

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 26-gauge 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. The proposed windows will match the lite patterns of the existing windows.

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 and metal are listed as appropriate materials 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:

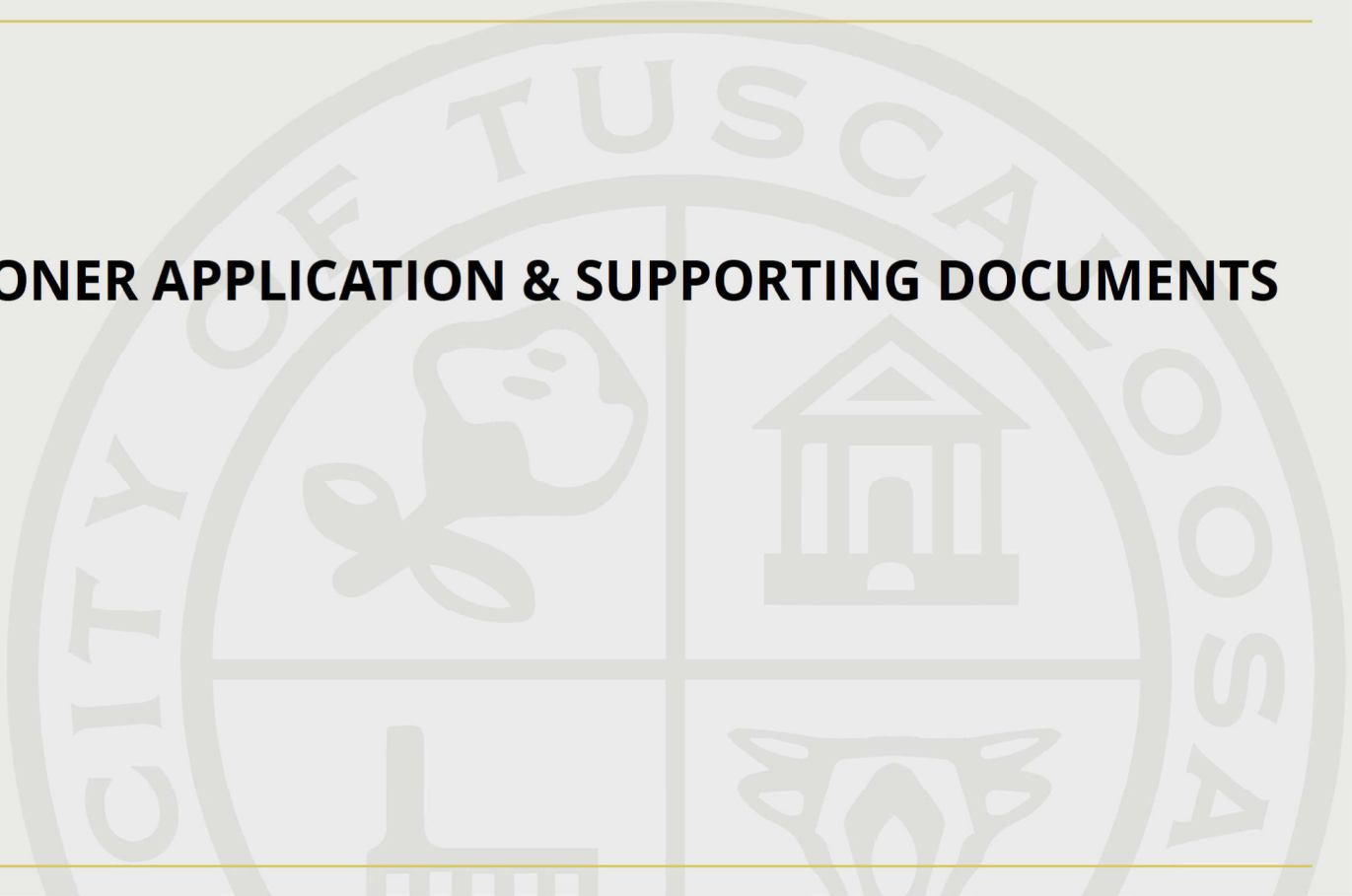
- Corrugated fiberglass
- Asphalt roll roofing
- Built-up membrane on slopes greater than 3-and-12
- Corrugated metal or tin

- 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



The background of the page features a large, faint, light-gray watermark of the official seal of the City of Tuscaloosa. The seal is circular and divided into four quadrants. The top-left quadrant shows a plow, the top-right shows a classical building with columns, the bottom-left shows a factory with smoking chimneys, and the bottom-right shows a sheaf of wheat. The words "CITY OF TUSCALOOSA" are written in a circular path around the central imagery.

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

Is the applicant also the property owner?

No

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.

