

Historic Preservation Commission

Staff Report

Meeting Date: September 9, 2026

Case #: HPC-42-26

Site Addresses:	27 The Downs
Parcel ID:	31-07-26-4-001-063.000
Applicant:	Joe Chastine
Owner:	Vikki Grodner

Proposed Work:	Petition for a Certificate of Appropriateness for the replacement of a rear deck on the property located at 27 The Downs in the Downs Historic District (Council District 2)
Current Zoning:	SFR-1H

Historic District:	The Downs Historic District
Architectural Style:	Minimal Traditional
Year Built:	1950
Contributing:	Yes
Historic Survey:	The Downs Historic District Survey

Resource 26. 27 The Downs. William D. McIlvaine, Jr. House. Ca. 1950. One story, wood frame minimal traditional with side gable roof of asphalt shingles, interior brick chimney, wood shingle siding, central, single leaf, six panel, wood door with partial width, shed roof stoop with rectangular wood columns, flanking 8/8 and 6/6 double hung sash windows, and side wing.

DESCRIPTION OF PROPOSED PROJECT:

The petitioner proposes constructing a covered front porch and a rear covered deck.

The proposed rear covered deck will measure 20' wide by 20' long. It will be constructed with wooden beams, wood siding, and asphalt shingles that match the existing roofing material. Two wooden doors will replace the two existing wooden windows on the rear façade of the primary

structure. The deck will be located 46 feet from the rear property line and 10 feet from the side property line.

The proposed covered front porch will measure 44' wide by 6' deep. It will be constructed with wooden columns, a concrete floor, and asphalt shingles matching the existing roofing material. Two 10-lite wooden doors will replace two existing windows on the front façade. Two gas lanterns will be installed on either side of the entry door. The petitioner also proposes adding wood composite shutters to two existing windows and the two new doors. The front porch will be located 29' from the front property line and 10' from the side property line.

STAFF ANALYSIS:

Wood panel with glass lights is listed as an appropriate material for entrances and doorways per the Design Guidelines. Asphalt shingles are listed as an appropriate material for roofs per the Design Guidelines. Wood is listed as an appropriate material for shutters 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. Entrances and Doorways

- Maintain the historic character of the building entrance.
- Retain historic doors and openings, together with any moldings, transoms, or sidelights.

Examples of Appropriate Materials:

- Wood panel
- Wood panel with glass lights
- Leaded glass with lead cams
- Aluminum-clad wood
- Fiberglass

Examples of Inappropriate Materials:

- Metal, except for security doors on rear or side of the house or other appropriate situations, with simulated divided lights and internal muntins.

E. Roofs

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

Examples of Appropriate Roof Materials:

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

Examples of Inappropriate Roof Materials:

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

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.

C. Exterior Lighting

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

A. Exterior Blinds, Awnings, and Shutters

- Use exterior blinds and shutters only as appropriate to the style, proportion, and character of the structure, and sized to cover the window.

