

Historic Preservation Commission

Staff Report

Meeting Date: September 9, 2026

Case #: HPC-48-26

Site Addresses:	1619 Alaca Pl
Parcel ID:	31-06-23-3-011-007.000
Applicant:	Leah Alexander
Owner:	Alex and Andrea Ellinger

Proposed Work:	Petition for a Certificate of Appropriateness for the construction of covered front porch on the property located at 1619 Alaca Place in the Druid City Historic District (Council District 4)
Current Zoning:	SFR-3H

Historic District:	Druid City Historic District
Architectural Style:	Tudor Revival
Year Built:	1924
Contributing:	Yes
Historic Survey:	Druid City Historic District Survey

Resource 126. 1619 Alaca Place. Circa 1924. Two story, stucco clad Tudor Revival with side gable roof of asphalt shingles, north elevation (Alaca Place side) exterior chimney with three chimney pots featuring twisted rope motif, second floor façade with two 6/6 double hung sash windows, first floor façade with off center single leaf six panel door, entry vestibule with steeply pitched gable, cartouche, and graduated arch, 6/6 double hung sash windows; detached carport (Sanborn Map Company 1923-1967; R. L. Polk & Co. 1924-1925).

DESCRIPTION OF PROPOSED PROJECT:

The petitioner proposes to construct a covering over the existing front porch of the primary structure.

The proposed covered front porch will be built within the same footprint as the existing porch. It will consist of stucco columns, wood or Hardie fascia and trim, and an architectural asphalt shingle roof matching the existing materials of the primary structure. The existing railing will be re-used and cut to fit as needed for the proposed covered front porch.

STAFF ANALYSIS:

Asphalt shingles are listed as an appropriate material for roofs per the Design Guidelines.

APPLICABLE DESIGN GUIDELINES:

C. Standards for Rehabilitation and Alteration

The following standards shall be applied to all rehabilitation or alteration of contributing buildings and structures in the district:

1. Design Character

- Respect the original design character of the structure.
- Express the character of the structure—do not attempt to make it appear older or younger than it is.
- Do not obscure or confuse the essential form and character of the original structure.
- Do not allow alterations to hinder the ability to interpret the design character of the historic period of the district.

2. Repairing Original Features

- Avoid removing or altering any historic material or significant architectural features.
- Preserve original materials and details that contribute to the historic significance of the structure.
- Do not harm the historic character of the property or district.
- Protect and maintain existing significant stylistic elements.
- Minimize intervention with historic elements.
- Repair, rather than replace, deteriorated architectural features.
- Use like-kind materials, and utilize a substitute material only if its form and design conveys the visual appearance of the original.

- Disassemble historic elements only as necessary for rehabilitation, using methods that minimize damage to original materials, and use only methods of reassembly that assure a return to the original configuration.

3. Replacing Original Features

- Base replacement of missing architectural elements on accurate duplications of original features, substantiated by physical or pictorial evidence.
- Use materials similar to those employed historically, taking care to match design, color, texture, and other visual qualities.
- Employ new design that relates in style, size, scale and material wherever reconstruction of an element is not possible due to lack of historical evidence.

4. Existing Alterations

- Preserve older alterations that have achieved historic significance in themselves in the same manner as if they were an integral part of the original structure

5. Materials

- Maintain original materials and finishes.
- Retain and repair original siding, generally avoiding the use of synthetic siding. When replacement is required, use like-kind materials that conform to the original in profile and dimension, unless such materials are not available.

D. 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.

E. Roofs

- Preserve the original roof form, pitch and overhang of all structures, and use roof materials appropriate to the form and pitch of the roof.
- Preserve the character of the original roofing materials and details.
- Retain elements such as chimneys, skylights, and light wells that contribute to the style and character of the structure.

- Use roofing materials similar to those used in the district and that are comparable in style, shape, and color as those found on surrounding structures.