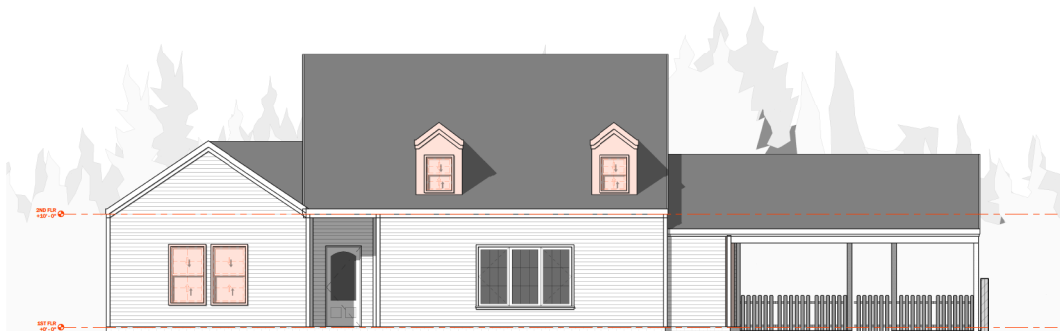


06.15.2026

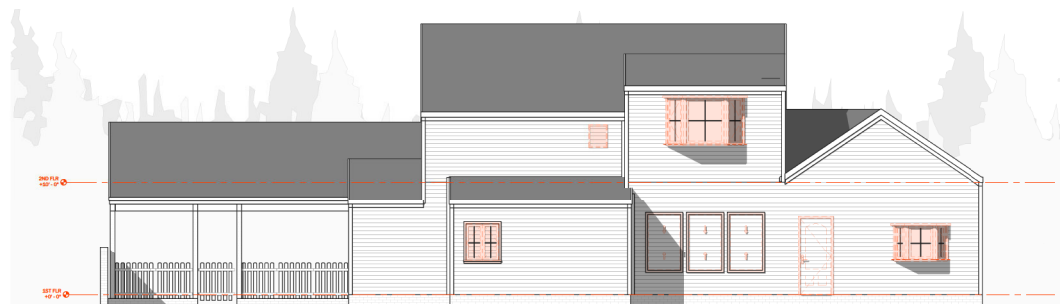
MD DRAFTING SERVICES

the GOODRICH HOUSE

1311 SHADY LN, TUSCALOOSA, AL 35401



1 EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"



PROJECT:
GOODRICH
HOUSE

TOWN, STATE
DATE: 06/20/2023
PROJECT NO: 20233
REVISION DATE

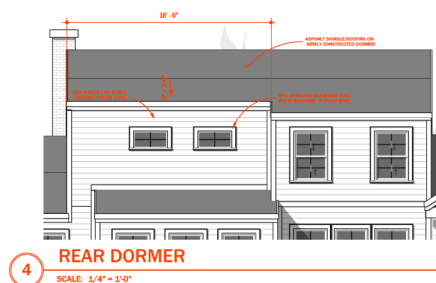
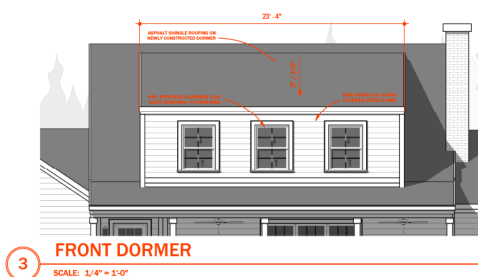
NOTES:

EXISTING
ELEVATIONS

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

A2.0

DRAWN BY: Author



PROJECT:
GOODRICH
HISTORIC
HOUSE

TOWN, STATE	
DATE:	06/15/202
PROJECT NO	2603
REVISION	DAY

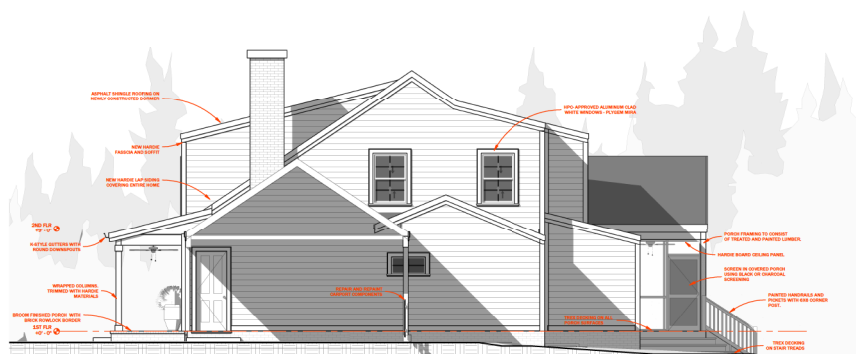
NOTES:

ELEVATIONS

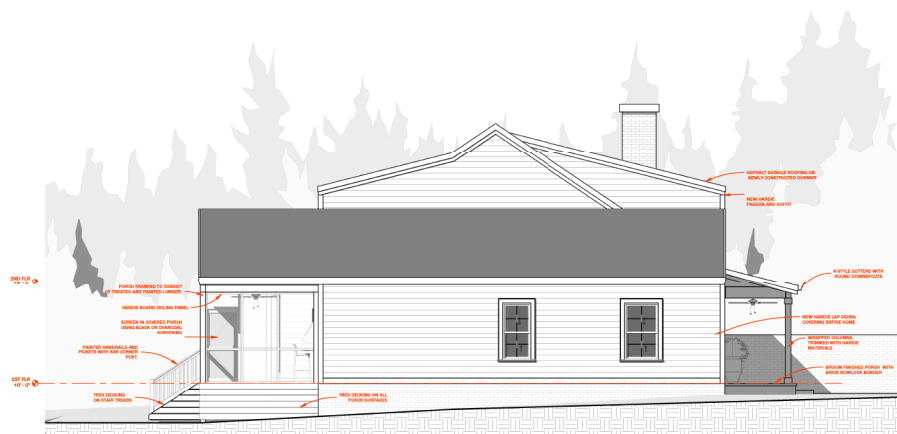
SCALE: 1/4" = 1'-0"

A2.0

DRAWN BY: *Author*



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



2 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



PROJECT:
**GOODRICH
HISTORIC
HOUSE**

TOWN, STATE	
DATE:	06/15/2026
PROJECT NO	26033
REVISION	DATE

NOTES:

ELEVATIONS

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

A2.1

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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.



