

CERTIFICATE OF APPROPRIATENESS - STAFF COMMENTS

HPC 26-16

Applicant: Home Builders Association of Tuscaloosa
Meeting Date: December 14, 2016
Received by: Will Smith
Submission Date: November 1, 2016

INTRODUCTION

Property Address: 2009 Paul W. Bryant Drive
Architectural Style: neo-Classical Revival
Year Built: Circa 2000
Historic District: Druid City
Zoning: BGOH
Permits Required: Building Permit
Nature of Project: Alterations

Historic Survey: Druid City National Register (2014 Update)

Resource 92. 2009 Paul W. Bryant Drive. Home Builders Association of Tuscaloosa, Inc. Circa 2000. One story, brick veneer, free standing, neo-Classical Revival office building with hip roof of asphalt shingles, central single leaf four panel door with elliptical fanlight transom and sidelights, 6/1 double hung sash windows appointed with three light transom and stone lintel, partial width portico with pediment, cornice returns, circular vent, and segmental arch atop brick columns. The professional office was built outside the period of significance. NC

Design Guidelines: Standards for Rehabilitation and Alteration (DG, 22-23)

Design Character (DG, 22)

- 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.

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.

Design Guidelines Relative to Architectural Materials and Features of the Primary Structure (DG, 30-32)

Entrances and Doorways (DG, 30)

- 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.

Roofs (DG, 31)

- 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

STAFF COMMENTS

The applicant proposes various alterations to the rear of the structure. No changes are proposed on the front or sides. The applicant proposes constructing an exterior open steel stairwell to provide a required fire exit for the second floor. The stairwell will feature decorative steel columns, steel stairs, and steel guardrails.

It will also include a new gable to provide a covered entrance. This gable will feature an asphalt shingle roof to match the existing roof, and hardie board shake siding. It will not be visible from the street. The covered entrance will replace a pair of existing 6/1 windows. The door for the entrance will be an 8-lite wood door with internal and external muntins. It will also feature two wood side transom windows spanning the height of the door.

Furthermore, the applicant proposes to remove the tall brick wall on the rear of the structure and replace it with a new low brick wall. This will open up the rear and allow for the structure's decorative columns and brick features to be seen.

See images for details.

DESIGN GUIDELINES

It is important to note that this structure is non-contributing to the Druid City Historic District and was constructed in the year 2000.

Design Character: The “original design character” of the structure will not be affected, nor will the “essential form and character” (DG, 22). The proposed alterations will not “hinder the ability to interpret the design character of the historic period of the district” (DG, 22).

Materials: The “original materials and finishes” will be maintained (DG, 22). The new door will be wood. The new gable will have asphalt shingles and hardie board siding, both original and existing to this structure. The steel stairwell will be replacing steel gates that currently exist. Furthermore, the steel stairwell is required per fire code.

Entrances and Doorways: The “historic character of the building entrance” will be maintained in a way that does not affect the primary entrance or the character of the district as a whole (DG, 30). All current doors and entrances will be maintained. The door will be wood with glass lites, an appropriate material (DG, 30).

Roofs: The “original roof form, pitch, and overhang” will be preserved and the “roof materials [are] appropriate to the form and pitch of the roof” (DG, 31). The “character of the original roofing materials and details” will be preserved as well (DG, 31). The asphalt shingle roof is “used in the district,” “comparable in style, shape, and color as those found on surrounding structures,” and appropriate per the Design Guidelines (DG, 31).

CITY OF TUSCALOOSA HISTORIC PRESERVATION COMMISSION
PLANNING & DEVELOPMENT SERVICES

STATEMENTS IN APPROPRIATE CASES

PHONE # 248-5110

FAX# 349-0136

HPC# 26-16

Address of Property: 2009 PAUL W. BRYANT DRIVE TUSCALOOSA, AL 35401

Historic District where property is located: DROID CITY

Owner: HOME BUILDERS ASSOCIATION OF TUSCALOOSA INC. telephone: 205-345-7253

Applicant (if different from owner) N/A telephone: N/A

Address: N/A

Tax parcel Number (s): 31-05-22-4-012-001.002

Architect: ALEXANDER ARCHITECTS, LLC ^{LEAH} ALEXANDER telephone: 205-343-9214

Contractor: TRICK CONSTRUCTION, LLC ^{AARON} SIMONSON telephone: 205-792-1802

Check the appropriate box that best describes your intended actions and enter estimated cost.

