

Historic Preservation Commission

Staff Report

Meeting Date: October 14, 2026

Case #: HPC-50-26

Site Addresses:	2010 Glendale Gardens
Parcel ID:	31-07-26-1-028-002.000
Applicant:	Aghdas Alford
Owner:	Aghdas Alford

Proposed Work:	Petition for a Certificate of Appropriateness for the construction of a rear porch on the property located at 2010 Glendale Gardens in the Glendale Gardens Historic District (Council District 2)
Current Zoning:	SFR-1H

Historic District:	Glendale Gardens Historic District
Architectural Style:	Minimal Traditional
Year Built:	1950
Contributing:	Yes
Historic Survey:	Glendale Gardens Historic District Survey

Resource 1. Ca. 1950. One story, wood frame minimal traditional with cross gable roof of asphalt shingles, interior brick chimney, porthole louvered ventilator, weatherboard siding, cornice, four panel wood door with two lights and side lights, wooden surround with segmented arch top, 6/6 double hung sash windows with wooden surrounds and flanking wooden shutters, partial width porch with brick base, flat roof and square wooden supports.

DESCRIPTION OF PROPOSED PROJECT:

The side exit at the rear of the principal structure currently has steps of varying heights and no handrails. To address this condition, the petitioner proposes to construct a porch to replace the existing steps. The new cement porch will be level with the house and will include steps positioned to the left of the rear door.

The railing, posts, and balustrades will be constructed of wood. The porch will measure 11' 7" from the base to the roof, with the cement base and wooden railing standing 36' tall. Additionally, the petitioner proposes to construct a roof over the new porch using membrane roofing, which is an appropriate material for slopes of 3-and-12 or less when hidden by parapets 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:

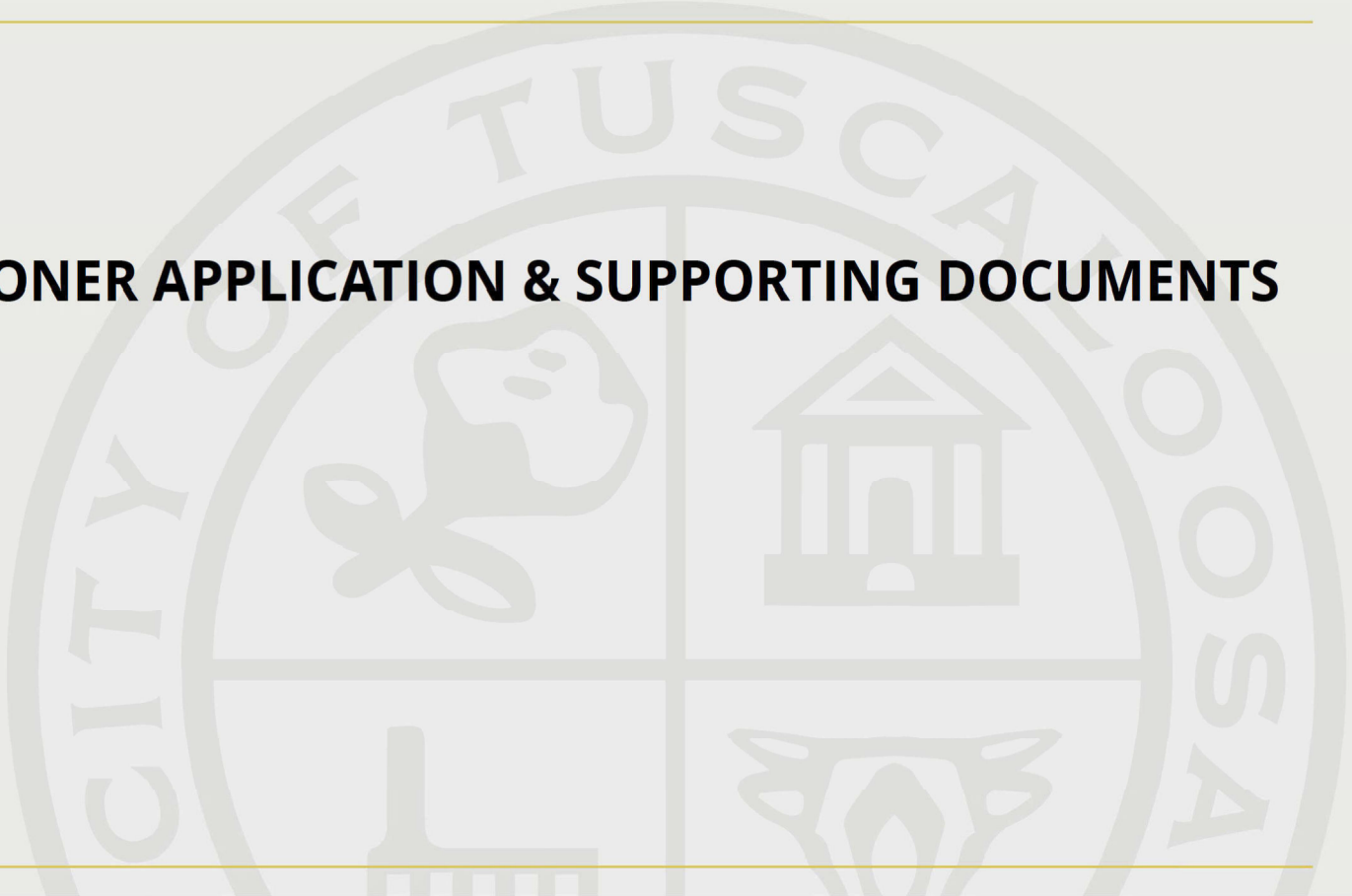
- Slate
- Tile

Examples of Inappropriate Roof Materials:

- Corrugated fiberglass
- Asphalt roll roofing

- 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
- 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:

2010 GLENDALE GDNS, Tuscaloosa, Alabama 35401

Historic District:

Glendale Gardens

Estimated Cost of Construction:

350

Detailed Description of the Proposed Work:

The side exit in our house has 4 steps with varying heights. There are no handrails for these steps and the first step has an immediate drop from the house making the steps very unsafe. In order to implement safety, we need to create a landing and add handrails. We want to create a porch, so that the person exiting the door will walk onto a platform at the same level as the house and then use the steps of equal heights to the left of the side door.

Detailed Description of the Proposed Materials:

It will be a cement porch and stairs with wood rails

Applicant Information:

Applicant Name:

Aghdas Alford

Is the applicant also the property owner?

Yes

Supporting Documents:

Site Plan:

House Plan.jpeg

Elevation Drawings:

Old stairs.jpeg

Elevation Drawing-Old Stairs.jpeg

House w Existing stairs.jpeg

Proposed New deck.JPG

Elevation Drawing-New Deck with measurements and Materials.jpeg

Proposed Materials Documents:

Elevation Drawing-New Deck with measurements and Materials.jpeg

Deck Material-Concrete bags.png

Deck Material-Concrete blocks.png

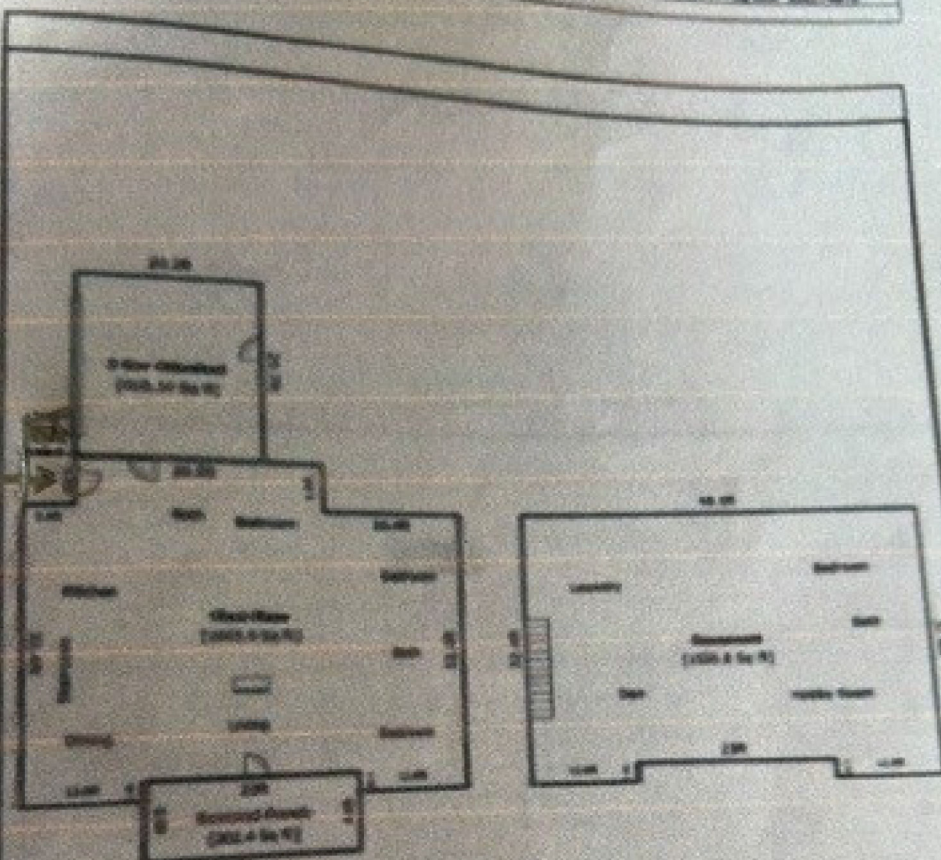
Deck Material-treated wood.png

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.

Location of Porch
on the site plan

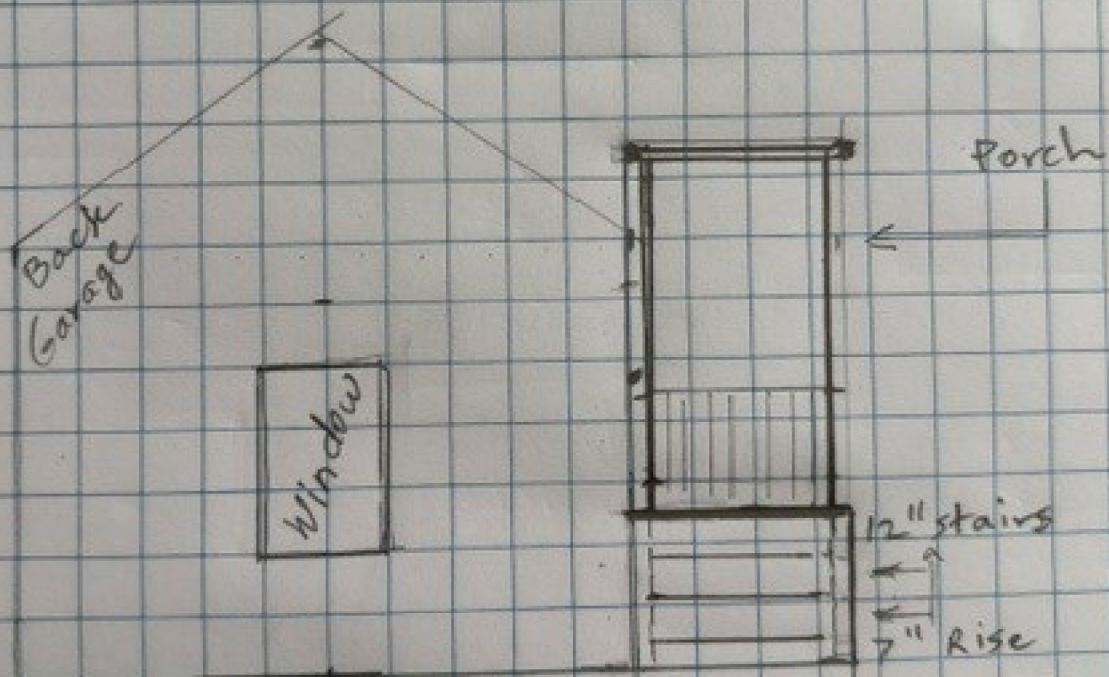
Project Name: Family Services Center, Phase 2
 Project Number: 2015-0000000000
 Date: 10/10/2015
 Project Manager: John J. Smith, P.E.
 Project Engineer: John J. Smith, P.E.
 Project Location: 1000 N. 10th St., Suite 100, St. Paul, MN 55102