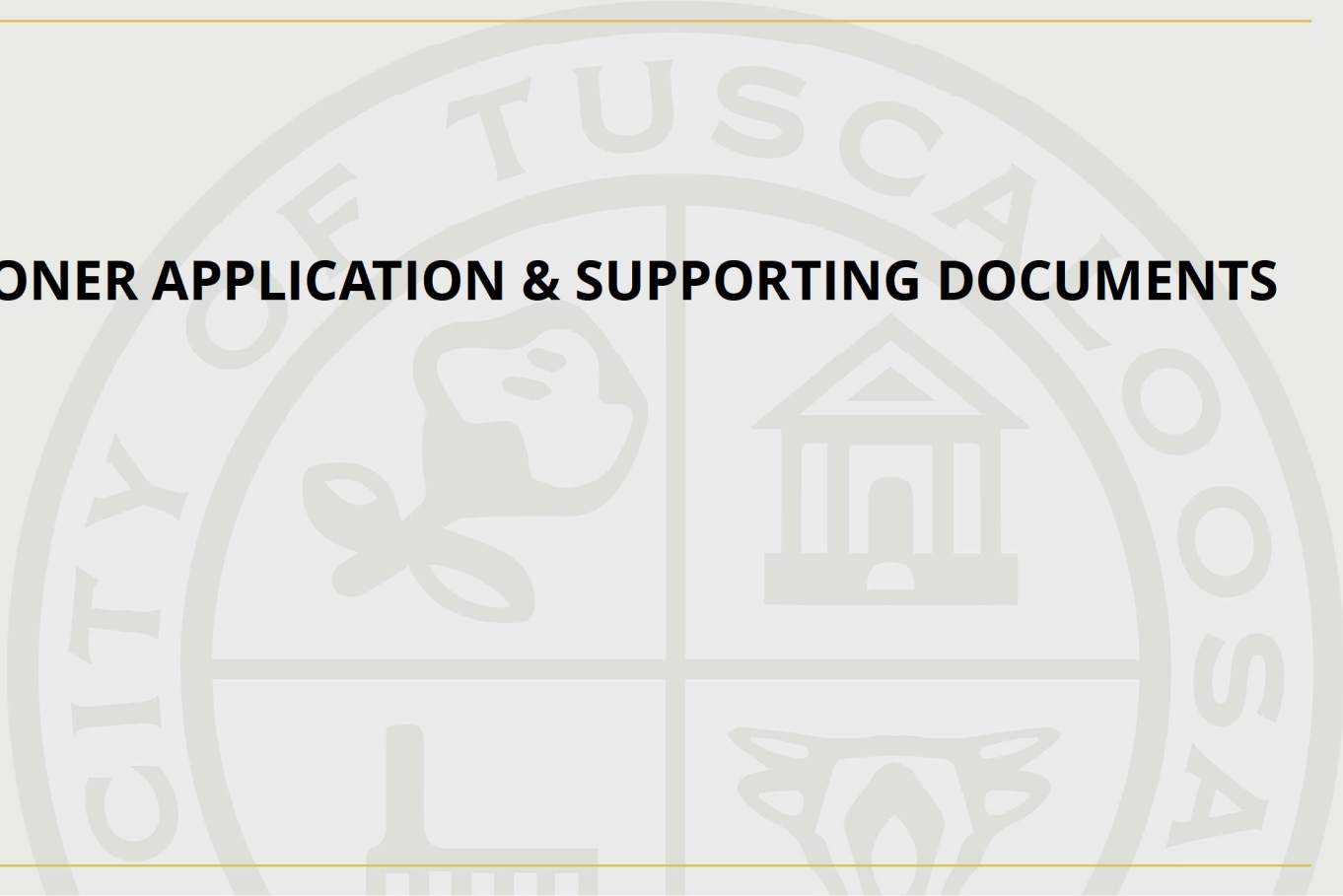
Examples of Appropriate Materials:

- Wood: louvered or solid panel
- Fabric awnings
- Copper
- Standing seam metal or steel

Examples of Inappropriate Materials:

- Metal, except for security doors on rear or side of the house or other appropriate situations, with simulated divided lights and internal muntins.

PETITIONER APPLICATION & SUPPORTING DOCUMENTS



Certificate of Appropriateness Application

Property Information:

Site Address:

10450 PINE MEADOW DRIVE, TUSCALOOSA, Alabama 35405

Historic District:

Downs

Estimated Cost of Construction:

60000

Detailed Description of the Proposed Work:

New Covered Deck constructed on the backside of the house in addition to a open deck attached to the covered deck. Work will include moving and trying to save the Elm tree, demolish old patio where a new open deck can be built. Details are included on the attached hand drawn drawing as a part of this agreement. The bid estimate is also attached with additional details about finishes and requirements of the finished deck and screened in porch that will be built off the master bedroom with two exit doors where windows currently are and open to back lawn. A screen wooden door will lead for screened in porch to the open deck. Due to the step off height of the deck and screened in porch wooden handrail will be installed both decks to code requirements. please see attached photo examples of like finishes in our a package.

