

# Historic Preservation Commission

## Staff Report

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**Meeting Date:** December 14, 2021

**Case #:** HPC-47-22

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**Site Address:** 1603 Dearing Place  
**Parcel ID:** 31-06-23-3-022-014.000  
**Applicant:** Steve Mouzon  
**Owner:** Tim Leopard

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**Proposed Work:** Property maintenance violation for review.  
**Current Zoning:** R-3H

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**Historic District:** Dearing Place  
**Architectural Style:** English Tudor  
**Year Built:** 1927  
**Contributing:** N/A  
**Historic Survey:** Dearing Place Historic District

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The house is derived from brick, stucco and cement, and features the half-timbering and gabled roof line. Its large exterior chimney features some brick patterning.

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### **HISTORY:**

A compliant was received for possible property maintenance violations on this property. The Department of Urban Development Inspections for Property Maintenance conducted property maintenance and other City code inspections at this property on October 19<sup>th</sup>, 2022. The following property maintenance violations were found:

1. REPAIR OR REPLACE ALL DETERIORATED, ROTTED OR MISSING CORNICE (SOFFIT / FASCIA).
2. REPAIR OR REPLACE ALL DETERIORATED, ROTTED WINDOWS TRIMS, FRAMES AND/OR WINDOW COMPONENTS.
3. REPAIR OR REPLACE ALL DETERIORATED, ROTTED DOOR FRAMES AND TRIMS

4. REPAIR OR REPLACE ALL DETERIORATED, ROTTED OR MISSING SIDING OR FAÇADE MATERIALS.
5. PROPERLY PREPARE AND PAINT STRUCTURE TO INCLUDE SIDING AND OTHER FAÇADE, ALL TRIMS, WINDOW AND DOORS, CORNICE COMPONENTS, OVERHANGS AND EXTENSIONS

After review of Sec. 20-15.30 Maintenance of historic properties in historic districts, any property with a property maintenance violation is required to go to the Historic Preservation Commission for review of the required work as outlined in the building inspector's report.

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## **DESCRIPTION OF PROPOSED PROJECT:**

This proposal was previously approved by the HPC (HPC-32-22). Since the applicant has been cited for property violations the applicant must re appear before the Historic Preservation Commission and ask for approval of the project.

The applicant proposes to renovate the exterior of the existing house. The applicant has stated the following as precedent for the proposed renovations:

“The existing house has a mixed heritage, and has apparently been altered a number of times over the years in unfortunate ways that have degraded its architectural character. The right bay of the house which includes the garage is a later addition, as is evidenced by dormers facing right which are now concealed by the roof of the addition. Nevertheless, the original designer of the house clearly intended for it to be English Arts & Crafts, so we have used this character as our guide. The two clear leading lights of English Arts & Crafts were CFA Voysey and Edwin Lutyens, so we looked to their work for guidance in all our improvements.”

The proposed renovations include the following:

### Front Elevation

- Replace all windows with out-swing aluminum-clad casement windows with simulated authentic divided lite muntins. Add window to loft level for light in place of existing vent.
- Install EIFS on main body of all walls finished “Finesse” or equal to simulate smooth hard-troweled stucco.
- Install stone base on right gable of house so that EIFS does not come into contact with grade.
- Modify eaves as detailed to be truer to Voysey precedent.
- Replace existing siding on left gable with cedar shingles.
- Finish right gable with cedar shingles to match.
- Rebuild hard awnings at right gable windows as detailed on sheet A6.

### Left Elevation

- Replace all windows with out-swing aluminum-clad casement windows with simulated authentic divided lite muntins.



- Install EIFS on main body of all walls finished “Finesse” or equal to simulate smooth hard-troweled stucco.
- Modify eaves as detailed to be truer to Voysey precedent.
- Rebuild dormers as detailed on sheet A6.

#### Rear Elevation

- Replace all windows with out-swing aluminum-clad casement windows with simulated authentic divided lite muntins. Add windows to loft level for light in place of existing vent.
- Install EIFS on main body of all walls finished “finesse” or equal to simulate smooth hard-troweled stucco.
- Install stone base on left bay of house so that EIFS does not come into contact with grade.
- Modify eaves as detailed to be truer to Voysey precedent.
- Replace existing siding on right gable with cedar shingles.
- Finish left gable with cedar shingles to match.
- Rebuild dormer as detailed on sheet A6.
- Rebuild hard awnings at doors and left gable windows as detailed on sheet A6.