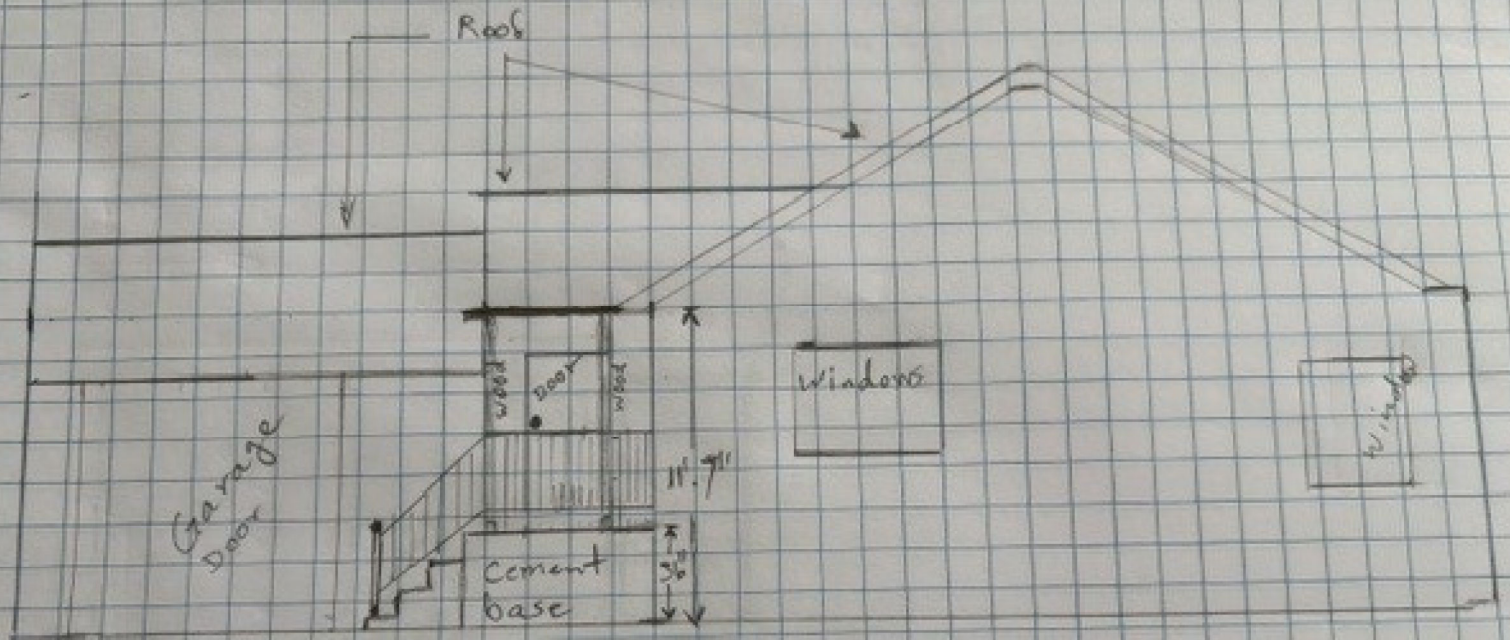




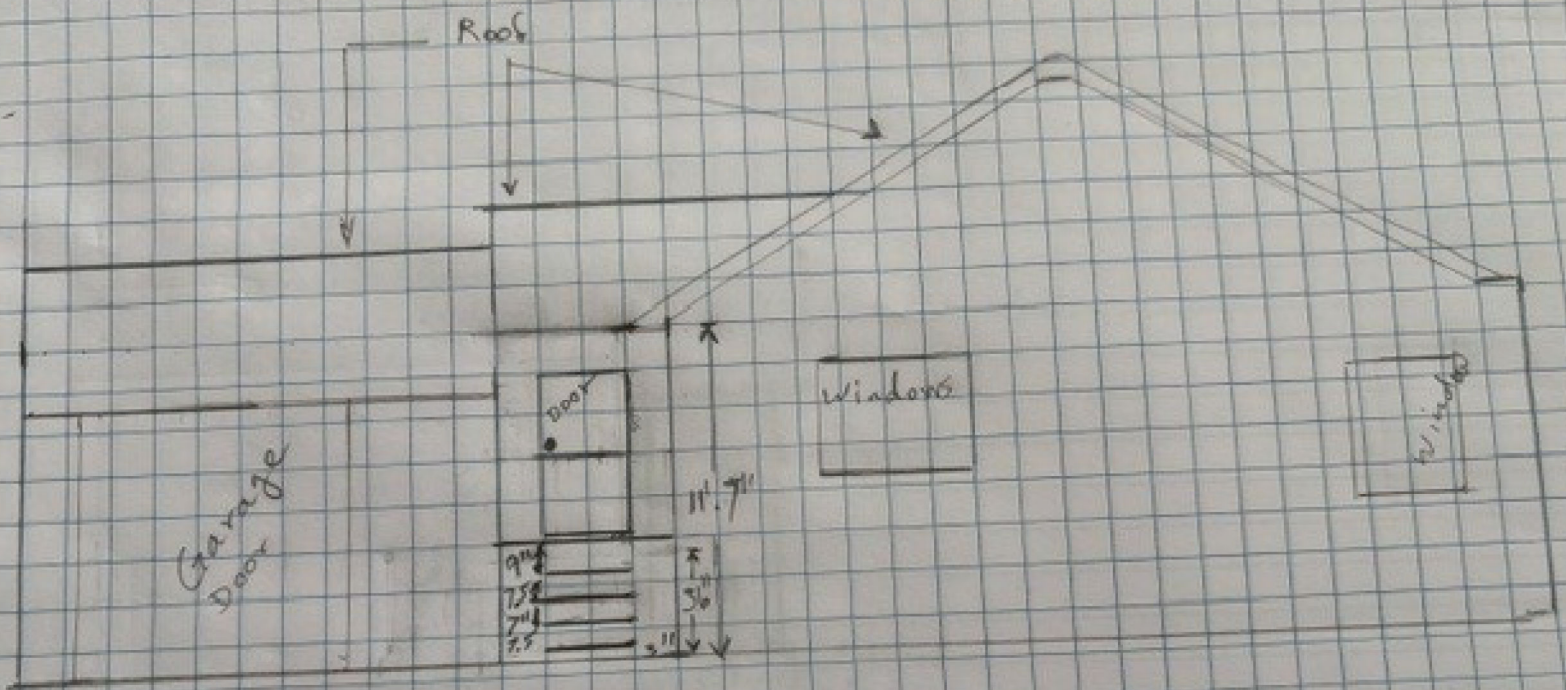
Dimensional back Plan
w/ the location of the
new roof.



Dimensional side Plan w/ Location of the new porch



Dimensional side Plan w/ Location of Existing stairs





APP Base/Ply Sheet



Tri-Ply®
GAF APP Smooth
Membrane

Tri-Ply®
GAF APP SmoothNB
Membrane



ITEM CODE:
3687 20/PALLET ST
3684 25/PALLET NB
3683 20/PALLET NB

Description:

Tri-Ply® APP Smooth Membrane is a smooth-surfaced surface modified bitumen membrane manufactured to stringent GAF specifications. Its core is a strong, resilient, non-woven polyester mat that is coated with APP polymer-modified asphalt.

Uses:

Tri-Ply® APP Smooth Membrane is designed for new roofing and re-roofing applications, as well as flashings. It is also an excellent product for repair of built-up roofing membranes or other modified bitumen systems.

