Historic Preservation Commission
Staff Report

Meeting Date: October 14, 2026
Case #: HPC-60-26

Site Address:	1609 Dearing Pl
Parcel ID:	31-06-23-3-022-016.000
Applicant:	Greg Beaudoin
Owner:	Greg Beaudoin
Proposed Work:	Petition for a Certificate of Appropriateness for exterior alterations to an accessory structure on the property located at 1609 Dearing Place in the Dearing Place Historic District (Council District 4)
Current Zoning:	SFR-3H
Historic District:	Dearing Place Historic District
Architectural Style:	Colonial Revival
Year Built:	1924
Contributing:	Yes
Historic Survey:	Dearing Place Historic Survey

Resource 7. 1609 Dearing Place. Circa 1924. Two story stucco covered house with craftsman style influences in its massing, but with Colonial Revival details such as the one story open pedimented entrance porch. Original breakfast room enlarged for a den. Bedroom and bath added downstairs; kitchen enlarged by enclosing back porch. Dethatched garage; large red oak tree in back yard is an Alabama Champion, with marker.

DESCRIPTION OF PROPOSED PROJECT:

The petitioner proposes enclosing the existing garage located in the rear yard of the principal structure. The garage currently has vinyl siding, and the petitioner proposes closing it in using wood framing and vinyl siding to match the existing materials. In addition, the petitioner

proposes installing a 10-lite wooden French door on the side of the garage that will be enclosed. Wood is an appropriate material for doors per the Design Guidelines. The total area being enclosed consists of two vinyl siding panels, each measuring 55½'', and the French door, which will be 80'' wide.

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.

PETITIONER APPLICATION & SUPPORTING DOCUMENTS

Certificate of Appropriateness Application

Property Information:

Site Address:
1609 Dearing place, Tuscaloosa, Alabama 35401

Historic District:
Dearing Place

Estimated Cost of Construction:
3000

Detailed Description of the Proposed Work:
Secure garage with French doors. Matching existing siding to close space between new doors and original latticework.

Detailed Description of the Proposed Materials:
Wood French doors. Wood framing and siding that matches existing siding.

Applicant Information:

Applicant Name:
Greg Beaudoin

Is the applicant also the property owner?
Yes

Supporting Documents:

Site Plan:
IMG_6324.jpeg

IMG_6319.jpeg

Elevation Drawings:

Proposed Materials Documents:
IMG_4438.jpeg

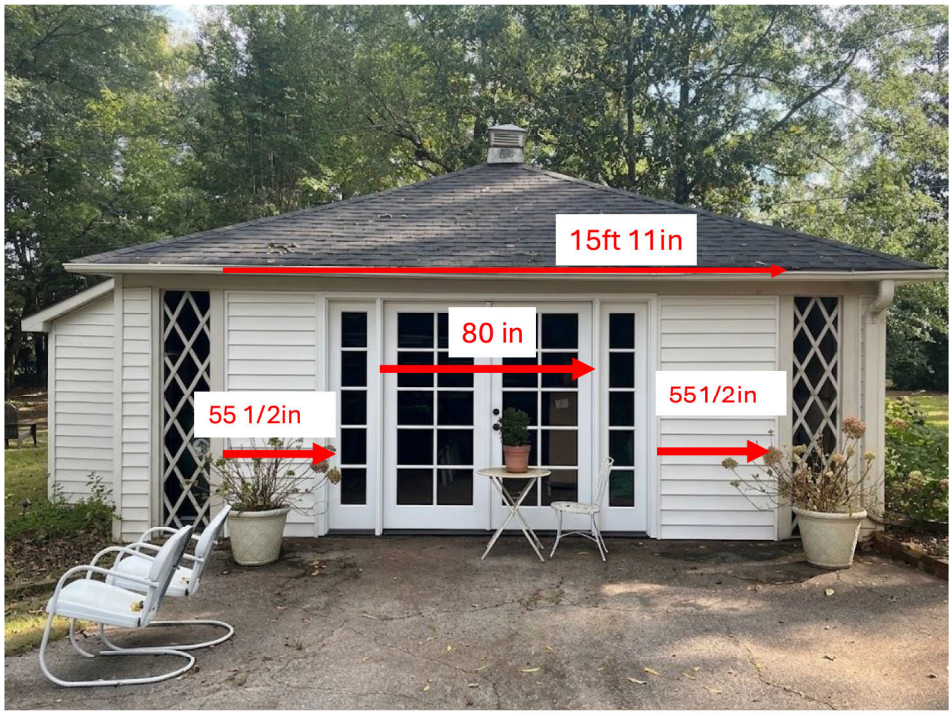
Additional Documents:

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.

