CERTIFICATE OF APPROPRIATENESS - STAFF COMMENTS

HPC 22-19

Applicant: Collin Rich
Meeting Date: June 12, 2019
Received by: Cory Banacka, Senior Planner
Submission Date: May 22, 2019

INTRODUCTION

Property Address: 61 The Downs
Architectural Style: Colonial Revival
Year Built: Circa 1953
Historic District: The Downs
Zoning: R-1 (H)
Permits Required: Building Permit
Nature of Project: Material change to siding

Historic Survey: The Downs Survey (2005)

56. 61 The Downs. James P. Marlowe House. Ca. 1953. One and one half story, wood frame Dutch Colonial Revival with gambrel roof of asphalt shingles, wood shingle siding, exterior brick chimney, symmetrical three bay façade with central, recessed, single leaf, six panel, wood door, flanking 8/8 double hung sash windows with shutters, one story wing with gambrel roof of asphalt shingles, wood shingle siding, 6/6 double hung sash window with shutter, and single leaf, louvered door.

Design Guidelines:

Design Guidelines Relative to Rehabilitation and Alteration (DG, 21-23)
Standards for Rehabilitation and Alteration (DG, 22-23)
Replacing Original Features (DG, 22)

- 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.

Materials (DG, 22-23)
- 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.

STAFF COMMENTS

The applicant proposes replacing the existing 2nd floor broken cedar wood shake siding and wood trim pieces with James Hardie straight-edged, pre-primed shingle siding, which will match the original siding in width and general appearance. The James Hardie shingle siding is being proposed because the owners were unable to acquire anymore of the original cedar shake shingle siding that would match the existing in size and finish.

See attached images for details.

DESIGN GUIDELINES

Materials: The applicant looks to alleviate the mixing of materials by "maintain[ing] original… finishes" by infilling only the wood paneling that is in need of repair (DG, 22). The use of Hardie board lap siding will look to "use like-kind materials that conform to the original in profile and dimension… [where] such materials are not available" (DG, 23) While the proposed Hardie board will not "maintain original materials and finishes," the proposed material will "conform to the original in profile and dimension" (DG, 22-23). While Hardie board is not a material specifically listed as appropriate within the Design Guidelines, it has been used as an approved material in multiple previous cases for its similarity to wood in appearance.

City of TUSCALOOSA
URBAN DEVELOPMENT

TUSCALOOSA
HISTORIC PLANNING COMMISSION

CERTIFICATE OF APPROPRIATENESS APPLICATION

Please complete all of the following required fields:

Property

Address of premises affected: 61 The Downs, Tuscaloosa, AL 35401 Historic District: Downs

Owner Occupied ☑ Renter Occupied ☐

Owner

Name: Christopher Collin Rich Phone: (205) 454-1007 Email: collinrich@gmail.com

Address: 61 The Downs, Tuscaloosa, AL 35401

Applicant (*if different from owner*)

Name: _____ Phone: _____ Email: _____

Contractor or **Architect**

Name: Home Improvement Services Co. Phone: (205) 394-0405 Email: twoods2005@comcast.net

Check the box that best describes your intended action(s) & include all estimated costs: $ 4,630.00

- ☐ Exterior Alteration
- ☐ Addition or New Construction
- ☐ Signage
- ☒ Other *(please explain)*: Repair existing cedar shake siding and wood trim piece with with Hardie shake shingles and PVC trim

Certification of Applicant

I hereby certify that I have read and examined this application and known the same to be true and correct. I understand that consideration of this application is based upon the correctness of the information I have supplied and that any permit (s) granted may be revoked upon finding by the Tuscaloosa Historic Preservation Commission that any relevant information supplied on or with the application is substantially incorrect. I further understand that only complete applications including all required exhibits, and fees are considered by the commission and must be received by the City of Tuscaloosa Office of Urban Development, Planning Division by the scheduled deadline in order to be placed on the agenda.

It is my understanding that a Certificate of Appropriateness shall become void unless construction is commenced within six (6) months of the date of issuance. Certificates of Appropriateness shall be issued for a period of eighteen (18) months and are renewable.

It is my understanding that a building permit issued by the City of Tuscaloosa Office of Urban Development, Planning Division is required for all work being done in historic districts.

Finally, it is my understanding that the plans submitted with this application and approved by the Commission are *final*, and, pending Commission approval, I am bound to follow the plans as approved. Should there be any changes to the approved plans, I understand that those changes must be reviewed prior to any work associated with such changes occurring.