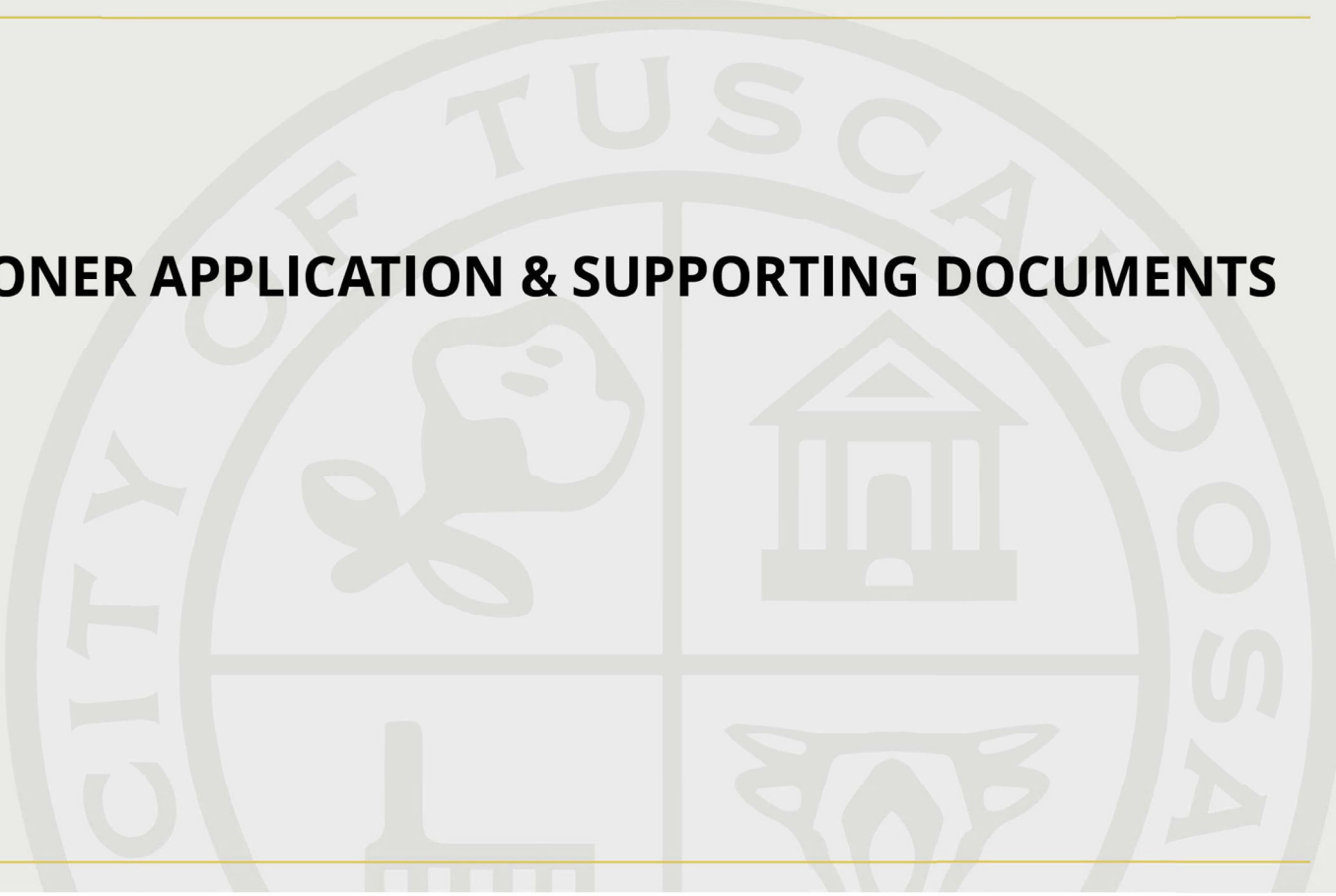
Examples of Appropriate Roof Materials:

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

Examples of Inappropriate Roof Materials:

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

PETITIONER APPLICATION & SUPPORTING DOCUMENTS



Certificate of Appropriateness Application

Property Information:

Site Address:

1619 Alaca Place, Tuscaloosa, Alabama 35401

Historic District:

Druid City

Estimated Cost of Construction:

45000

Detailed Description of the Proposed Work:

Construct a covering over the existing front porch, in its same footprint. Covered front porch to consist of stucco columns with a shingle shed roof. The existing metal railing will be re-used and cut to fit as needed.