- Exterior Alteration
 - Addition or New Construction
 - Sign
 - Other
- Estimated Cost: \$170,500.00

Please explain:

This project consists of the addition of an exterior steel stair to provide a required fire exit from a 2nd floor tenant space that the Home Builders are getting ready for a new tenant. The stair will also serve as a private entrance for the tenant with a private landing and covered entrance door at the 2nd level at the rear of the Home Builders Building. The only new roof form created is over the new 2nd floor entrance, and this small roof

ALL APPLICATIONS MUST INCLUDE THE NAMES AND ADDRESSES OF ALL ADJACENT PROPERTY OWNERS

form is hidden behind existing roof elements and is below the ridge of the main building roof.

Fees

Repairs and remodeling of existing buildings.....	\$50.00
New Construction and additions.....	\$50.00
Demolitions.....	\$50.00
Signs.....	\$25.00
Certificate of Economic Hardship.....	No fee
Minor work or routine maintenance	No fee

✓ Materials required with application: (New constructions, substantial alterations, or additions)

- Dimensioned site plans – one with existing conditions, one with proposed site conditions, drawn to scale no less than 1"=10'-0" showing the location of all buildings, additions, drives, sidewalks, fences, exterior lighting, large trees, landscaping, and other site work.
- Dimensioned exterior elevations of all sides of new buildings, including any altered roofline. Drawings for additions and alterations should include elevations of both existing and proposed construction, (before and after) with each condition labeled appropriately. All elevations should be at a scale of no less than ¼" =1'-0". Elevations should be of sufficient detail, both graphic and written, to describe all exterior design features and materials.
- List of all materials to be utilized and samples or brochures of materials for proposed building or addition, including any site furnishings.
- Elevations of neighboring buildings if mass or scale of proposed building or alteration is a concern.

Optional exhibits

- Three-dimensional drawings (perspective, isometrics), though not generally required, are recommended for additional clarity.
- The Commission may require other drawings, illustrations, descriptions, and/or specifications, as required on a case-by-case basis, when the Commission considers such additional information necessary to make an informed decision.

Signage

- Drawings and /or photographs of sign. Color and material samples.
- For freestanding signs, site plan showing proposed location. If a sign is four feet (4') or taller, an engineered drawing will be required for submittal.

Landscaping and Parking

- Dimensioned plans drawn to scale no less than 1"=10'-0".
- For parking, indicate the percentage of the yard from the rear face of the house to the rear property line that will be occupied by parking. If the area is over 500 square feet, the application and site plan will be reviewed by the Office of the City Engineer for runoff and stormwater concerns. Indicate proposed materials.

Whenever possible, please submit electronic files of required exhibits.

2016 Deadline and meetings dates

Public hearings for the City of Tuscaloosa Historic and Preservation Commission will be held in the City Council Chambers, City Hall at 5:00 pm.

<u>DEADLINE (BY 12 NOON)</u>	<u>MEETING DATES</u>
December 21, 2015*	January 13, 2016
January 20	February 10
February 17	March 9
March 23	April 13
April 20	May 11
May 18	June 8
June 22	July 13
July 20	August 10
August 24	September 14
September 21	October 12
October 19	November 9
→ November 21**	December 14

* Date changed to accommodate the Winter holidays.

**Date changed to accommodate the Thanksgiving holiday.

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 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 Planning and Development Services Department 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 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 Planning and Development Services Department 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

11-1-16

Date

Ronny L. Parrish
Executive Officer
Home Builders Association of Tuscaloosa, Inc.

2009 Paul W. Bryant Drive





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2009 Paul W. Bryant Drive
(Rear; Location of Stairwell)