1609 Dearing Place
Garage is detached
From the house.



1609 Dearing Place Garage









Vinyl Siding & Accessories

Ply Gem® SIDING

PERFORMANCE COLLECTION

SPECIFICATION GUIDE
2026

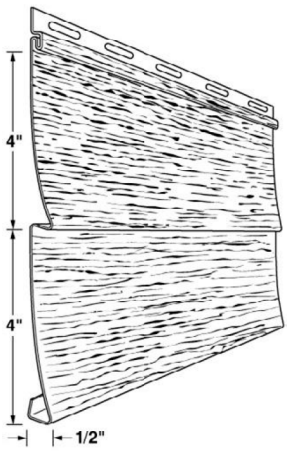
Transformations® Double 4" PC40

Description

- Nominal Thickness: .040
- Length: 12' 6"

Package

- 24 Pcs./Ctn.
- 2 Sqs./Ctn.
- 93 Lbs./Ctn.



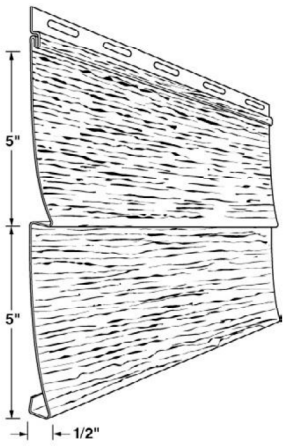
Transformations® Double 5" PC50

Description

- Nominal Thickness: .040
- Length: 12'

Package

- 20 Pcs./Ctn.
- 2 Sqs./Ctn.
- 88 Lbs./Ctn.



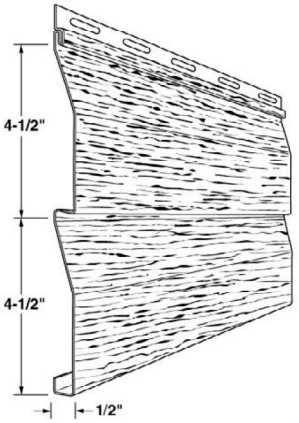
Transformations® Double 4-1/2" Dutch Lap PCD45

Description

- Nominal Thickness: .040
- Exposure: 12' 1"

Package

- 22 Pcs./Ctn.
- 2 Sqs./Ctn.
- 90 Lbs./Ctn.



Color Availability

WHITE
04 White

LIGHT
53 Almond
N3 Ivory
511 Olive
NP Pewter
M4 Sand
NS Stone Gray
A7 Wicker

CLASSIC
N4 Khaki
N1 Slate Blue

Exclusive

Krosswood Doors

72 in. x 80 in. French Knotty Alder 10-Lite Clear Glass Unfinished Wood Right Active Inswing Double Prehung Front Door

(16) Questions & Answers (20)



+6

Limit 10 per order

$2,996.42

$500/mo** suggested payments with 6 mos** financing. Apply Now

- Modern wood front door, supports most keyless smart lock devices
- Insulated, Low-E tempered clear glass 10 window paned French door
- Overhang required for all wood doors, see warranty for details
- View More Details