Detailed Description of the Proposed Materials:

Stucco columns and beam to match texture and color of existing stucco.

Wood or hardie fascia trim and tongue and groove wood ceiling at porch.

Architectural asphalt shingles to match original house.

Applicant Information:

Applicant Name:

Leah Alexander

Property Owner Information:

Owner 1**Property Owner Name:**

Alex and Andrea Ellinger

Supporting Documents:

Site Plan:**Elevation Drawings:**

1619 Alaca PL HPC.pdf

Proposed Materials Documents:

Arch Asphalt Shingles.pdf

Additional Documents:

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

EXISTING PLAN



PROPOSED PLAN



Porch Addition for
The Ellingers
1619 Alaca P Place
Tuscaloosa, Alabama



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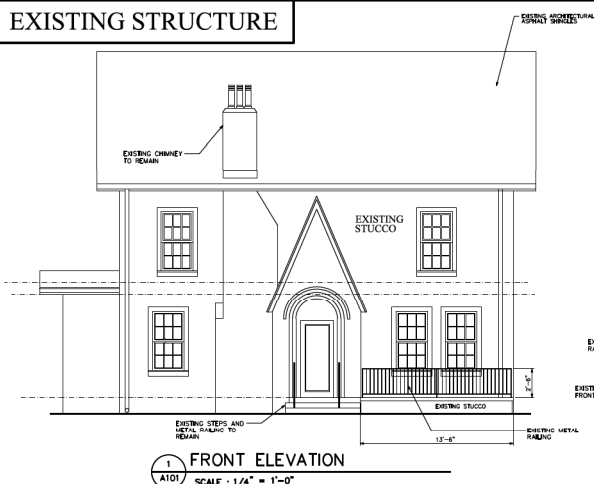
HE variables:

A101

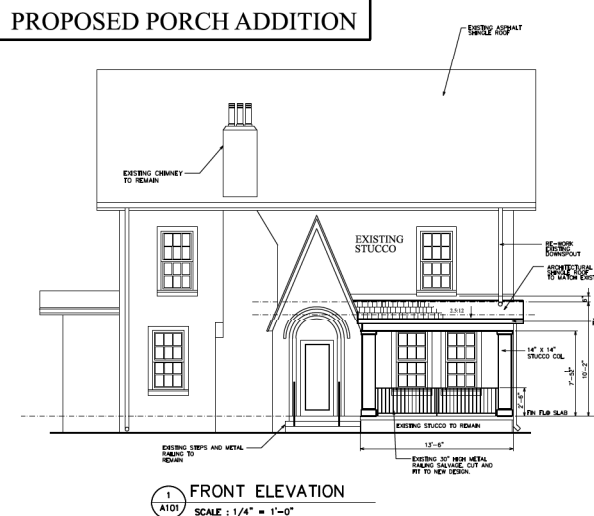
Project No: 026283
Date: 07-17-2025

FIRST FLOOR PLAN & DETAILS

EXISTING STRUCTURE



PROPOSED PORCH ADDITION



Alexander Architecture, LLC
3520 10th St. E. Northport, Alabama 35473 (205) 343-2214
Leah@AlexanderA.com

**Porch Addition for
The Ellingers
1619 Alaca Place
Tuscaloosa, Alabama**



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Contractor to verify site conditions and all dimensions prior to construction.