Detailed Description of the Proposed Materials:

All materials will be Dementia Lumber where exposed wood is required. Poured cement foundation footing and block to match house construction to support covered porch. roofing will match the roof already on the home today. In no way will the look of the finished structure will be very for the finish look of the current house finish. even finis color will match the current house. The new additional will not a soffit or over hang on the added screen-in roof area. all materials will the same as on the house now.

Applicant Information:

Applicant Name:

Joe Chastine

Property Owner Information:

Owner 1**Property Owner Name:**

Vikki Grodner

Supporting Documents:

Site Plan:

Vikki grodner site plan.jpg

Elevation Drawings:

Proposed Materials Documents:

27 downs materials list quote.PDF

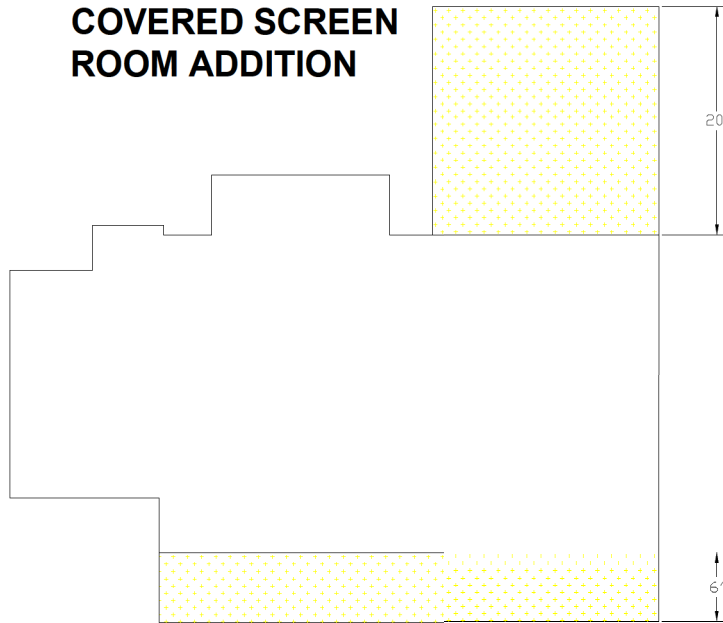
Additional Documents:

27 The Downs finishes for historical meeting.docx

Vikkcoveredporchbid07152026712026.xlsx

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.

**COVERED SCREEN
ROOM ADDITION**



FRONT PORCH ADDITION

20'

6'

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

TRICK
CONSTRUCTION
& REMODEL

RENOVATION/ADDITION

GRÖDNER RESIDENCE

NOTES:

GFNFRAI:
FIELD VERIFY ALL
DIMENSIONS, FINISHES
AND ELEVATIONS

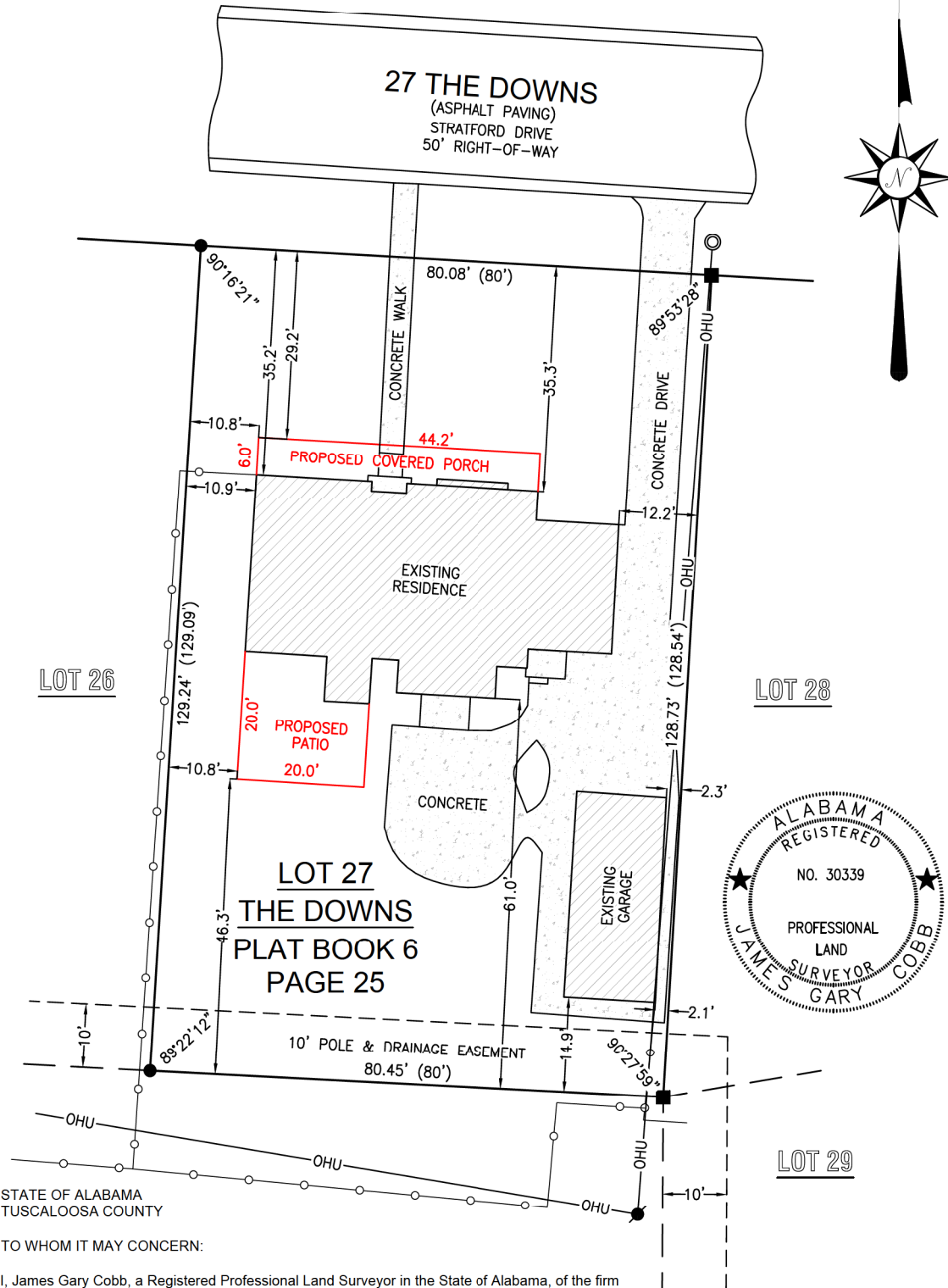
EXHIBIT "A"

CLIENT:

LOCATION:

DRAWN BY:
SCOTT RUSSELL

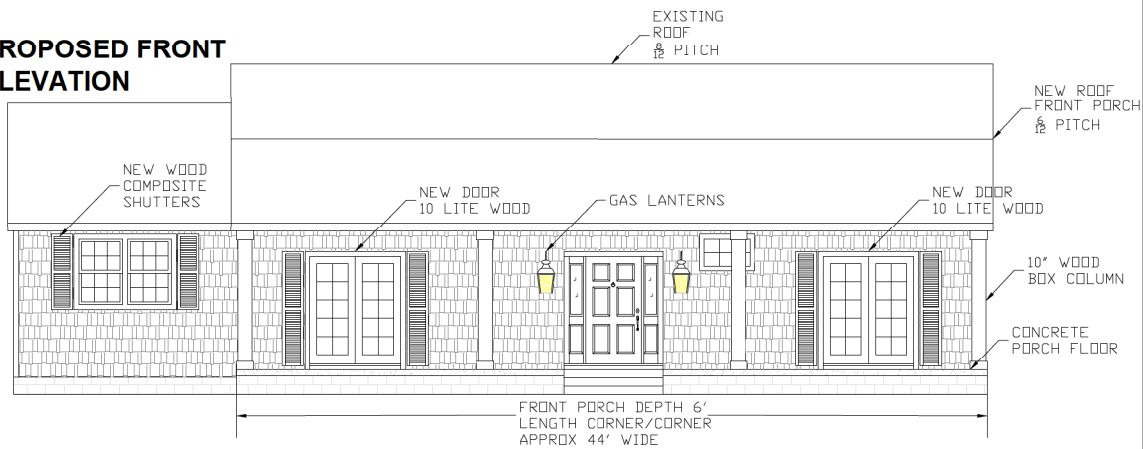
REV# D-1



TYPE OF SURVEY: IMPROVEMENT
DATE OF SURVEY: 9/1/26
SOURCE OF TITLE: DEED BOOK 2023
PAGE 12880
FILE NAME : 26-0901 27DOWNS
SCALE 1" = 20'