Advantages:

- Lighter weight — installed roof designs can weigh less than 2 pounds per square foot.
- Resilience — polyester mat core helps resist splits and tears due to its excellent elongation characteristics.
- Durability — specially formulated modified asphalt delivers lasting performance.
- Product warranties and system guarantees are available. Contact your local sales representative for requirements, availability, and limitations. See warranties and guarantees on gaf.com for complete coverage and restrictions.

Storage and Handling:

To prevent damage, support rolls on end in an upright position and store in a clean, dry location, covering as necessary to protect from environmental damage. Monitor environmental conditions during storage, handling, and application.

Testing and Approvals:

- Classified by UL in accordance with ANSI/UL 790. Refer to UL Product iQ for specific assemblies.
- FM Approved — refer to roofnav.com for approved assemblies.
- Meets or exceeds ASTM D6222 Type I, Grade S.
- For additional information, contact GAF Design Services at 1-877-423-7663 or designservices@gaf.com.

3687 Tri-Ply APP Smooth:

- State of Florida Approved.
- Miami-Dade County Product Control Approved.
- UL Evaluation Report UL ER1306-02.
- Texas Department of Insurance Report RC-49.

3684 & 3683 Tri-Ply APP Smooth NB:



Product Specifications:

ASTM D6222 Type I, Grade S

Roll Size*	106.7 ft. ² (10.0 m ²)
Roll Length	32' 4" (10.0 m)
Roll Width	39.625" (1.0 m)
Roll Weight	85 lb. (38.6 kg)
Roll Thickness	150 mils
Rolls per Pallet	20
Full Pallet Weight	1,750 lb. (793.8 kg)
Reinforcement	Polyester
Top Side Surfacing	Talc or Sand
Bottom Side Surfacing	Burn-Off Film

* Roll Size as reported represents actual membrane dimensions and does not calculate installation using side and end lap recommendations.

Physical Properties:

Property	Standard Minimum Value	GAF Value
Thickness, min. mm [mils], Grade S	3.5 (140)	3.5 (140)
Peak load at 23 +/- 2° C [73.4 +/- 3.6° F] MD and CMD, before and after heat conditioning, min. kN/m [lbf/in.]	MD - 8.8 (50.0) CMD - 8.8 (50.0)	MD - 8.8 (50.0) CMD - 8.8 (50.0)
Elongation at 23 +/- 2° C [73.4 +/- 3.6° F] MD and CMD, before and after heat conditioning, at peak load, % min.	MD - 23 CMD - 23	MD - 23 CMD - 23
Peak load at -18 +/- 2° C [0 +/- 3.6° F] MD and CMD, min. kN/m [lbf/in.]	MD - 10.5 (60) CMD - 10.5 (60)	MD - 10.5 (60) CMD - 10.5 (60)
Elongation at -18 +/- 2° C [0 +/- 3.6° F] MD and CMD, min. at peak load (%)	MD - 10 CMD - 10	MD - 10 CMD - 10
Ultimate elongation at 23 +/- 2° C [73.4 +/- 3.6° F], min. MD and CMD (%)	MD - 30 CMD - 30	MD - 30 CMD - 30
Tear strength at 23 +/- 2° C [73.4 +/- 3.6° F] min. N [lbf]	311 (70)	311 (70)
Low-temperature flexibility, before and after heat conditioning, max. ° C [° F]	+0 (32)	+0 (32)
Dimensional stability, max. change (%)	1.0	1.0
Compound stability, min. ° C [° F]	110 (230)	110 (230)
Water absorption, max. (%)	3.2	3.2
Moisture content, max. (%)	1.0	1.0
Low-temperature unrolling, max. ° C [° F]	5 (41)	5 (41)
Net mass per unit area, min., g/m ² [lb./100 ft. ²]	3,418 (70)	3,418 (70)
Bottom side coating thickness, min. mm [mils]	0.76 (30)	0.76 (30)

NOTE: Values stated are average values and subject to normal manufacturing variation. These values are not guaranteed and are provided solely as a guide.