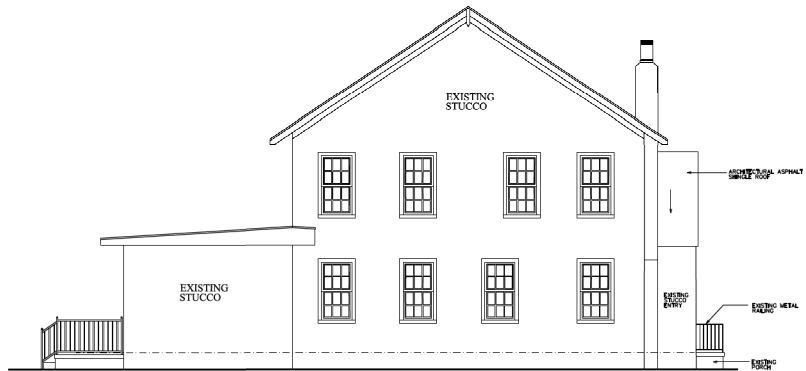
REVISIONS : 8/26/26

EXTERIOR ELEVATIONS & DETAILS

A201

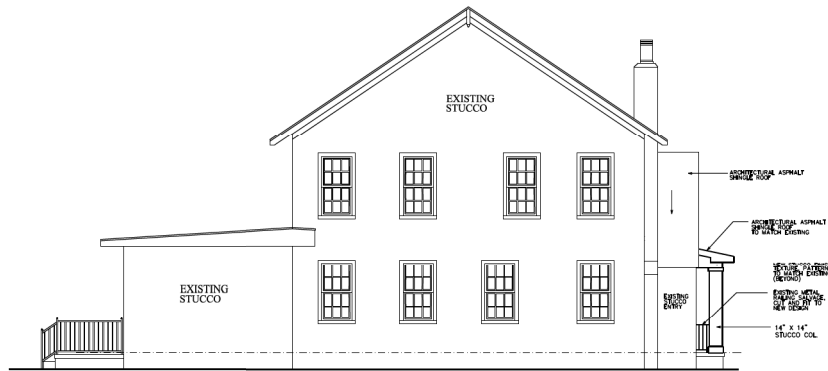
Project No.: 026288
Date: C7-17-2026

EXISTING STRUCTURE



1 EAST ELEVATION (EXISTING)
A202 SCALE : 1/4" = 1'-0"

PROPOSED PORCH ADDITION



2 EAST ELEVATION (PROPOSED)
A101 SCALE : 1/4" = 1'-0"

EXTERIOR ELEVATIONS

Alexander Architecture, LLC
5520 10th St. E. Northport, Alabama 36572
334-363-9214
leah@AlexanderArch.com

Porch Addition for
The Ellingers
1619 Alaca Place
Tuscaloosa, Alabama



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Contractor to verify all conditions and all dimensions prior to construction.

REVISIONS :