Color/Finish: **Unfinished Wood**

Common Door Size (WxH) in.: **72 x 80**

60 x 80 | 64 x 80 | **72 x 80**

Door Handing: **Right-Hand/Inswing**

Left-Hand/Inswing | **Right-Hand/Inswing**

Pickup at Tuscaloosa

Delivering to 35404

Ship to Store
Oct 12 - Oct 15

Delivery
Oct 6 - Oct 8

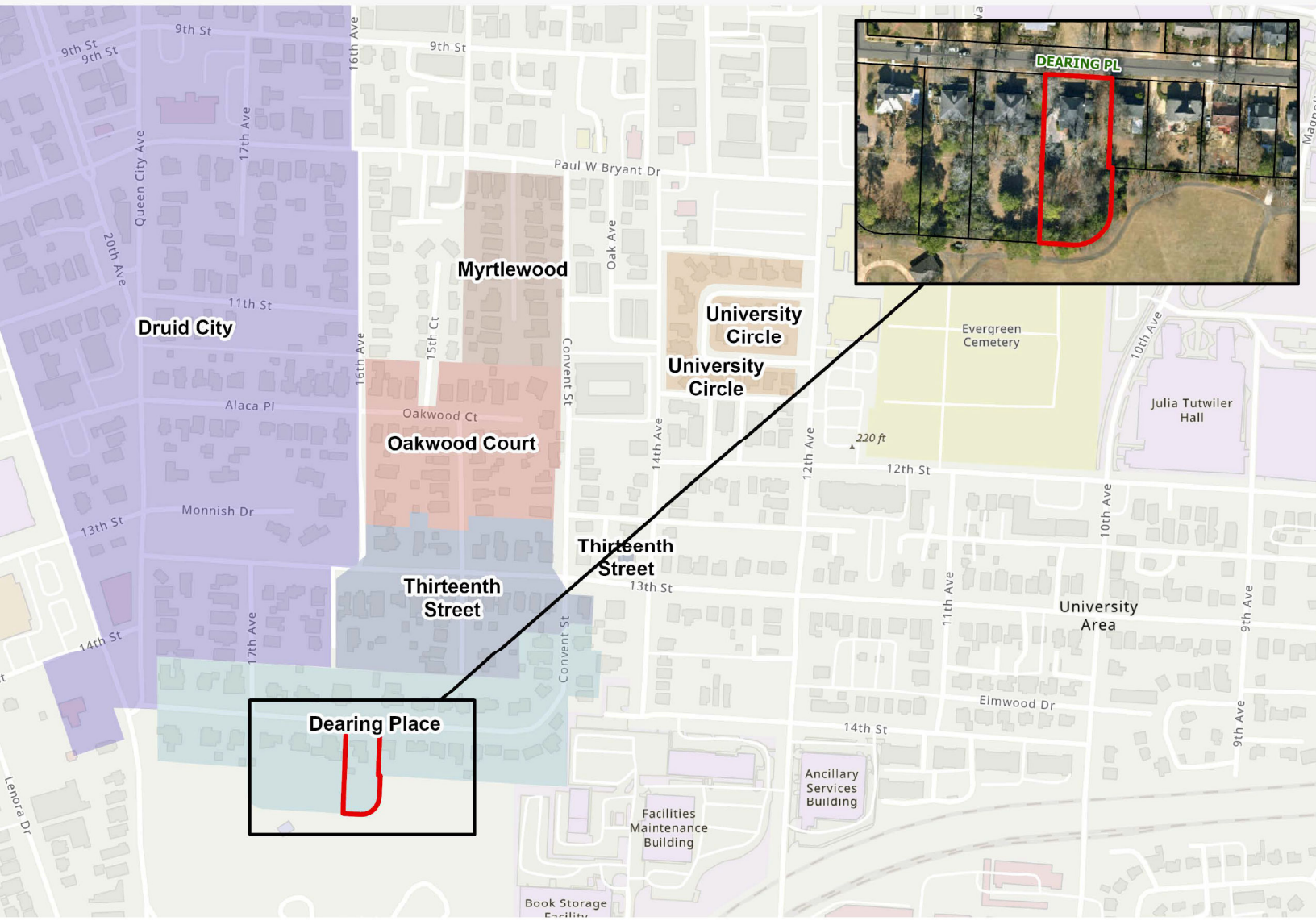
VICINITY & AERIAL MAPS

1609 Dearing Place

1 inch = 384 feet

0 190 380 570 760 Feet

N



1609 Dearing Place

1 inch = 131 feet

0 90 180 270 360 Feet

N



ADDITIONAL STAFF PHOTOS OF SUBJECT PROPERTY




A3YDBA
ODYSSEY

STAFF PHOTOS OF ADJACENT PROPERTIES


1607