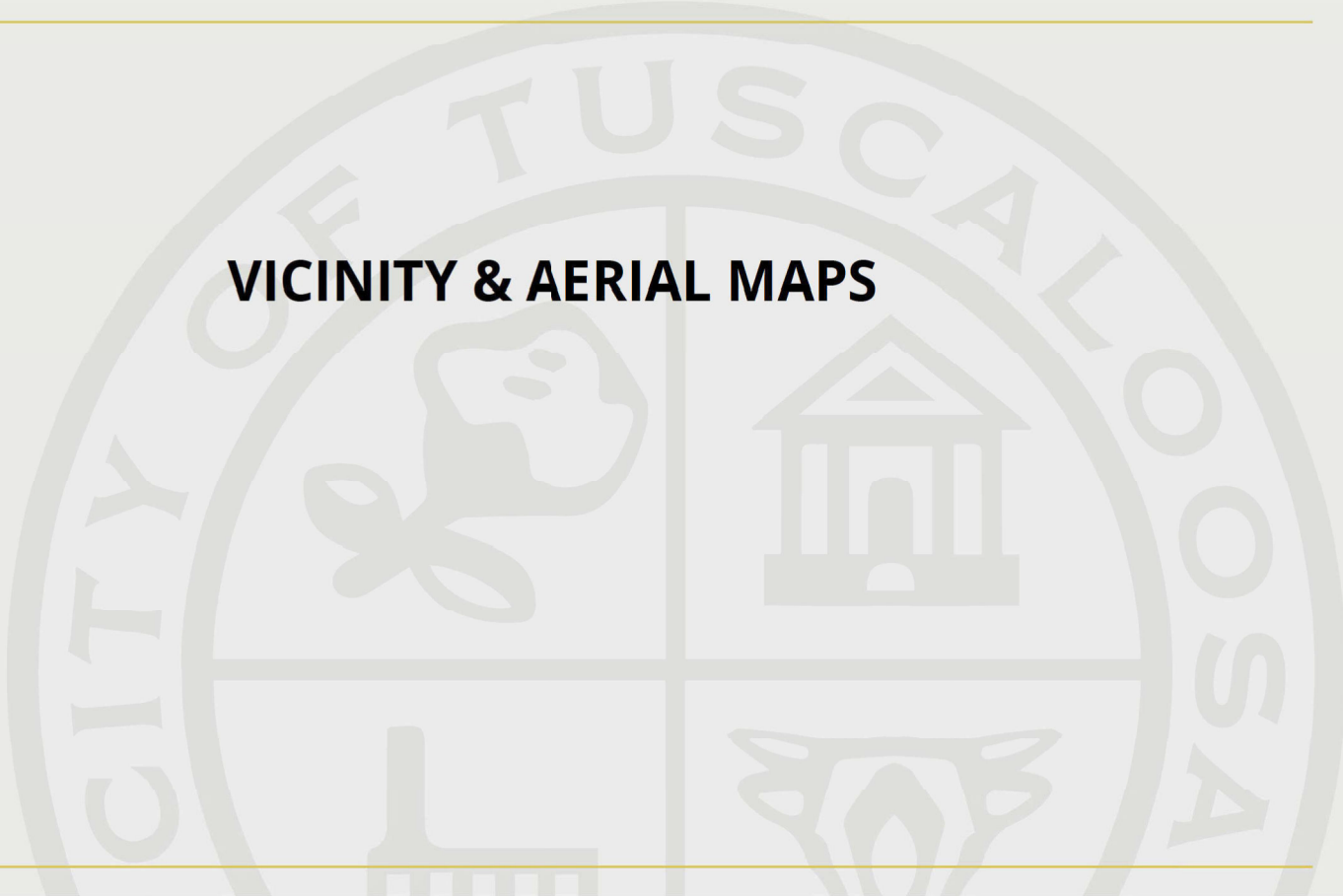


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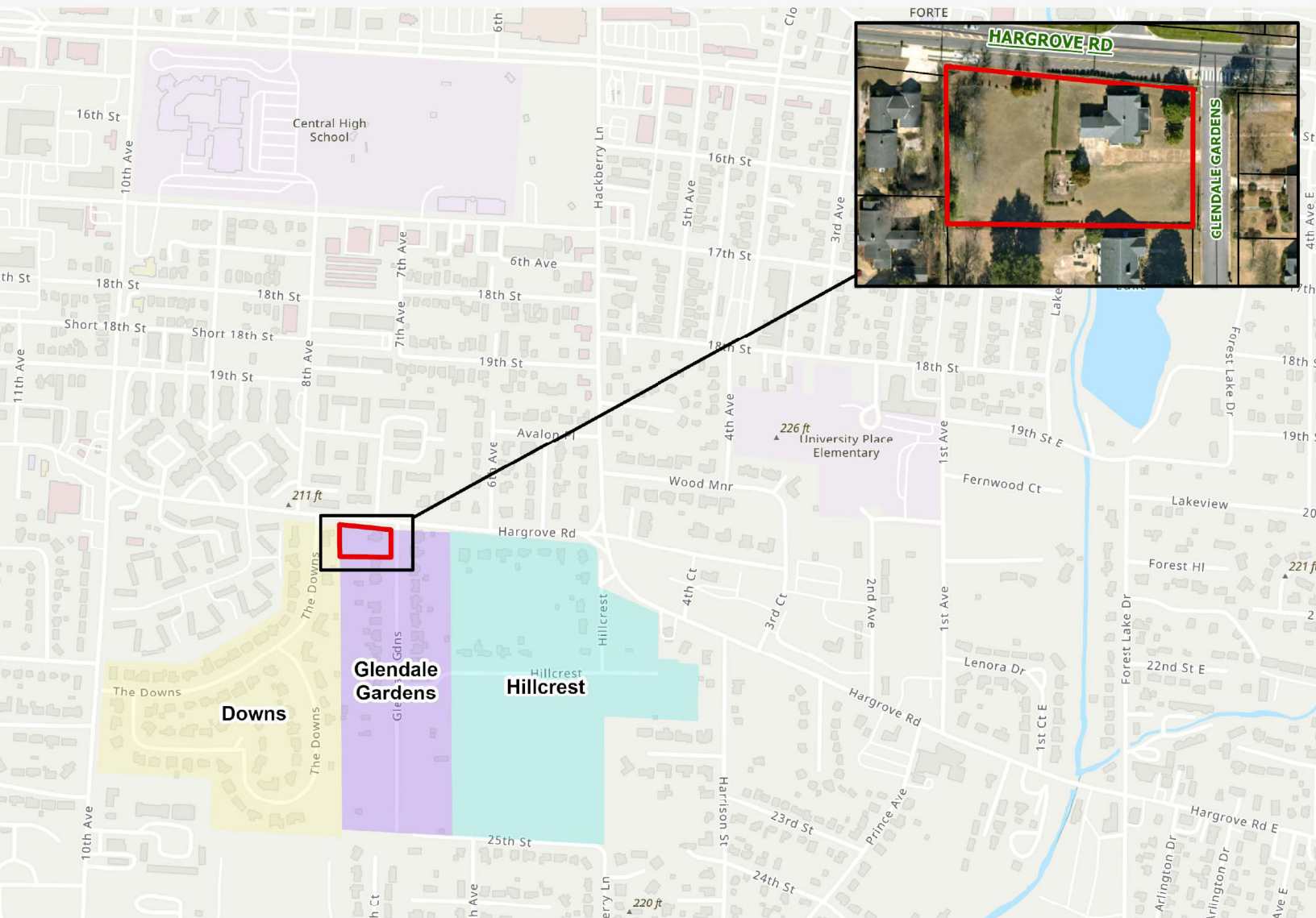
VICINITY & AERIAL MAPS





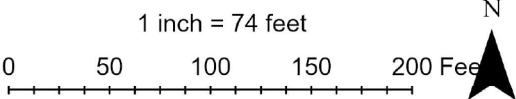
2010 Glendale Gardens

1 inch = 600 feet
0 300 600 900 1,200 Feet





2010 Glendale Gardens



ADDITIONAL STAFF PHOTOS OF SUBJECT PROPERTY





STAFF PHOTOS OF ADJACENT PROPERTIES