#### Right Elevation

- Replace all windows with out-swing aluminum-clad casement windows with simulated authentic divided lite muntins. Add window to loft level for light in place of existing vent.
- Install EIFS on main body of all walls finished “Finesse” or equal to simulate smooth hard-troweled stucco.
- Install stone base as shown so that EIFS does not come into contact with grade.
- Modify eaves as detailed to be truer to Voysey precedent.
- Add dormer to loft level.

The materials proposed include the following:

- Stucco: EIFS system finished Dryvit “Finesse” or equal to simulate smooth hard-troweled stucco
- Shingles: Sawn cedar shingles
- Windows: Aluminum-clad wood casement windows with simulated authentic divided lite muntins
- Doors: Aluminum-clad wood doors with simulated authentic divided lite muntins
- Garage Doors: Cambek Designer Doors hardwood garage doors in Craftsman style
- Gutters: 6” half-round copper
- Gutter Brackets: Voysey-style custom gutter brackets
- Downspouts: 4” round copper
- Hard Awning Roof: Standing seam copper

## **STAFF ANALYSIS:**

Sec. 20-15.30 of the city code lays out the following procedure for maintaining historic properties within historic districts:

1. Reports of maintenance code violations are reported to the Chief Building Official for investigation.
2. The Chief Building Official or his/her designee investigates, takes photographs, and documents the code violation(s). The inspector then prepares a written report.
3. If within a historic district, the report and photographs are forwarded to the planning division for further action.
4. The planning division contacts the property owner by letter or other means, reporting the violations and the extent of the repairs required to be corrected as identified by the building inspector.
5. The owner is instructed to contact the city to receive information on how to obtain the necessary building permits and when the next HPC meeting will be.
6. The HPC may approve the repairs only to the extent of such repairs as required and set forth by the Chief Building Official or his/her designee.
7. The property owner must obtain a building permit with 14 days from the date upon which the HPC approves the repairs.
8. The property owner must complete the repairs and pass a final inspection within six months of receiving a building permit.
9. If the owner fails to obtain a building permit within 14 days or fails to complete the work within six months of the issuance of a building permit, the Chief Building Official must then make a determination if the structure should be condemned or cited for a maintenance code violation. If the structure is to be condemned, the condemnation is forwarded to City Council for final determination. If the structure is subject to a maintenance code violation, the case is forwarded to municipal court for disposition.
10. If the owner fails to attend the HPC meeting, the HPC may continue the case to the next regular scheduled meeting or refer the matter to the Chief Building Official for disposition.

The property owner was initially informed of the violations on October 19<sup>th</sup>, 2022. This property has now been placed on the December 14<sup>th</sup> HPC agenda for review by HPC. HPC can approve the work as listed in the property maintenance violation for repair with same material and design. If approved, the property owner has 14 days to obtain a building permit from the date of the HPC meeting, and six months to complete the work once a building permit is issued.

**Design Character:** The applicant has stated the design of the structure is intended to be English Arts & Crafts. There are no structures within any of the City of Tuscaloosa's historic districts defined as English Arts & Crafts. However, English Arts & Crafts closely relates to English Tudor, which is what this structure is identified as in the Dearing Place survey that was conducted in 1990. The work of CFA Voysey, which is what the applicant has used as guidance for the project, does closely reflect the architectural style of the existing structure. The applicant and the

historical survey also reference additions and alterations throughout the years on this structure, which has taken away some of the architectural significance of the original structure. The proposed renovations seem to “respect the original design of the structure”, “express the character of the structure,” and do not “hinder the ability to interpret the design character of the historic period of the district” (DG 22).

**Repairing and Replacing Original Features:** The applicant does not seem to be “removing or altering any historic material or significant architectural features” and will “protect and maintain the existing stylistic elements of the structure” (DG 22). The significant architectural features, such as the roof, chimney, and stone entranceway, will remain and be restored. Like-kind materials will be used to repair and replace the existing materials (DG 22). The applicant is also basing their design off of the design of English Arts & Crafts architectural style examples that relate in style, size, scale, and material to the style of the existing structure (DG 22).

**Materials:** The applicant proposes to “maintain the original materials and finishes,” such as the stone and stucco (DG 22-23). There are many different window designs on the existing house, and the applicant is proposing to replace the windows with aluminum-clad wood casement windows with a consistent 2x3 design on all windows. The doors and garage doors seem to be appropriate to the overall design of the structure and meet the guidelines in materials (DG (DG 30). The stucco will be refinished, and the existing stone will remain. The applicant proposes to replace some existing wood siding to sawn cedar shingles, which is a substantial material change, but is present on some English Arts & Crafts homes.