A202

Project No.: 0254388
Date: 07-11-2024

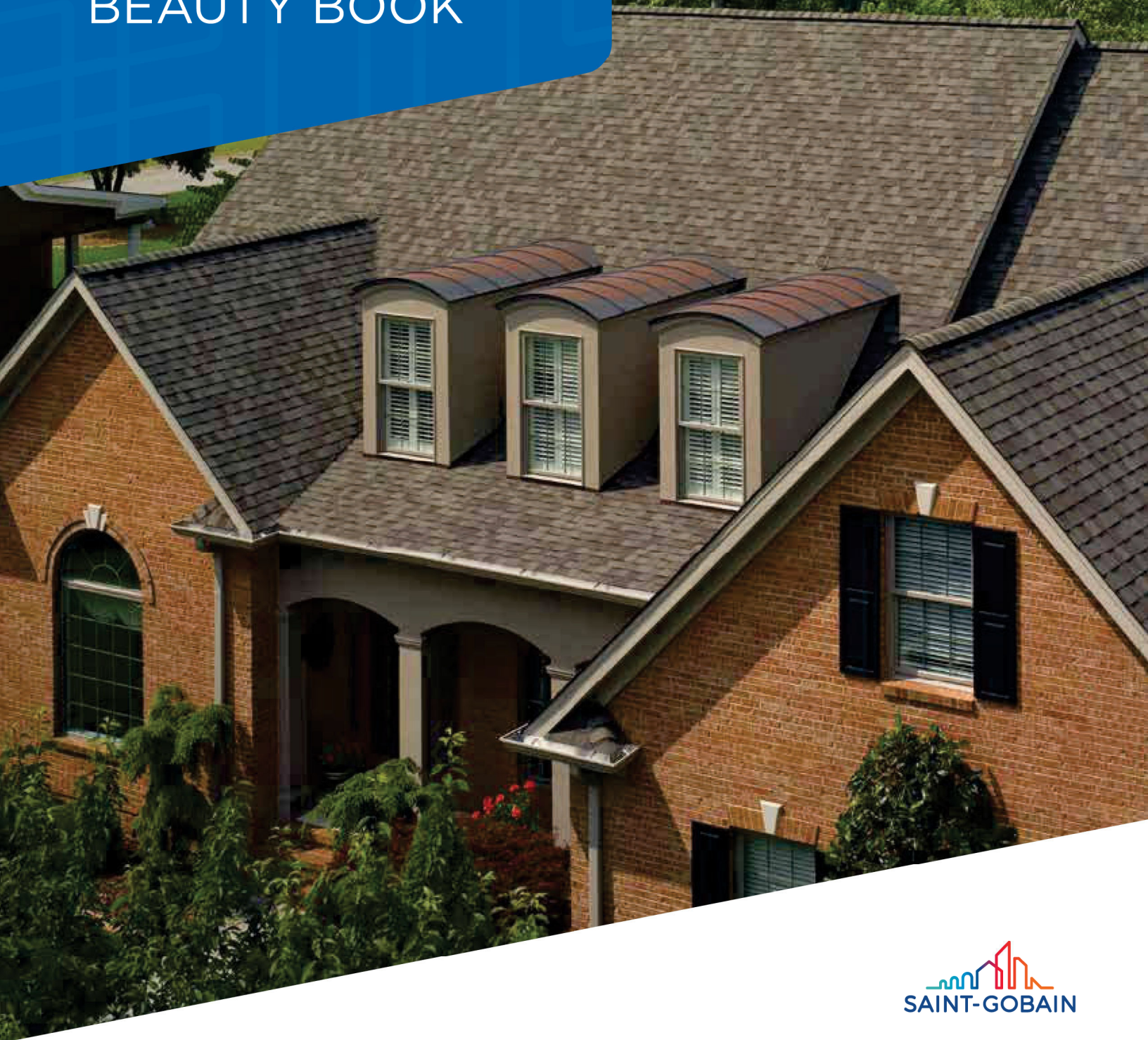




Landmark[®]

Designer Roofing Shingles

BEAUTY BOOK



SECTION 07 31 13

ASPHALT SHINGLES

Display hidden notes to specifier by using "Tools"/"Options"/"View"/"Hidden Text".

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Granule surfaced asphalt shingle roofing.
- B. Moisture shedding underlayment, eaves, valley and ridge protection
- C. Associated metal flashing

1.2 RELATED SECTIONS

- A. Section 06 10 00 – Rough Carpentry: Plywood Roof Sheathing
- B. Section 06 15 00– Wood Decking
- C. Section 07 26 00 – Vapor Retarders
- D. Section 07 13 54 – Sheet Waterproofing.
- E. Section _____ -- _____: Attic Space Ventilation
- F. Section 07 60 00 – Flashing and Sheet Metal.
- G. Section 08 62 00 – Unit Skylights
- H. Section _____ - _____: Chimney Flue
- I. Section 07 40 00 – Roofing and Siding Panels: Siding and Roofing
- J. Section 07 72 53 – Snow Guards