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 EXTERIOR OPTIONS



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: 3/4" IGU, 3mm glass, no grilles 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.



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
- 4 1/16" jams 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

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 5/8" and 7/8" flat, 5/8" sculptured and 1" contoured in white only; simulated-divided-lite (SDL) available in 7/8" and 1 1/4"; 7/8" full surround removable wood grilles

EXTERIOR CASING:

180 Brick Mould, 3/4" Williamsburg, 3/2" Flat, J-Channel and Sill Nose available factory or field applied

EXTENSION JAMBS:

Custom from 4 1/16" to 8 1/16" 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.

BILL TO:

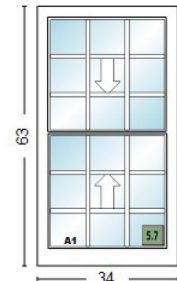
SHIP TO:

QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
9545781	7/24/2026	Load Date Not Set	Quote Not Ordered	Kim Davis
JOB NAME	CUSTOMER PO#	BUILDING/LOT #	CONTACT	

LineItem #	Description	Net Price	Extended
1-1	Rough Opening: 102 5/8 X 65 1/16, Frame: 101 5/8 X 64 9/16 Wrapping - Clear Opening Calculations 29.497 X 28.50025, Clear Opening Area: 5.84 Wrapping - Masonry Opening Calculations 102 1/16 X 64 3/4 Product Unit 1:Mira Premium Double Hung Unit 2:Mira Premium Double Hung Unit 3:Mira Premium Double Hung Dimensions Custom, Frame Size 33.2 X 64.5625 Color Exterior = Taupe, Interior = Natural , Balance = Taupe/Beige Unit Type EZ Tilt Unit Performance H-LC50 (DP +50/-70), No Thermal Requirement, U-Factor = 0.33, SHGC = 0.25, VLT = 0.45, CPD = PWG-M-96-00688-00002 Glass Unit 1, 2, 3: Low-E/Argon, Double Glazed, Warm Edge (WE), Metal Unit 1 Lower, 1 Upper, 2 Lower, 2 Upper, 3 Lower, 3 Upper: Annealed Grilles 7/8" SDL w/Shadow Bar, Colonial, Exterior = Taupe, Interior = Natural Wood, 3W3H Hardware White, 2 Locks Screen No Screen Wrapping - Exterior Casing None Wrapping - Jamb Extension 4 9/16" Wrapping - Overall Performance DP+50/-70 Mulls Mulls 1: Vertical Factory 1" thick Mulls 2: Vertical Factory 1" thick		



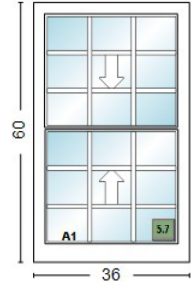
LineItem #	Description	Net Price	Extended
2-1	Rough Opening: 35 X 63 1/2, Frame: 34 X 63 Wrapping - Clear Opening Calculations 30.297 X 27.719, Clear Opening Area: 5.83 Wrapping - Masonry Opening Calculations 34 7/16 X 63 3/16 Product Unit 1:Mira Premium Double Hung Dimensions Custom, Frame Size 34 X 63 Color Exterior = Taupe, Interior = Natural , Balance = Taupe/Beige Unit Type EZ Tilt Unit Performance H-LC50 (DP +50/-70), No Thermal Requirement, U-Factor = 0.33, SHGC = 0.25, VLT = 0.45, CPD = PWG-M-96-00688-00002 Glass Unit 1: Low-E/Argon, Double Glazed, Warm Edge (WE), Metal Unit 1 Lower, 1 Upper: Annealed Grilles 7/8" SDL w/Shadow Bar, Colonial, Exterior = Taupe, Interior = Natural Wood, 3W3H Hardware White, 2 Locks Screen No Screen Wrapping - Exterior Casing None Wrapping - Jamb Extension 4 9/16"		



QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
9545781	7/24/2026	Load Date Not Set	Quote Not Ordered	Kim Davis
JOB NAME		CUSTOMER PO#	BUILDING/LOT #	CONTACT