**Roofs:** The roof style on the proposed dormer on the right elevation is not consistent with the other dormer roofing styles. The awning on the front elevation is proposed to change from architectural shingles to standing seam copper, which is an appropriate awning material (DG 30).

**Windows:** Some windows will be adjusted to be centered with the exterior of the house, and there will be new windows added to replace the attic vents. There are many different window designs on the existing house, and the applicant is proposing to replace the windows with aluminum-clad wood casement windows with a consistent 2x3 design on all windows. The proposed windows meet the guidelines in material and design (DG 31).

## **APPLICABLE CODES:**

### **Sec. 20-15.30. - Maintenance of historic properties in historic districts.**

(a) *Expedited review procedures for approval of routine maintenance.* The historic preservation commission (HPC) may adopt expedited review procedures for approval of routine maintenance to historic properties or to buildings or structures in historic districts. Routine maintenance to historic properties includes ordinary maintenance or repair of any exterior architectural or environmental feature in or on a historic property to correct deterioration, decay or damage, or to sustain the existing form that does not involve a material change in design, material or outer appearance. Expedited review procedures shall waive the requirements for submission of an application for a certificate of appropriateness and for consideration at a public meeting.

(b) *Requirement to provide ordinary maintenance or repair.*

(1) Owners of properties within historic districts shall not allow their buildings to deteriorate by failing to provide ordinary maintenance or repair. At a minimum, owners shall keep such structure or property, including all accessory structures, adequately maintained and repaired in accordance with the 2003 International Property Maintenance Code, section 304.

(2) The commission shall monitor the condition of historic properties and existing buildings in historic districts to determine if they are being allowed to deteriorate by neglect. Such conditions as broken windows, doors and openings which allow the elements and vermin to enter, the deterioration of exterior architectural features, or the deterioration of a building's structural system shall constitute failure to provide ordinary maintenance or repair.

(c) *Failure to provide ordinary maintenance or repair. (Procedures and penalties)*

(1) Reports of maintenance code violations within Historic Districts shall be reported to the Chief Building Official for investigation.

(2) Upon receiving a report of a maintenance code violation concerning a structure within a historic district, the chief building official or his designee, shall dispatch a building inspector to the structure to investigate the report for maintenance code violations. The inspector shall take photographs of the structure to document the code violation if such violations are discovered. The inspector shall likewise prepare a written report to compliment the photographs stating therein any specific code violations observed and submit the report and photographs to the chief building official or his designee.

(3) Upon review of the written report and photographs submitted by the building inspector, the chief building official or his designee shall:

(i) First confirm that the structure is located within a historic district.

(ii) If such structure is determined to be located within a historic district and in the opinion of the chief building official contain code violations, the chief building official or his designee shall forward the report and photographs to the office of planning and economic development (planning department) for further action. The report shall also contain the specific code violations and the extent of the repairs necessary to correct the violations.

(iii) If in the opinion of the chief building official the report and subsequent investigation of a maintenance code violation is found to be unwarranted, unfounded or unsubstantiated, no further action will be taken under this section.

(4) Upon receiving the report and accompanying photographs, the planning department staff will contact the owner(s) of the property by letter, or by such other reasonable means, setting forth the code violations and the extent of the repairs required to correct the violations as set forth by the chief building official or his designee. The owner will be instructed to contact the inspection department for information as to the process to obtain all necessary building permits and will be notified of the next HPC meeting for approval of the repairs pursuant to paragraph (a) of this section. The HPC may approve the repairs only to the extent of such repairs as required and set forth by the chief building official.

(5) The owner(s) must obtain a building permit within fourteen (14) days from the date upon which the HPC approves the repairs as set forth by the chief building official. Upon receiving a building permit, the owner(s) must complete the repairs and receive and pass final inspection by the inspection department within six (6) months from the issuance of the building permit.

In the event that the owner(s) fail(s) to obtain a building permit within fourteen (14) days from the date upon which the HPC approves the repairs, the chief building official shall dispose of the case pursuant to the procedures as set forth in paragraphs six (6) and seven (7) of this Section. However, the chief building official, in his discretion, may contact the owner(s) and extend the period of time in which to obtain a building permit but in no event shall the period of time be extended to exceed ten (10) consecutive calendar days from the termination date of the owners(s) fourteen-day period of time to obtain a building permit.