1.3 REFERENCES

- A. ASTM A 653/A 653M – Standard Specification for Steel Sheets, Zinc-Coated (Galvanized) or Zinc-Iron-Alloy-Coated (Galvannealed) by the Hot-Dip Process
- B. ASTM B 209 – Standard Specification for Aluminum and Aluminum-Alloy Sheet and Plate
- C. ASTM B 370 – Standard Specification for Copper Sheet and Strip for Building Construction.
- D. ASTM D 225 – Standard Specification for Asphalt Shingles (Organic Felt) Surfaced with Mineral Granules.
- E. ASTM D 226 – Standard Specification for Asphalt-Saturated Organic Felt Used in Roofing and Waterproofing.
- F. ASTM D 1970 – Standard Specification for Self-Adhering Polymer Modified Bituminous Sheet Materials used as Steep Roofing Underlayment for Ice Dam Protection.
- G. ASTM D 3018 – Standard Specification for Class A Shingles Surfaced with Mineral Granules.
- H. ASTM D 3161 – Standard Test Method for Wind Resistance of Asphalt Shingles (Fan-Induced Method).
- I. ASTM D 3462 – Standard Specification for Asphalt Shingles Made from Glass Felt and Surfaced with Mineral Granules.
- J. ASTM D 4586 – Standard Specification for Asphalt Roof Cement, Asbestos-Free.
- K. ASTM D-4869 – Standard Specification for Asphalt-Saturated Organic Felt Shingle Underlayment Used in Roofing.
- L. ASTM D 6757 – Standard Specification for Inorganic Underlayment for Use

PART 2 PRODUCTS

2.1 MANUFACTURERS

Acceptable Manufacturer: Provide products manufactured by the CertainTeed Corporation. Contact Sales Support Group, P.O. Box 860, Valley Forge, PA 19482, Toll Free 800-233-8990

- A. Substitutions: Not permitted
- B. Requests for substitutions will be considered in accordance with provisions of Section 01 60 00

2.2 ASPHALT FIBERGLASS SHINGLES

- A. CertainTeed **Landmark**: Conforming to ASTM D 3018 Type I – Self-Sealing, UL Certification of ASTM D 3462, ASTM D 3161/UL997 110-mph Wind Resistance and UL Class A Fire Resistance, glass fiber mat base, ceramically colored/UV resistant mineral surface granules across entire face of shingle; algae-resistance; two piece laminate shingle.
- B. Wind warranty upgrade – These products are warranted to resist blow-off due to wind velocities, including gusts, up to a maximum of 130 miles per hour during the first fifteen (15) years, provided all of the following conditions are met:
 - 1. CertainTeed shingles are not applied over existing roof shingles (roof-overs are not permitted).
 - 2. CertainTeed specified corresponding hip and ridge accessory products are installed as cap shingles (Shadow Ridge™, Cedar Crest™, Mountain Ridge™ (& IR).
 - 3. CertainTeed specified corresponding starter shingles are installed along the roof eaves and rakes (Swiftstart™ and High-Performance Starter). (Note: In Florida, CertainTeed will waive the requirement of applying starter shingles along the roof rake if all of the following conditions are met: The applicable building code requires that asphalt roof shingles be embedded in an 8-inch-wide bed of asphalt roofing cement applied along the roof rake edges. And, the shingles are installed and embedded in an 8-inch-wide bed of asphalt roofing cement along the roof rake edges in accordance with the code.)
- C. Weight: 229 / 240 pounds per square (dependent on manufacturing location) (100 square feet).

****NOTE** Retain one of the following two sub-paragraphs depending on color selection method.**

- D. Color: _____
- E. Color: As selected by Architect from manufacturer's standards