Applicant: C. Collin Rich Date: 5/22/2019

ADDENDUM TO CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CHRISTOPHER COLLIN RICH

61 THE DOWNS

The proposed replacement siding material will be James Hardie straight-edged, pre-primed shingle siding as set forth in the quote from Home Improvement Services Co. submitted herewith. The product is also shown in the brochure from James Hardie submitted herewith. Please note that the scope of work is to include matching the paint of the existing structure. The area at issue is on the rear of the structure and is not visible from the street.

Home Improvement Services Co.

2842 Lake Crest Dr.
Tuscaloosa, AL 35406
(205) 394-0405
twoods2005@comcast.net

Estimate

Date	Estimate #
5/21/2019	439

Name / Address
Collin Rich 61 The Downs Tuscaloosa, Al. 35401

Project
Siding

Item	Description	Total
	Siding Replacement Scope of Work - Working on the back side of the house on the second story, there is an area that is approximately 6'H x 29' W where we propose to remove the top 1x6 wood trim piece covering the top edge of the top row of cedar shakes and discard trim piece, remove all cedar shake siding in this area and discard, remove drip edge from the tops of 3 windows and discard, remove the rake flashing at the base of this area and discard. We will leave the left and right wood corner trim pieces in place as well as the top fascia board but will inspect to make sure no rot is present (NOTE: this estimate does not include replacing those pieces). Upon completion of demo we will inspect this entire area looking for any wood or rot damage and inform customer of our findings before proceeding, and provide an estimate for any additional repair work that may or may not be needed before installing new siding. We will then proceed to install new metal drip edge flashing on the tops of 3 windows, new rake flashing at the base, house wrap, siding starter strip and all new Hardie Pre-Primed Straight Edge Shingle Siding and a new 1x6 top trim piece made from PVC. We will then caulk and paint all new siding and trim to match the existing color of the house and haul off all construction debris. NOTE: It is up to the customer to get the necessary approvals and/or permits for this job from the city and their HOA if required.	
001	MATERIALS: Includes all materials mentioned in Scope of Work outlined above such as trim, flashing, pre-primed siding, fasteners, house wrap, caulk and paint and shipping charges	2,350.00
002	LABOR: Includes all labor to complete Scope of Work as outlined above OPTION 1 - COLOR PLUS SIDING - Hardie offers a colorplus pre-colored siding but only has approximately 15 colors available and the shipping time is much longer because it is made to order. The additional cost of the materials would be $300.00 per pallet (86 pieces) but the labor for not having to paint any siding (still paint trim) would be reduced by $300.00, plus we also factored 2 gallons of paint at $90.00, so the price would reduce by $90.00 overall if the color plus option is used. The downside is the limited colors available and not being able to match any existing color.	2,280.00