In the event that the owner(s) fail to attend the scheduled HPC as provided pursuant to the notice from the planning department, the HPC may in their discretion continue the case to the next regular scheduled meeting of the HPC or refer the matter to the chief building official for disposition pursuant to paragraphs (6) and (7).

(6) In the event the owner(s) fail(s) to complete the repairs, as set forth by the chief building official, to correct the code violations within six (6) months from the issuance of

the building permit or fails to obtain a building permit within fourteen (14) days from the date upon which the HPC approves the repairs or fails to appear before the HPC and the HPC refers the matter to the chief building official as set forth in paragraph (5) of this section, the chief building official shall then make a determination if the structure should be condemned or cited for a maintenance code violation.

(7) If the chief building official determines that the structure is to be condemned, he shall forward the condemnation to the city council for their determination. If the chief building official determines that the structure is subject to a maintenance code violation, he shall refer the case to municipal court for disposition.

#### *Article VII. Design Guidelines Relative to Rehabilitation and Alteration*

##### **C. Standards for Rehabilitation and Alteration**

###### **1. 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.

###### **2. Repairing Original Features (DG 22)**

- 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 (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.
4. Existing Alterations (DG 22)
- 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 (DG 22)
- 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.

*Article IX. Design Guidelines Relative to Architectural Materials and Features of the Primary Structure*

A. Exterior Blinds, Awnings, and Shutters (DG 30)

- Use exterior blinds and shutters only as appropriate to the style, proportion, and character of the structure, and sized to cover the window.

Examples of Appropriate Materials:	Examples of Inappropriate Materials:
<ul style="list-style-type: none"> <li>• Wood: louvered or solid panel</li> <li>• Fabric awnings</li> <li>• Copper</li> <li>• Standing seam metal or steel</li> </ul>	<ul style="list-style-type: none"> <li>• Plastic or vinyl blinds, shutters, awnings</li> <li>• Aluminum awnings (unless original)</li> </ul>

B. 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:	Examples of Inappropriate Materials:
<ul style="list-style-type: none"> <li>• Wood panel</li> <li>• Wood panel with glass lights</li> <li>• Leaded glass with lead cams</li> <li>• Aluminum-clad wood</li> <li>• Fiberglass</li> </ul>	<ul style="list-style-type: none"> <li>• Metal, except for security doors on rear or side of the house or other appropriate situations, with simulated divided lights and internal muntins</li> </ul>

C. Foundations (DG 30)

- Keep cellar and crawl space vents open so that air may flow freely, being sure to retain any vents that are original to the building.

- Ensure that land is graded so that water flows away from the foundation and, if necessary, install drains around the foundation.

Examples of Appropriate Foundations:	Examples of Inappropriate Foundations:
<ul style="list-style-type: none"> <li>• Stucco piers or infill</li> <li>• Brick piers or infill</li> <li>• Wood lattice</li> <li>• Vertical picket infill</li> <li>• Stuccoed concrete block</li> <li>• Stone</li> </ul>	<ul style="list-style-type: none"> <li>• Metal infill</li> <li>• Plywood panels</li> <li>• Mineral board panels</li> <li>• Plastic or vinyl sheeting</li> <li>• Unfinished concrete block</li> <li>• Imitation brick or stone</li> <li>• Vinyl lattice</li> </ul>

#### D. Porches and Railings (DG 30)

- 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 (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:	Examples of Inappropriate Roof Materials:
<ul style="list-style-type: none"> <li>• Slate</li> <li>• Tile</li> <li>• Metal of appropriate style, gauge, color, and fastening system based on the type of structure</li> <li>• Wood shingle</li> <li>• Cement fiber shingle</li> <li>• Asphalt or fiberglass shingle</li> </ul>	<ul style="list-style-type: none"> <li>• Corrugated fiberglass</li> <li>• Asphalt roll roofing</li> <li>• Built-up membrane on slopes greater than 3-and-12</li> <li>• Corrugated metal or tin</li> </ul>



<ul style="list-style-type: none"> <li>Built-up or membrane on slopes of 3- and-12 or less where hidden by parapets</li> </ul>	
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H. Trim and Ornament (DG 31)

- Maintain historic trim and ornament in place.
- Replace missing original trim and ornament with like-kind materials whose designs, proportions and finishes match those of the original.

I. Windows (DG 31-32)

- Maintain the original number, location, size, and glazing pattern of windows on primary building elevations.
- Maintain historic window openings and proportions.
- Permanently affixed internal and external muntins should be employed where appropriate.

