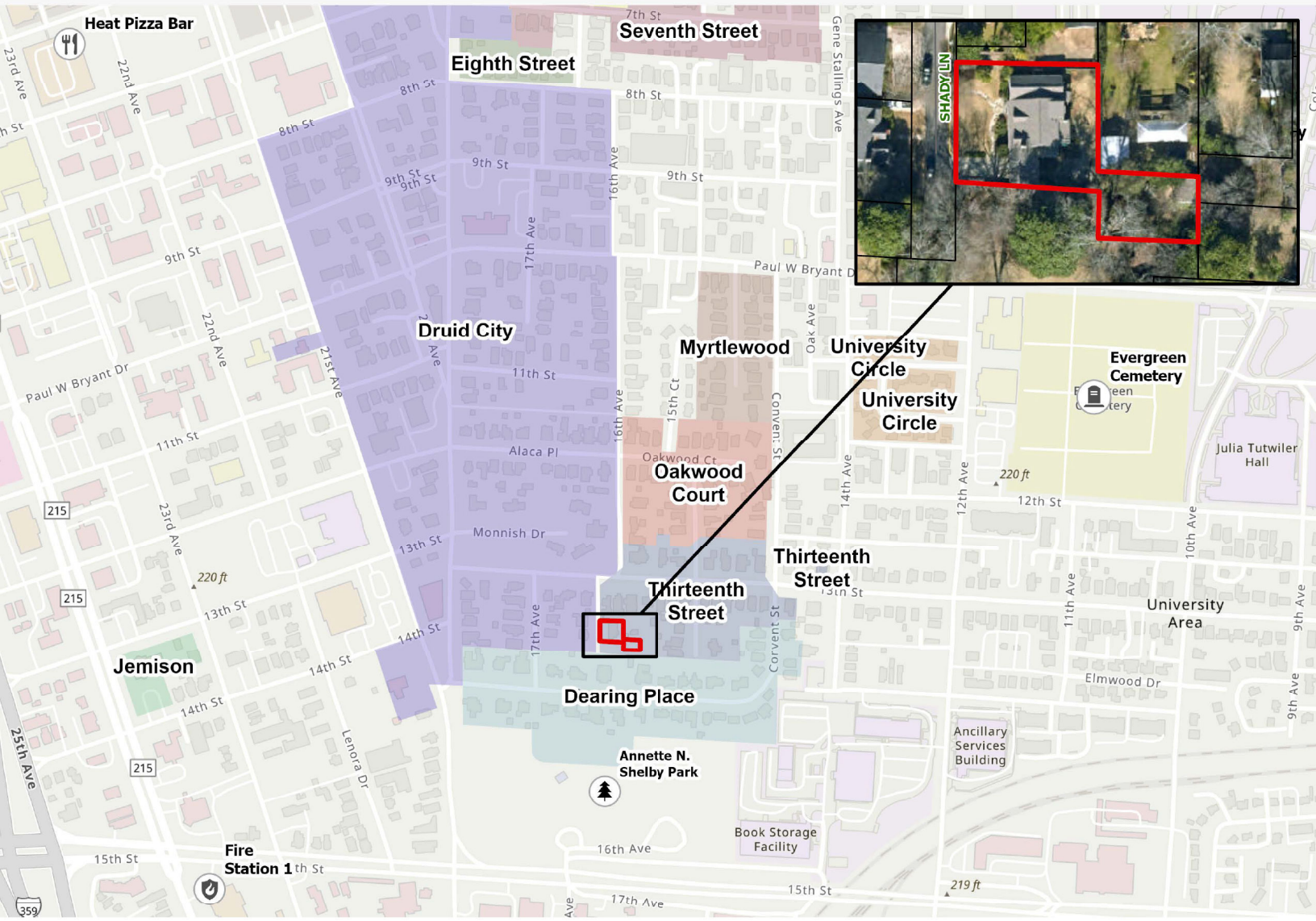
N

1311 Shady Lane

1 inch = 500 feet

0 250 500 750 1,000 Feet

N



ADDITIONAL STAFF PHOTOS OF SUBJECT PROPERTY

STAFF PHOTOS OF ADJACENT PROPERTIES


1312


1531