BLACK WARRIOR SURVEYING, LLC
949 PIN BROOK LANE
TUSCALOOSA, ALABAMA 35406
205-393-4264

PROPOSED FRONT ELEVATION



EXISTING FRONT ELEVATION



TRICK
CONSTRUCTION
& REMODEL

RENOVATION/ADDITION

GRODNER RESIDENCE

NOTES:

GENERAL:
FIELD VERIFY ALL
DIMENSIONS, FINISHES
AND ELEVATIONS

EXHIBIT "A"

CLIENT:

LOCATION:

DRAWN BY:
SCOTT RUSSFELT

REV# D-1

SCALE: 1/4" = 1'0"

NOTES:

GENERAL:
FIELD VERIFY ALL
DIMENSIONS, FINISHES
AND ELEVATIONS

EXHIBIT "A"

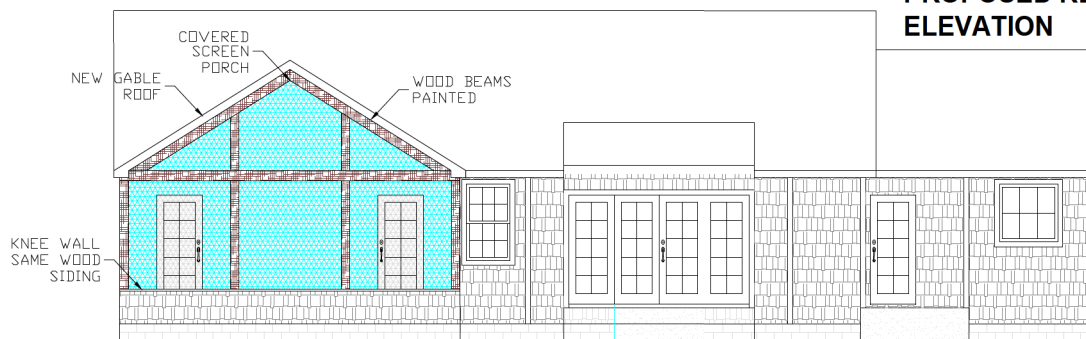
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SCOTT RUSSFELT

REV# D-1

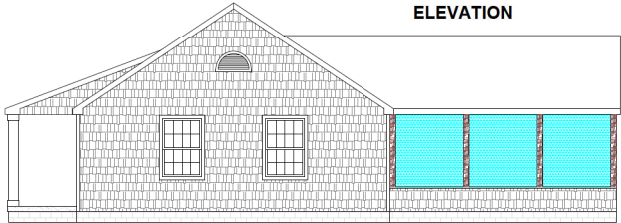
**PROPOSED REAR
ELEVATION**



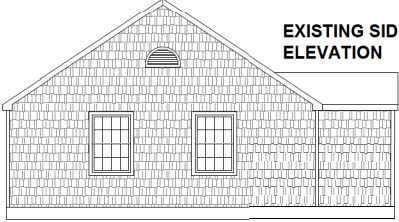
**EXISTING REAR
ELEVATION**



SCALE: 1/4" = 1'0"



**PROPOSED SIDE
ELEVATION**



**EXISTING SIDE
ELEVATION**

TRICK
CONSTRUCTION
& REMODEL

RENOVATION/ADDITION
GRODNER RESIDENCE

NOTES:

GENERAL:
FIELD VERIFY ALL
DIMENSIONS, FINISHES
AND ELEVATIONS

EXHIBIT "A"

CLIENT:

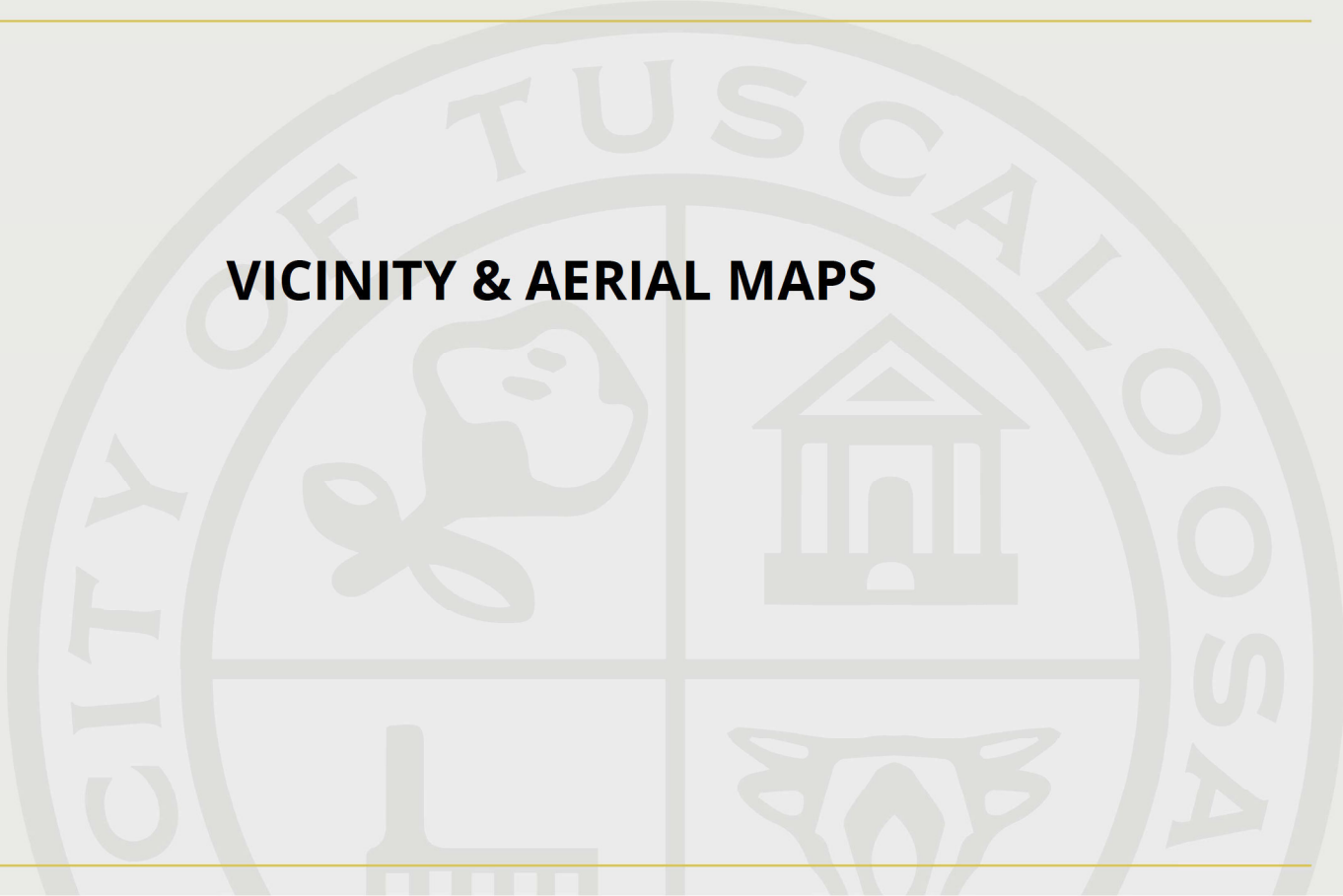
LOCATION:

DRAWN BY:
SCOTT RUSSELL

REV II D 1

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

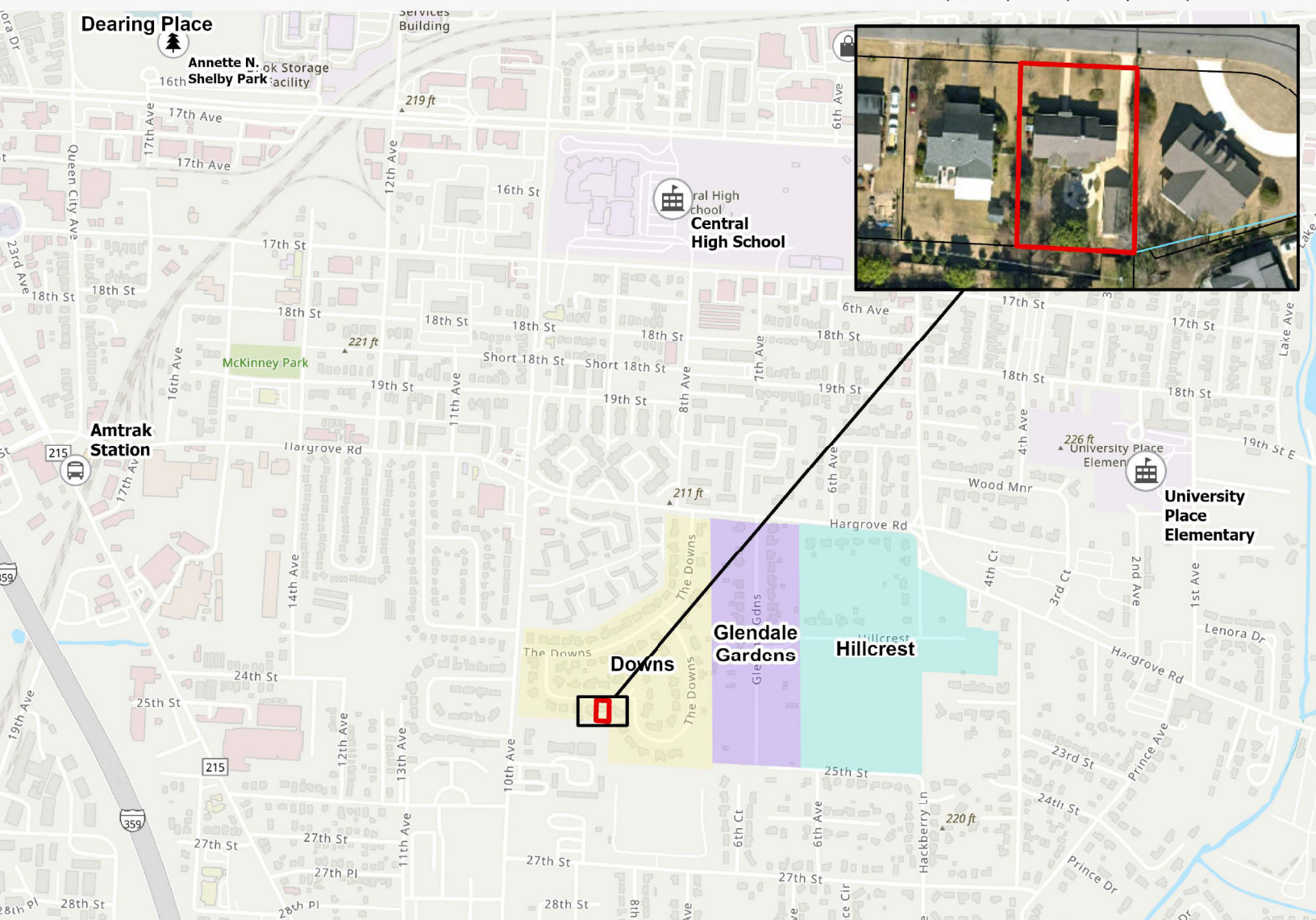
VICINITY & AERIAL MAPS





1 inch = 750 feet

0 375 750 1,125 1,500 Feet





27 The Downs

1 inch = 63 feet
0 30 60 90 120 Feet



ADDITIONAL STAFF PHOTOS OF SUBJECT PROPERTY









STAFF PHOTOS OF ADJACENT PROPERTIES