Examples of Appropriate Window Materials:	Examples of Inappropriate Window Materials:
<ul style="list-style-type: none"> <li>Wood sash windows in double-hung, single-hung, and casement styles</li> <li>Aluminum-clad wood</li> <li>Fiberglass (Pella, Marvin, or equal) that mimics wood</li> <li>Steel, if original to the structure</li> <li>Composite material with wood sash, frame, and glides</li> <li>Cellular PVC material (All-Season or equal) that mimics wood</li> <li>Monarch M-Cell vinyl-clad window, Hurd vinyl-clad window, or equal that mimics wood</li> </ul>	<ul style="list-style-type: none"> <li>Aluminum or vinyl</li> <li>Snap-in or artificial muntins</li> <li>Reflective or tinted glass</li> </ul>



HISTORIC PRESERVATION COMMISSION

CERTIFICATE OF APPROPRIATENESS APPLICATION

Last Updated, April 2021

Please complete all of the following required fields:

Property

Address of premises affected: 1603 Dearing Place Historic District: Dearing Place

Owner Occupied [checked] Renter Occupied [ ]

Owner

Name: Tim Leopard Phone: 205-310-1045 Email: tleopard@ua.edu

Address: 1603 Dearing Place

Applicant (if different from owner)

Name: Phone: Email:

Contractor or Architect

Name: Steve Mouzon (architect) Phone: 305-213-7539 Email: steve@mouzon.com

Check the box that best describes your intended action(s) & include all estimated costs: \$ 200,000

- Exterior Alteration [checked] Other (please explain):
Addition or New Construction [checked]
Signage [ ]

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.

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.

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.

Applicant: Tim Leopard Date: 11/23/22

PLEASE SUBMIT AN ELECTRONIC COPY OF THIS AND ANY NECESSARY SUPPORTING MATERIALS TO:

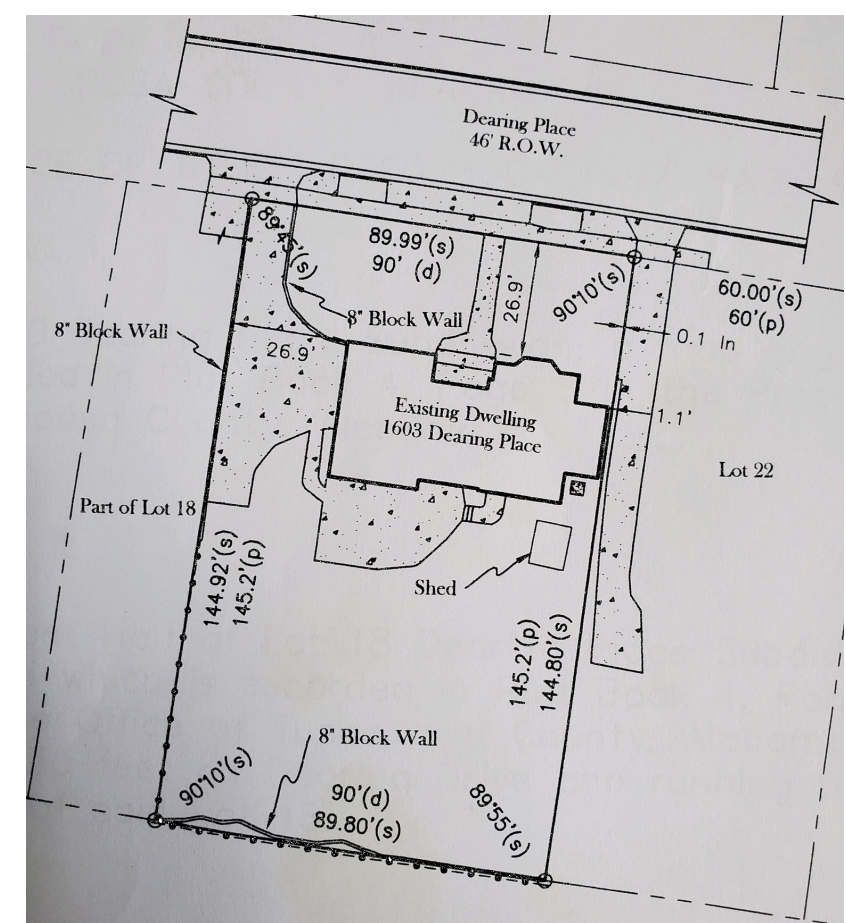
Office of Urban Development: 2201 University Boulevard, Annex III, 3rd FL Email: hpc@tuscaloosa.com
Planning Division Tuscaloosa, AL 35401



# 1603 DEARING PLACE

## TUSCALOOSA

### SITE SURVEY



### EXISTING CONDITIONS



### PROPOSED RENOVATION



### SCOPE OF WORK

These drawings are for the renovation of the exterior of the existing house at 1603 Dearing Place, Tuscaloosa, Alabama. No heated area is being added beyond the current footprint of the house shown on the Site Survey.