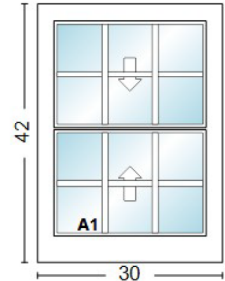
LineItem #	Description	Net Price	Extended
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3-1
Qty: 2
Room Location:
 None Assigned
Note:
 Rough Opening: 37 X 60 1/2, Frame: 36 X 60
 Wrapping - Clear Opening Calculations 32.297 X 26.219, Clear Opening Area: 5.88
 Wrapping - Masonry Opening Calculations 36 7/16 X 60 3/16
 Product Unit 1:Mira Premium Double Hung
 Dimensions Custom, Frame Size 36 X 60
 Color Exterior = Taupe, Interior = Natural , Balance = Taupe/Beige
 Unit Type EZ Tilt
 Unit Performance H-LC50 (DP +50/-70), No Thermal Requirement, U-Factor = 0.33, SHGC = 0.25, VLT = 0.45, CPD = PWG-M-96-00688-00002
 Glass Unit 1: Low-E/Argon, Double Glazed, Warm Edge (WE), Metal
 Unit 1 Lower, 1 Upper: Annealed
 Grilles 7/8" SDL w/Shadow Bar, Colonial, Exterior = Taupe, Interior = Natural Wood, 3W3H
 Hardware White, 2 Locks
 Screen No Screen
 Wrapping - Exterior Casing None
 Wrapping - Jamb Extension 4 9/16"



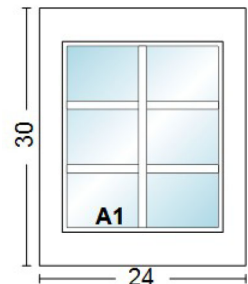
LineItem #	Description	Net Price	Extended
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4-1
Qty: 2
Room Location:
 None Assigned
Note:
 Rough Opening: 31 X 42 1/2, Frame: 30 X 42
 Wrapping - Clear Opening Calculations 26.297 X 17.219, Clear Opening Area: 3.14
 Wrapping - Masonry Opening Calculations 30 7/16 X 42 3/16
 Product Unit 1:Mira Premium Double Hung
 Dimensions Custom, Frame Size 30 X 42
 Color Exterior = Taupe, Interior = Natural , Balance = Taupe/Beige
 Unit Type EZ Tilt
 Unit Performance H-LC50 (DP +50/-70), No Thermal Requirement, U-Factor = 0.33, SHGC = 0.25, VLT = 0.45, CPD = PWG-M-96-00688-00002
 Glass Unit 1: Low-E/Argon, Double Glazed, Warm Edge (WE), Metal
 Unit 1 Lower, 1 Upper: Annealed
 Grilles 7/8" SDL w/Shadow Bar, Colonial, Exterior = Taupe, Interior = Natural Wood, 3W2H
 Hardware White, 2 Locks
 Screen No Screen
 Wrapping - Exterior Casing None
 Wrapping - Jamb Extension 4 9/16"



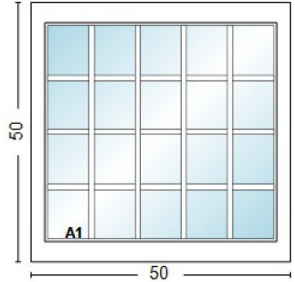
LineItem #	Description	Net Price	Extended
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5-1
Qty: 1
Room Location:
 None Assigned
Note:
 Rough Opening: 25 X 30 1/2, Frame: 24 X 30
 Wrapping - Masonry Opening Calculations 24 7/16 X 30 3/16
 Product Unit 1:Mira Premium Double Hung Fixed Window - Sash Set
 Dimensions Custom, Frame Size 24 X 30
 Color Exterior = Taupe, Interior = Natural
 Unit Performance FW-LC50 (DP +50/-70), No Thermal Requirement, U-Factor = 0.33, SHGC = 0.26, VLT = 0.47, CPD = PWG-M-94-01754-00002
 Glass Low-E/Argon, Double Glazed, Annealed, Warm Edge (WE), Metal
 Grilles 7/8" SDL w/Shadow Bar, Colonial, Exterior = Taupe, Interior = Natural Wood, 2W3H
 Wrapping - Exterior Casing None
 Wrapping - Jamb Extension 4 9/16"

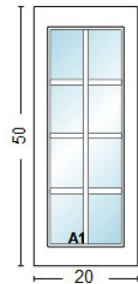


QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
9545781	7/24/2026	Load Date Not Set	Quote Not Ordered	Kim Davis
JOB NAME		CUSTOMER PO#	BUILDING/LOT #	CONTACT

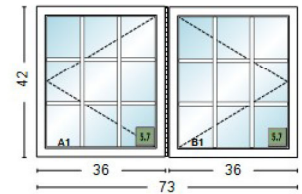
LineItem #	Description	Net Price	Extended
6-1	Rough Opening: 51 X 50 1/2, Frame: 50 X 50 Wrapping - Masonry Opening Calculations 50 7/16 X 50 3/16 Product Unit 1:Mira Premium Double Hung Fixed Window - Sash Set Dimensions Custom, Frame Size 50 X 50 Color Exterior = Taupe, Interior = Natural Unit Performance FW-LC50 (DP +50/-65), No Thermal Requirement, U-Factor = 0.33, SHGC = 0.26, VLT = 0.46, CPD = PWG-M-94-01759-00002 Glass Low-E/Argon, Double Glazed, Annealed, Warm Edge (WE), Metal Grilles 7/8" SDL w/Shadow Bar, Colonial, Exterior = Taupe, Interior = Natural Wood, 5W4H Wrapping - Exterior Casing None Wrapping - Jamb Extension 4 9/16"		