2.3 SHEET MATERIALS

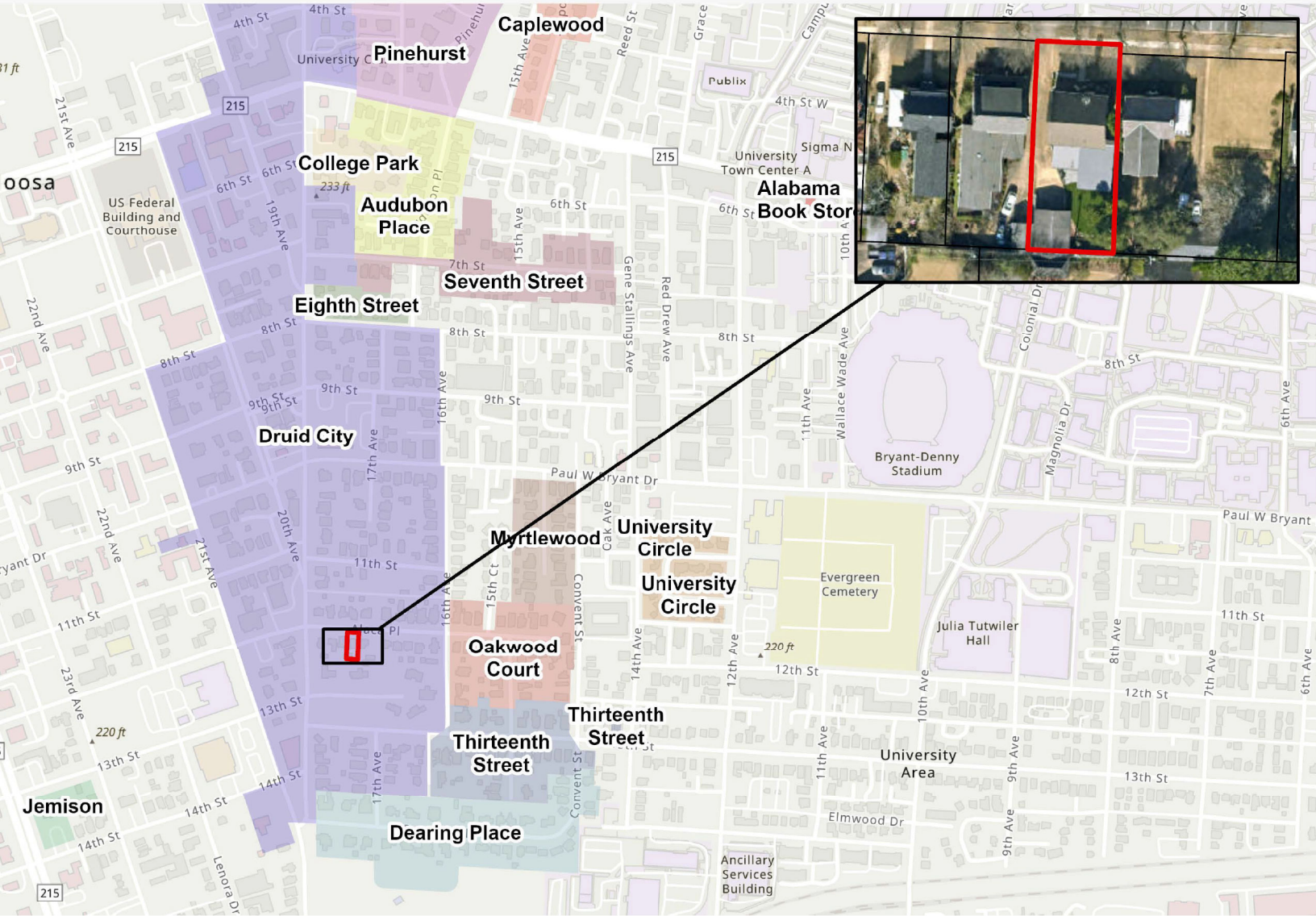
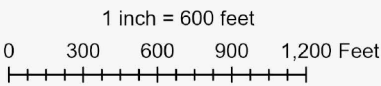
****Note** Delete paragraph below and installation instructions in Part 3 if climatic conditions are such that ice dam protection is not required.**

- A. Eaves Protection: CertainTeed "WinterGuard"; ASTM D1970 sheet barrier of self-adhering rubberized asphalt membrane shingle underlayment having internal reinforcement and "split" back plastic release film; provide material warranty equal in duration to that of shingles being applied.