- A1
- A2
- A3
- A4
- A5
- A6
- A7
- A8
- A9
- A10

### INDEX

- TITLE SHEET
- EXISTING FLOOR PLANS
- NEW FLOOR PLANS
- EXISTING ELEVATIONS
- NEW ELEVATIONS
- DETAILS
- FRONT ELEVATION CHANGES
- LEFT ELEVATION CHANGES
- REAR ELEVATION CHANGES
- RIGHT ELEVATION CHANGES

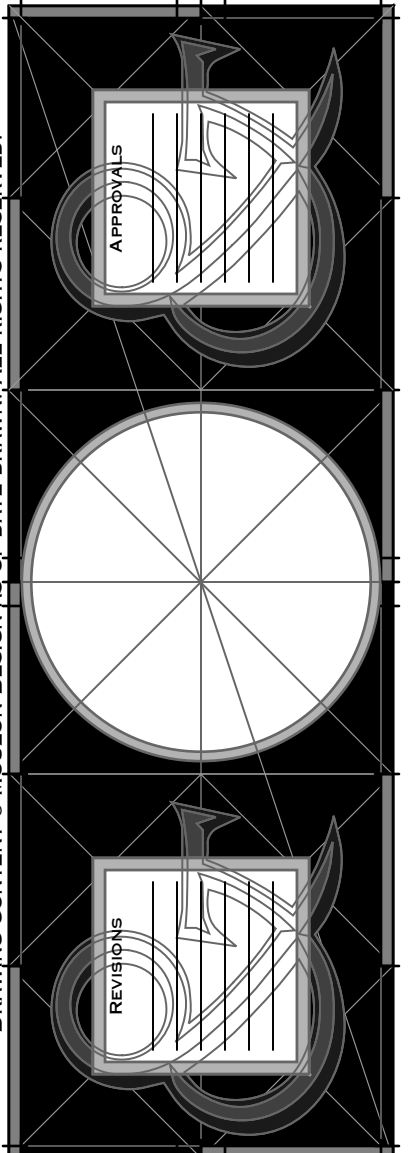
### PRECEDENT

The existing house has a mixed heritage, and has apparently been altered a number of times over the years in unfortunate ways that have degraded its architectural character. The right bay of the house which includes the garage is a later addition, as is evidenced by dormers facing right which are now concealed by the roof of the addition.

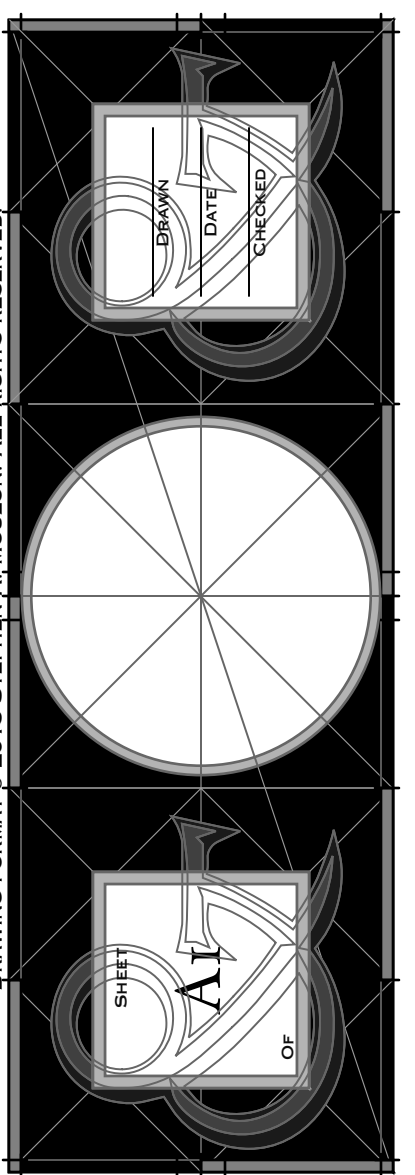
Nevertheless, the original designer of the house clearly intended for it to be English Arts & Crafts, so we have used this character as our guide. The two clear leading lights of English Arts & Crafts were CFA Voysey and Edwin Lutyens, so we looked to their work for guidance in all our improvements.