LineItem #	Description	Net Price	Extended
7-1	Rough Opening: 21 X 50 1/2, Frame: 20 X 50 Wrapping - Masonry Opening Calculations 20 7/16 X 50 3/16 Product Unit 1:Mira Premium Double Hung Fixed Window - Sash Set Dimensions Custom, Frame Size 20 X 50 Color Exterior = Taupe, Interior = Natural Unit Performance FW-LC50 (DP +50/-70), No Thermal Requirement, U-Factor = 0.33, SHGC = 0.26, VLT = 0.47, CPD = PWG-M-94-01754-00002 Glass Low-E/Argon, Double Glazed, Annealed, Warm Edge (WE), Metal Grilles 7/8" SDL w/Shadow Bar, Colonial, Exterior = Taupe, Interior = Natural Wood, 2W4H Wrapping - Exterior Casing None Wrapping - Jamb Extension 4 9/16"		



LineItem #	Description	Net Price	Extended
8-1	Rough Opening: 74 X 42 3/4, Frame: 73 X 42 Wrapping - Clear Opening Calculations 28.25 X 37.349, Clear Opening Area: 7.33 Wrapping - Masonry Opening Calculations 73 7/16 X 42 3/16 Product Unit 1:Mira Premium Casement Unit 2:Mira Premium Casement Dimensions Custom, Frame Size 36 X 42 Color Exterior = Taupe, Interior = Natural Unit Type Unit 1: Left Unit 2: Right Unit Performance C-LC60 (DP +60/-70), No Thermal Requirement, U-Factor = 0.32, SHGC = 0.25, VLT = 0.44, CPD = PWG-M-177-02893-00002 Glass Low-E/Argon, Double Glazed, Annealed, Warm Edge (WE), Metal Grilles 7/8" SDL w/Shadow Bar, Colonial, Exterior = Taupe, Interior = Natural Wood, 3W3H Hardware Beige Screen Full Screen, Black, Shipped Separately Wrapping - Exterior Casing None Wrapping - Jamb Extension 4 9/16" Wrapping - Overall Performance DP+60/-70 Mulls Vertical Factory 1" thick		



QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
9545781	7/24/2026	Load Date Not Set	Quote Not Ordered	Kim Davis
JOB NAME		CUSTOMER PO#	BUILDING/LOT #	CONTACT

LineItem #	Description	Net Price	Extended
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8-2 Unit 1 Screen, Size: 36 x 42, Screen Color: Black, Screen Width: 32.125
Screen Height: 37.625

Qty: 1

Room Location:

None Assigned

Note:

LineItem #	Description	Net Price	Extended
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8-3 Unit 2 Screen, Size: 36 x 42, Screen Color: Black, Screen Width: 32.125
Screen Height: 37.625

Qty: 1

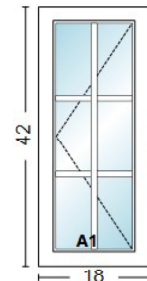
Room Location:

None Assigned

Note:

LineItem #	Description	Net Price	Extended
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9-1 Rough Opening: 19 X 42 1/2, Frame: 18 X 42
Wrapping - Clear Opening Calculations 10.25 X 37.349, Clear Opening
Area: 2.66
Wrapping - Masonry Opening Calculations 18 7/16 X 42 3/16
Product Unit 1:Mira Premium Casement
Dimensions Custom, Frame Size 18 X 42
Color Exterior = Taupe, Interior = Natural
Unit Type Left
Unit Performance C-LC60 (DP +60/-70), No Thermal Requirement, U-
Factor = 0.32, SHGC = 0.25, VLT = 0.44, CPD = PWG-M-177-02893-
00002
Glass Low-E/Argon, Double Glazed, Annealed, Warm Edge (WE), Metal
Grilles 7/8" SDL w/Shadow Bar, Colonial, Exterior = Taupe, Interior =
Natural Wood, 2W3H
Hardware Beige
Screen Full Screen, Black, Shipped Separately
Wrapping - Exterior Casing None
Wrapping - Jamb Extension 4 9/16"



QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
9545781	7/24/2026	Load Date Not Set	Quote Not Ordered	Kim Davis
JOB NAME		CUSTOMER PO#	BUILDING/LOT #	CONTACT

LineItem #	Description	Net Price	Extended
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9-2 Unit 1 Screen, Size: 18 x 42, Screen Color: Black, Screen Width: 14.125
Screen Height: 37.625

Qty: 3

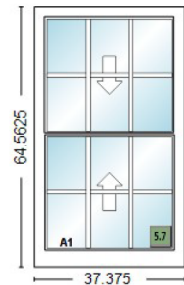
Room Location:

None Assigned

Note:

LineItem #	Description	Net Price	Extended
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10-1 Rough Opening: 38 3/8 X 65 1/16, Frame: 37 3/8 X 64 9/16
Wrapping - Clear Opening Calculations 33.672 X 28.50025, Clear Opening Area: 6.66
Wrapping - Masonry Opening Calculations 37 13/16 X 64 3/4
Product Unit 1:Mira Premium Double Hung
Dimensions Call Size 3-0 5-2, Frame Size 37.375 X 64.5625
Color Exterior = Taupe, Interior = Natural , Balance = Taupe/Beige
Unit Type EZ Tilt
Unit Performance H-LC50 (DP +50/-70), No Thermal Requirement, U-Factor = 0.33, SHGC = 0.25, VLT = 0.45, CPD = PWG-M-96-00688-00002
Glass Unit 1: Low-E/Argon, Double Glazed, Warm Edge (WE), Metal
Unit 1 Lower, 1 Upper: Annealed
Grilles 7/8" SDL w/Shadow Bar, Colonial, Exterior = Taupe, Interior = Natural Wood, 3W2H
Hardware White, 2 Locks
Screen No Screen
Wrapping - Exterior Casing None
Wrapping - Jamb Extension 4 9/16"



Qty: 8

Room Location:

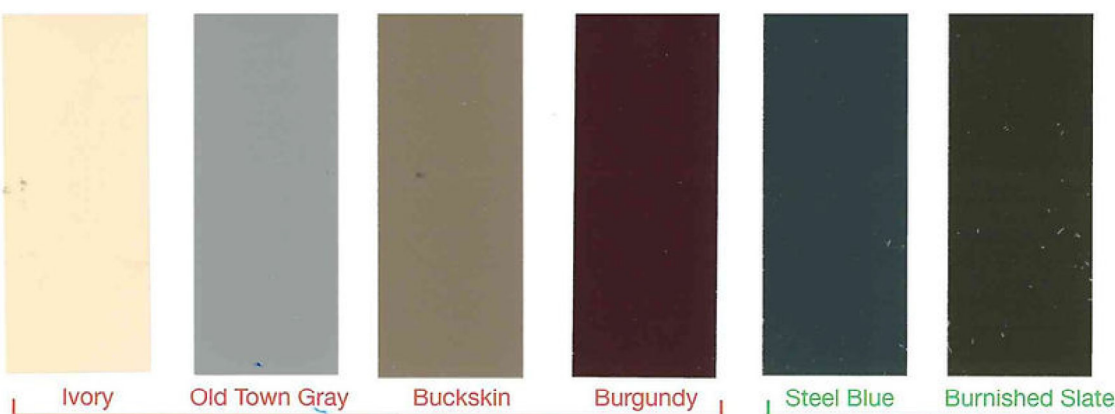
NEW WINDOWS

Note:

Total Unit Quantity: 36

PROJECT	QUOTE
SHADY LANE	CASE NIXON
NOTES	
Order:	
Delivery:	
Job	
Comment:	

CUSTOMER SIGNATURE _____ DATE _____



29 Gauge Only



5424 Metro Park Drive, Tuscaloosa, AL 35405

Phone: 205-759-5420 Fax: 205-345-0693

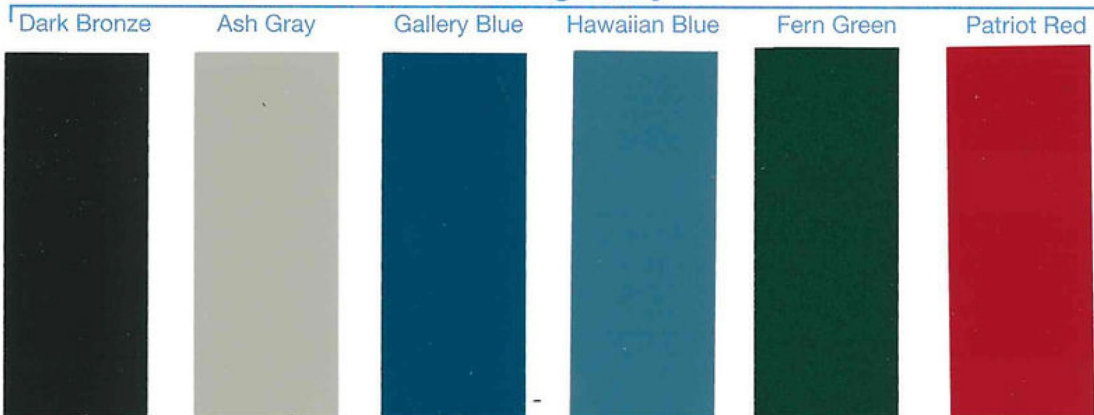
Web: www.metro-metals.com E-mail: Anna@metro-metals.com



AkzoNobel

The colors shown may vary slightly from the actual product.
For true color accuracy, painted metal samples are available upon request.