VICINITY & AERIAL MAPS



1619 Alaca Place

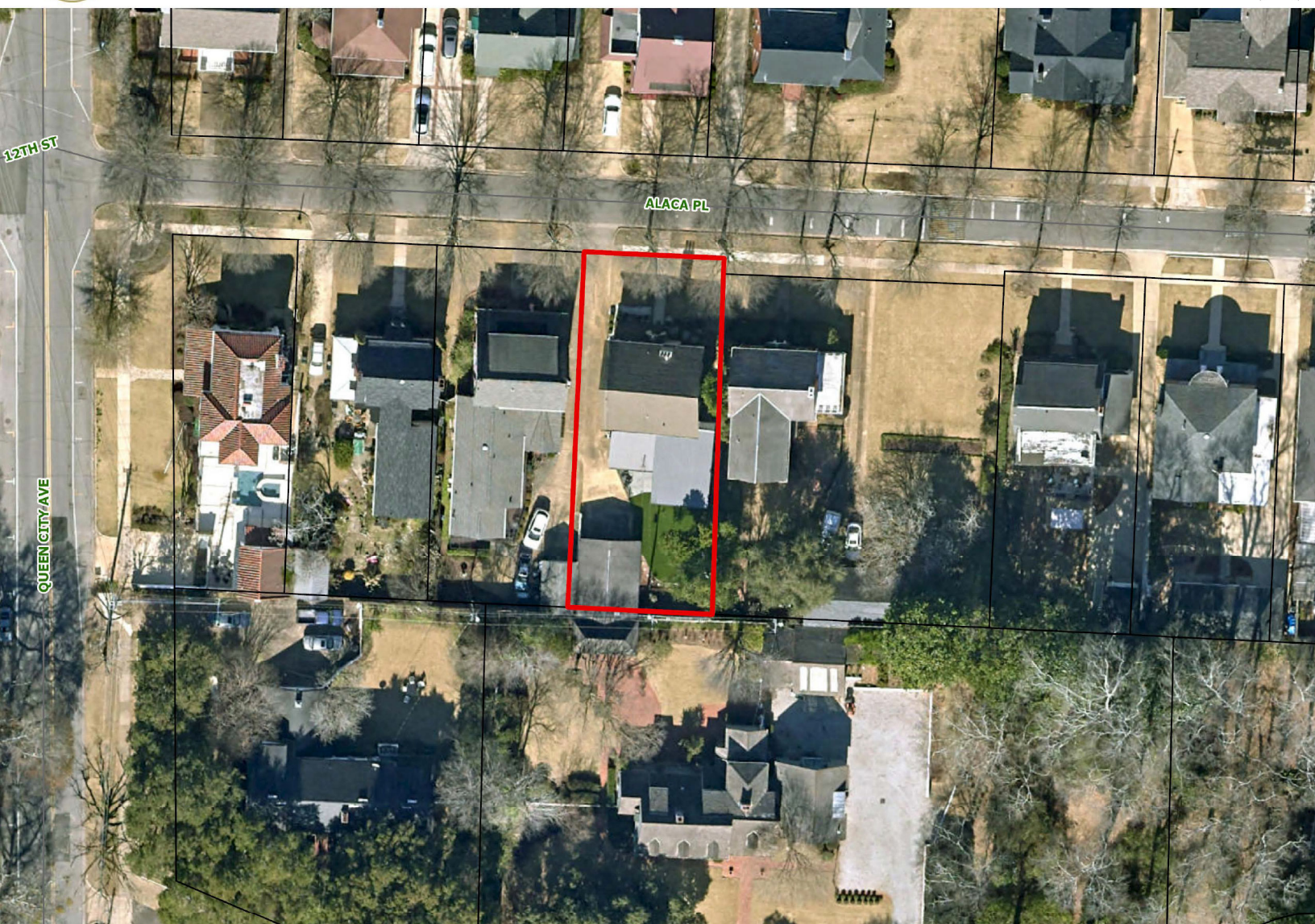




908 Queen City Avenue

1 inch = 47 feet

0 30 60 90 120 Feet



ADDITIONAL STAFF PHOTOS OF SUBJECT PROPERTY







STAFF PHOTOS OF ADJACENT PROPERTIES