### MATERIALS

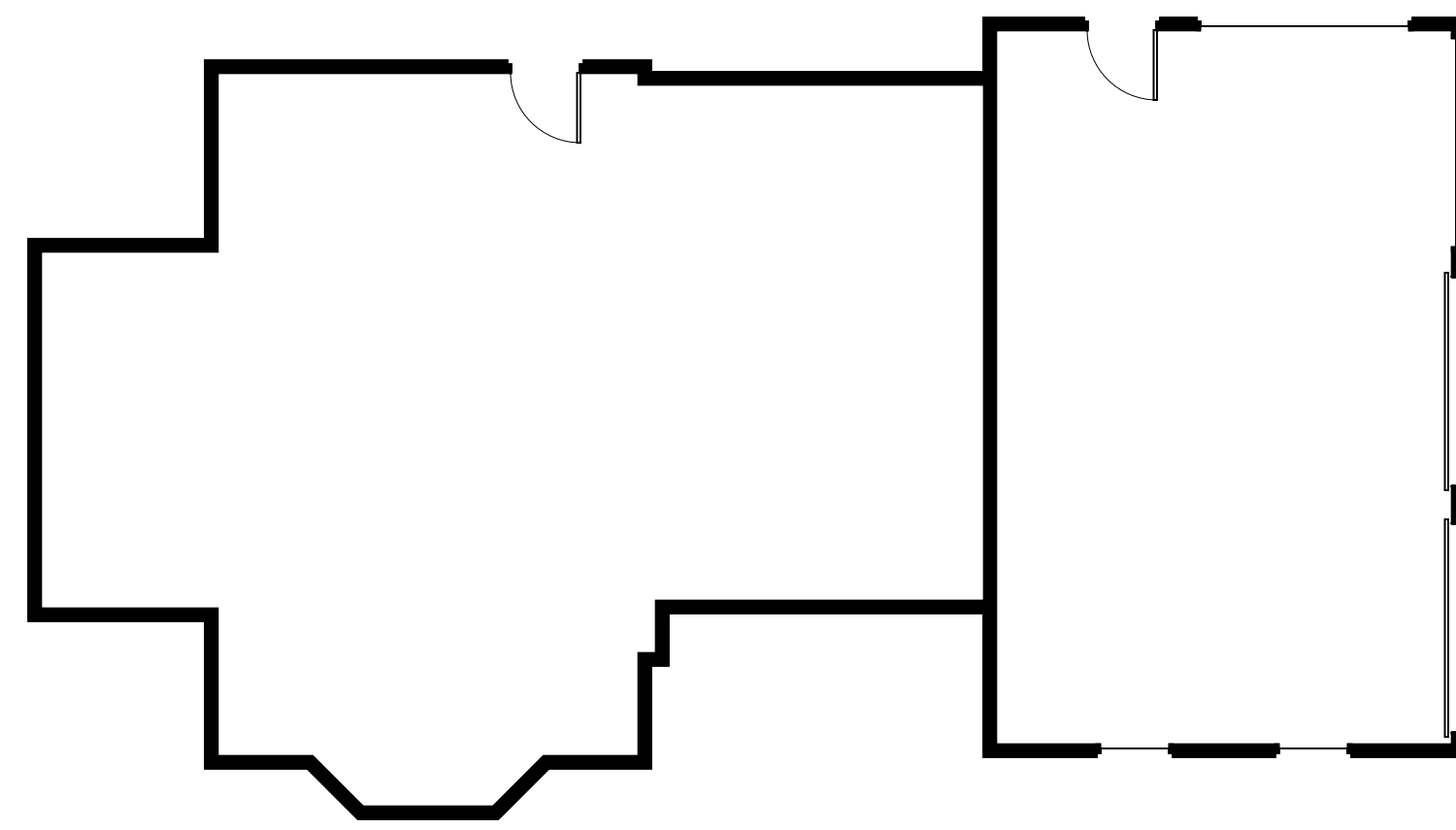
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- Doors: Aluminum-clad wood doors with simulated authentic divided lite muntins.
- Garage Doors: Cambek Designer Doors hardwood garage doors in Craftsman style as shown.
- Gutters: 6" half-round copper.
- Gutter Brackets: Voysey-style custom gutter brackets as shown on drawings.
- Downspouts: 4" round copper.
- Hard Awning Roof: Standing seam copper.