26 Gauge Only



26 & 29 Gauge

SECTION 07 13 13

HERITAGE® SERIES LAMINATED FIBERGLASS ASPHALT SHINGLES

2.02 SHINGLES

***Note: Select All Applicable Products and delete products not required ***

- A. **Heritage® Shingles:** Self-sealing, granule surfaced, laminated asphalt shingle made with fiberglass mat, unique blends of granules, and shadowtone blended for natural looking shadow line. Architectural laminate styling provides a wood shake appearance with a 5-5/8 inch exposure. UL Listed for Class A Fire Resistance (UL 790/E108), UL Classified for Wind Resistance: ASTM D3161, Class F and ASTM D7158, Class H, UL Classified in accordance with ASTM D3462 and ICC-ES Acceptance Criteria AC438, Florida Building Code Approved FL 18355 and FL 35321, UL Evaluation Reports ER2919-01 and ER2919-02.
1. Color: As selected from manufacturers' full range colors.
 2. Color: _____
Miami-Dade County Product Control Approved (Note: Frederick, Tuscaloosa, Dallas, production only or remove)
- B. **Heritage Proline StormFighter IR™ Shingles:** A laminated shingle features a fiberglass mat construction, which is fully reinforced with a proprietary application that consists of a polyester mat across the entire width of the shingle, eliminating the need for backing aggregate, and uniform thickness throughout the entire overlay sheet. Each shingle is coated on both sides with a layer of weathering-grade asphalt and surfaced with ceramic granules. Heritage® IR is classified by UL for compliance with UL 2218 Class 4 Impact Resistance. UL Listed for Class A Fire Resistance (UL 790/E108), UL Classified for Wind Resistance: ASTM D3161, Class F and ASTM D7158, Class H, UL Classified in accordance with ASTM D3462 and ICC-ES Acceptance Criteria AC438, UL Classified in accordance with UL 2218, Class 4, UL Evaluation Reports ER2919-01 and ER2919-02.
1. Color: As selected from manufacturers' range of colors.
 2. Color: _____
- C. **Heritage Proline Titan XT™ Shingles:** A fiberglass mat construction with a random-cut sawtooth design. Two layers of fiberglass mat are coated with asphalt, surfaced with mineral granules and then laminated together. The shingles feature a self-sealing strip of asphalt and a reinforcing strip of polyester fabric on the back of the shingle, attached in the common bond area to provide added anchoring for the expanded nail zone. UL Listed for Class A Fire Resistance (UL 790/E108), UL Classified for Wind Resistance: ASTM D3161, Class F and ASTM D7158, Class H, UL Classified in accordance with ASTM D3462 and ICC-ES Acceptance Criteria AC438, Florida Building Code Approved FL 18355 and FL 35321, UL Evaluation Reports ER2919-01 and ER2919-02, Miami-Dade County Product Control Approved
1. Color: As selected from manufacturers' full range colors.
 2. Color: _____
- D. **Heritage Woodgate® Shingles:** Self-sealing, granule surfaced, laminated asphalt shingle made with fiberglass mat, unique blends of granules, and shadowtone blended for natural looking shadow line. Architectural laminate styling with a wide cut saw tooth cut provides a wood shake appearance with a 5-5/8 inch exposure. UL Listed for Class A Fire Resistance (UL 790/E 108), UL Classified for Wind Resistance: ASTM D3161, Class F and ASTM D7158, Class H, UL Classified in accordance with ASTM D3462 and ICC-ES Acceptance Criteria AC438, Miami-Dade County Product Control Approved,

SECTION 07 13 13

HERITAGE® SERIES LAMINATED FIBERGLASS ASPHALT SHINGLES

Florida Building Code Approved FL 18355 and FL 35321, UL Evaluation Reports, ER2919-01 and ER2919-02.

1. Color: As selected from manufacturers' full range of Colors.
2. Color: _____

- E. **Heritage® Vintage® Shingles:** Self-sealing, granule surfaced, laminated asphalt shingle made with fiberglass mat, and unique blends of granules. Architectural laminate styling provides a wood shake appearance with a 5-inch exposure. UL Listed for Class A Fire Resistance (UL 790/E 108); UL Classified for Wind Resistance: ASTM D 3161, Class F and ASTM D 7158, Class H, UL Classified in accordance with ASTM D3462 and ICC-ES Acceptance Criteria AC438, Miami-Dade County Product Control Approved, Florida Building Code Approved FL 18355 and FL 35321, UL Evaluation Reports ER2919-01 and ER2919-02.

1. Color: As selected from manufacturer's full range of Colors.
2. Color: _____

2.03 HIP & RIDGE SHINGLES

*****Note: Select All Applicable Products and delete products not required*****

- A. **Heritage® Vintage® 12" x 12" Hip & Ridge:** Self-sealing hip and ridge shingles complementing the color of Heritage® Vintage® roof shingles. UL Listed for Class A Fire Resistance (UL 790/E108), UL Classified for Wind Resistance: ASTM D3161, Class F, UL Classified in accordance with ASTM D3462 and ICC-ES Acceptance Criteria AC438, Miami-Dade County Product Control Approved, Florida Building Code Approved FL 18355 and FL 35321, UL Evaluation Reports, ER2919-01 and ER2919-02. Each bundle covers approx. 25 linear feet (7.62m) with a 5-inch (127 mm) exposure.
1. Color: As selected from manufacturers' full range of Colors.
 2. Color: _____
- B. **TAMKO® 12-1/4" x 12" Hip & Ridge:** Self-sealing hip and ridge shingles complementing the color of selected roof shingle. UL Listed for Class A Fire Resistance (UL 790/E108), UL Classified for Wind Resistance: ASTM D3161, Class F, UL Classified in accordance with ASTM D3462 and ICC-ES Acceptance Criteria AC438, Miami-Dade County Product Control Approved, Florida Building Code Approved FL 18355 and FL 35321, UL Evaluation Reports, ER2919-01 and ER2919-02. Each bundle covers approx. 33 linear feet (9.45 m) with a 5-1/8 inch (130.2 mm) exposure.
1. Color: As selected from manufacturers' full range of Colors.
 2. Color: _____
- C. **TAMKO® 12-1/4" x 12" Heritage® Hip & Ridge IR:** Self-sealing hip and ridge shingles complementing the color of selected roof shingle. Features a fiberglass mat construction with an additional polyester mat on the underside of the shingle. UL Listed for Class A Fire Resistance (UL 790/E108), UL Classified for Wind Resistance: ASTM D3161, Class F, UL Classified in accordance with ASTM D3462 and ICC-ES Acceptance Criteria AC438, UL Classified in accordance with UL 2218, Class 4, UL Evaluation Reports ER2919-01 and ER2919-02. Each bundle covers approx. 33 linear feet (9.45 m) with a 5-1/8 inch (130.2 mm) exposure.
1. Color: As selected from manufacturers' full range of Colors.
 2. Color: _____