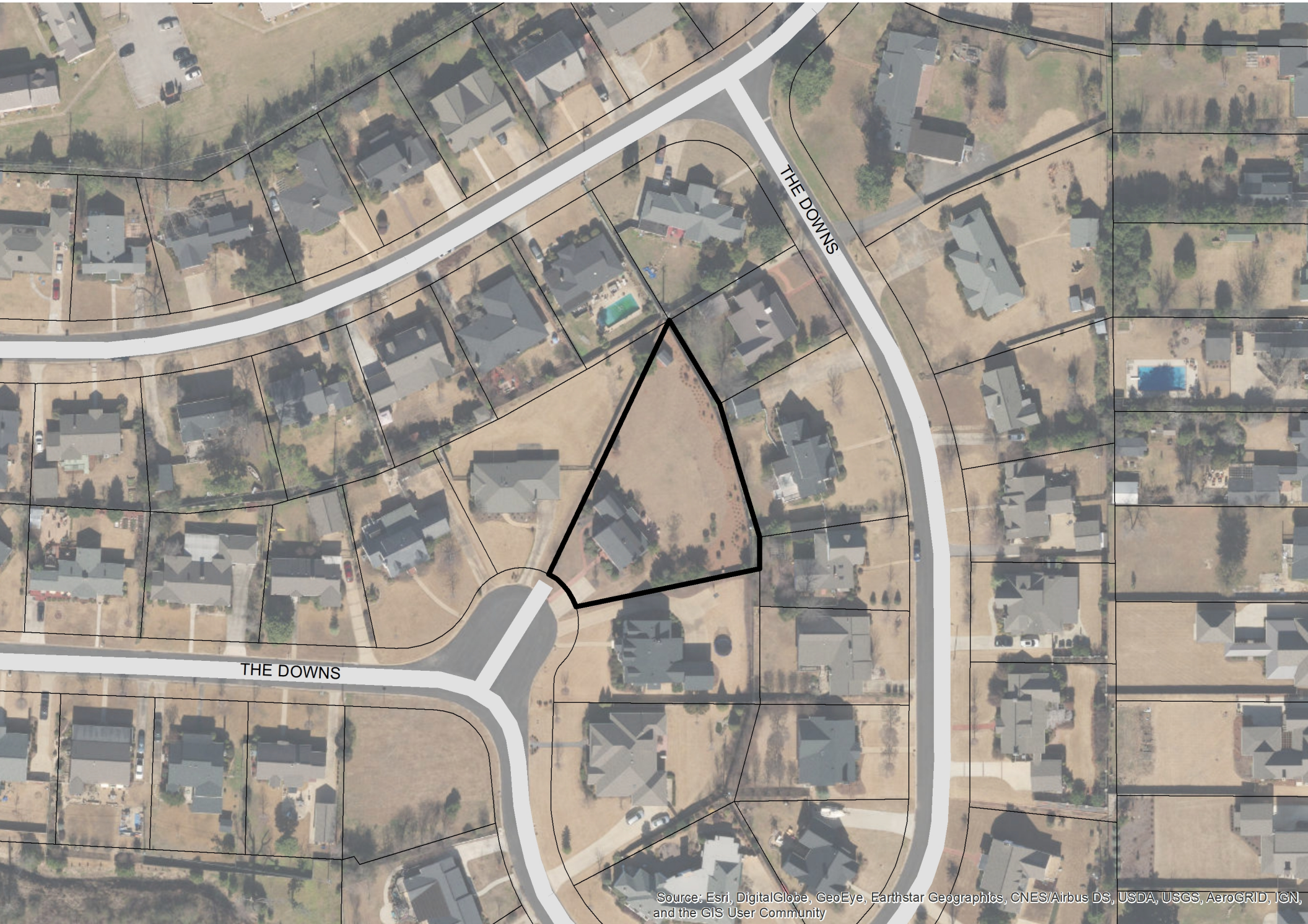
Total

HPC-22-19 61 The Downs

1 inch = 100 feet

0 50 100 150 200

N



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Express the true character of your home

The colors displayed below signify different color categories and are not representative of the full selection of available ColorPlus® Technology finishes.

LIVE VIBRANTLY

WARM COLORS

Reds, deep oranges and golden yellows bring to mind autumn leaves in the North. More muted tones recall the terra-cotta roofs and sultry heat of the Southwest.

LUSH LIVING

FRESH COLORS

Yellows and greens evoke happiness and freshness. Yellow-based greens are associated with new growth, while deeper greens suggest maturity.

LIVE IN SERENITY

COOL COLORS

The colors of the sky and water are always calming. Navy feels classy. Robin's egg feels breezy. Why else are porch ceilings throughout the South painted light blue?

LIVE YOUR TRUE ROMANCE

DARK COLORS

Dark hues can feel both intellectual and modern. They achieve a dramatic effect when used with white trim.

SIMPLE LIVING

LIGHT COLORS

Whites and soft pastels are pure, clean, new and bright. But all light and no dark can be boring. Combine with other hues to add interest, personality and drama.

LIVE WITH SOPHISTICATION

NEUTRAL COLORS

Neutral rules the suburbs. These shades are safe, but also sophisticated. When accessorized with black or a darker color, a neutral can look downright chic.

See the full color selection available in your area and find expert design tips.
jameshardie.com/color

Exclusive ColorPlus® Technology finishes deliver the ultimate in aesthetics and performance. Multiple coats of color are baked onto the board for superior consistency, finish adhesion and UV resistance – backed by a 15-year limited finish warranty.

Select from a palette of up to 25 colors using our interactive Home Color Tool at **jameshardie.com/color**

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Now that our product is in your hands, you can fully appreciate its strength, see its true color and better understand why James Hardie is America's #1 brand of siding. We offer lap, shingle and panel siding in a wide selection of textures and colors to authentically capture any look you desire.

James Hardie® siding, trim, soffit and fascia are all uniquely engineered to withstand the specific climate where you live and keep their good looks with less maintenance. Our ColorPlus® Technology finishes can add years of unrivaled color performance.

We appreciate your interest in our products

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