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

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

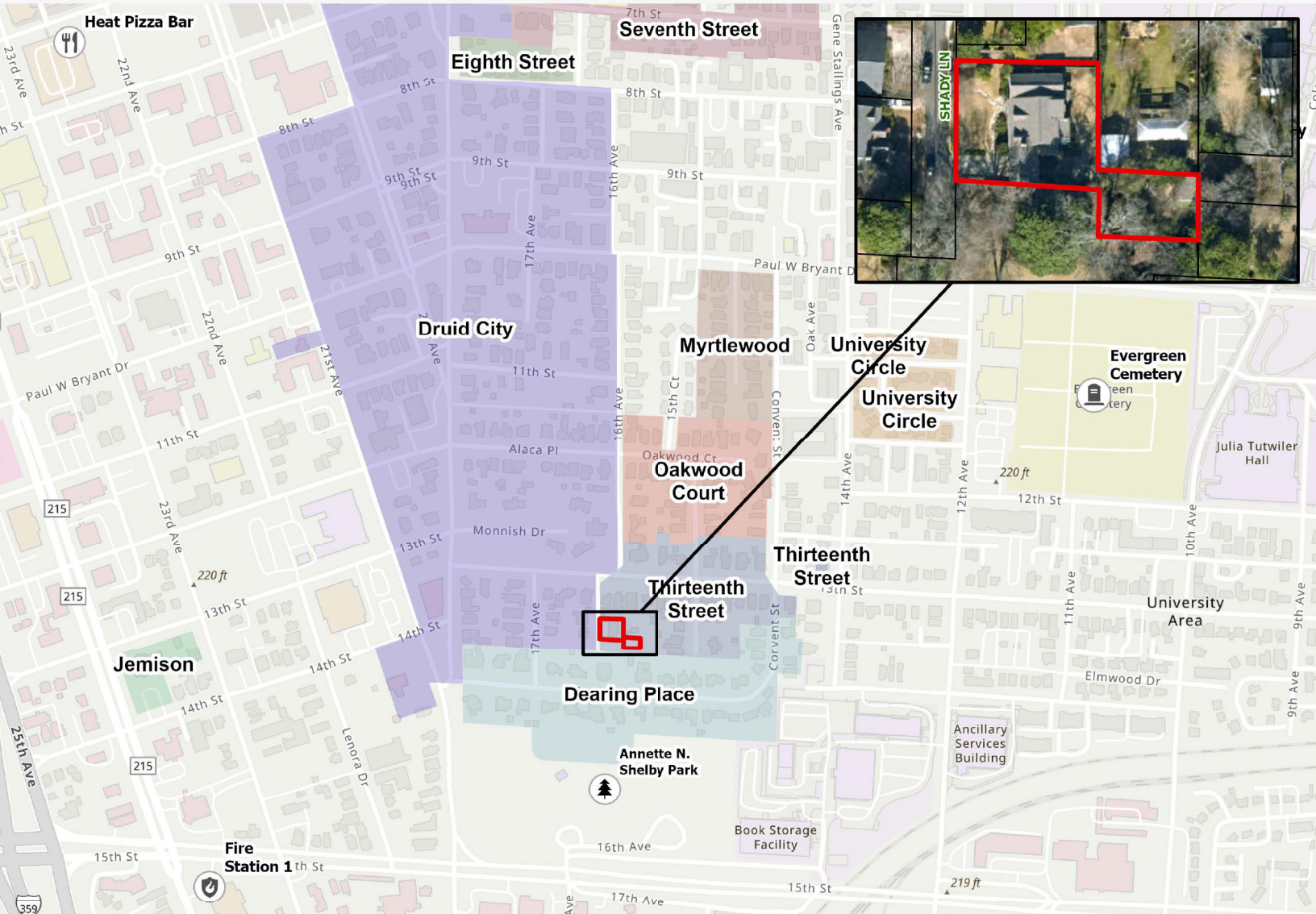
VICINITY & AERIAL MAPS



1311 Shady Lane

1 inch = 500 feet
0 250 500 750 1,000 Feet

N





1311 Shady Lane

1 inch = 50 feet
0 25 50 75 100 Feet



ADDITIONAL STAFF PHOTOS OF SUBJECT PROPERTY





STAFF PHOTOS OF ADJACENT PROPERTIES