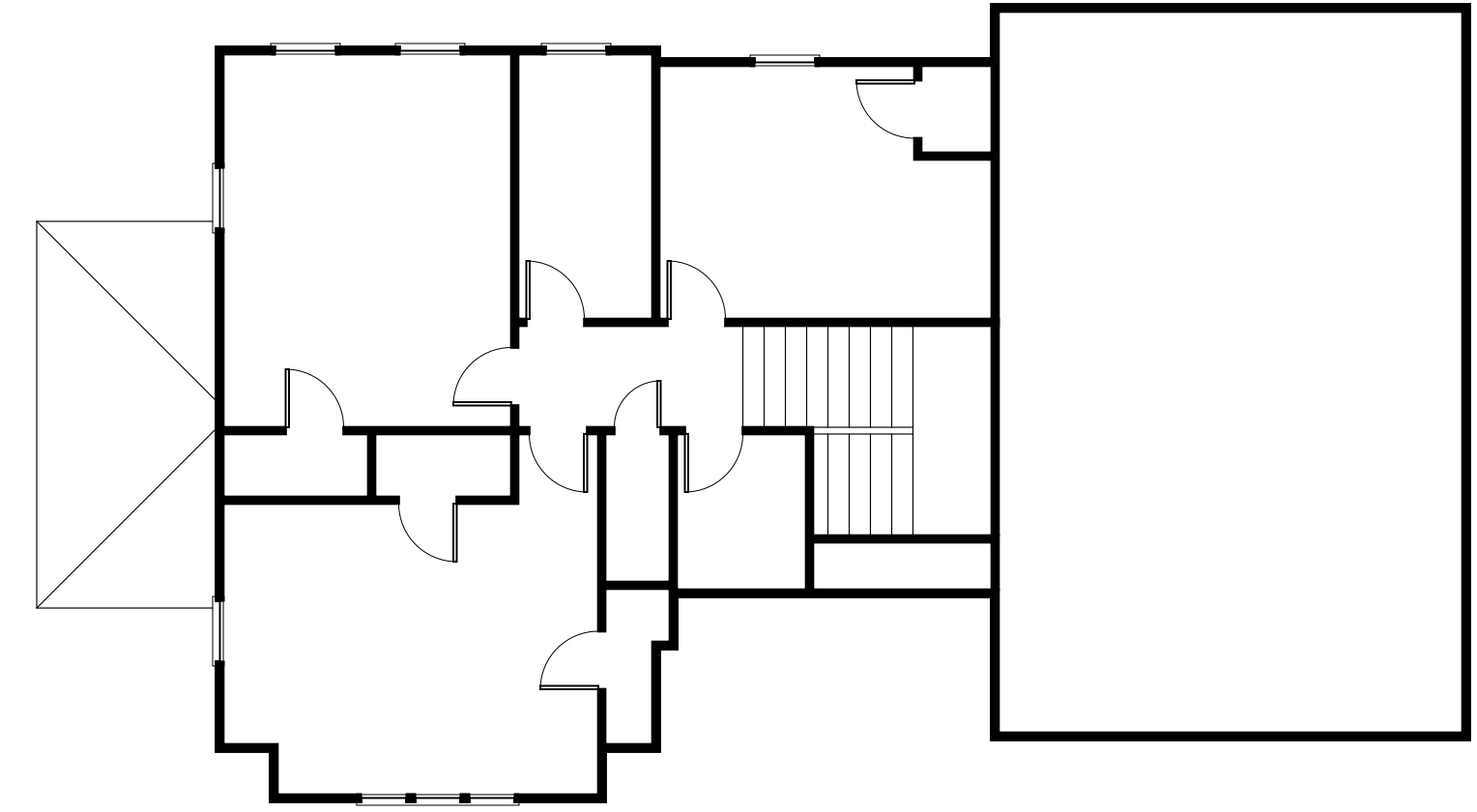
**1603 DEARING PLACE**  
 TUSCALOOSA  
 MOUZON DESIGN  
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 ©2020 Mouzon Design, Inc. ALL RIGHTS RESERVED. NO PART OF THESE DRAWINGS MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, TRANSMITTED OR USED IN ANY FORM, WHETHER ELECTRONIC OR MECHANICAL, WITHOUT THE EXPRESS WRITTEN CONSENT OF STEPHEN A. MOUZON.



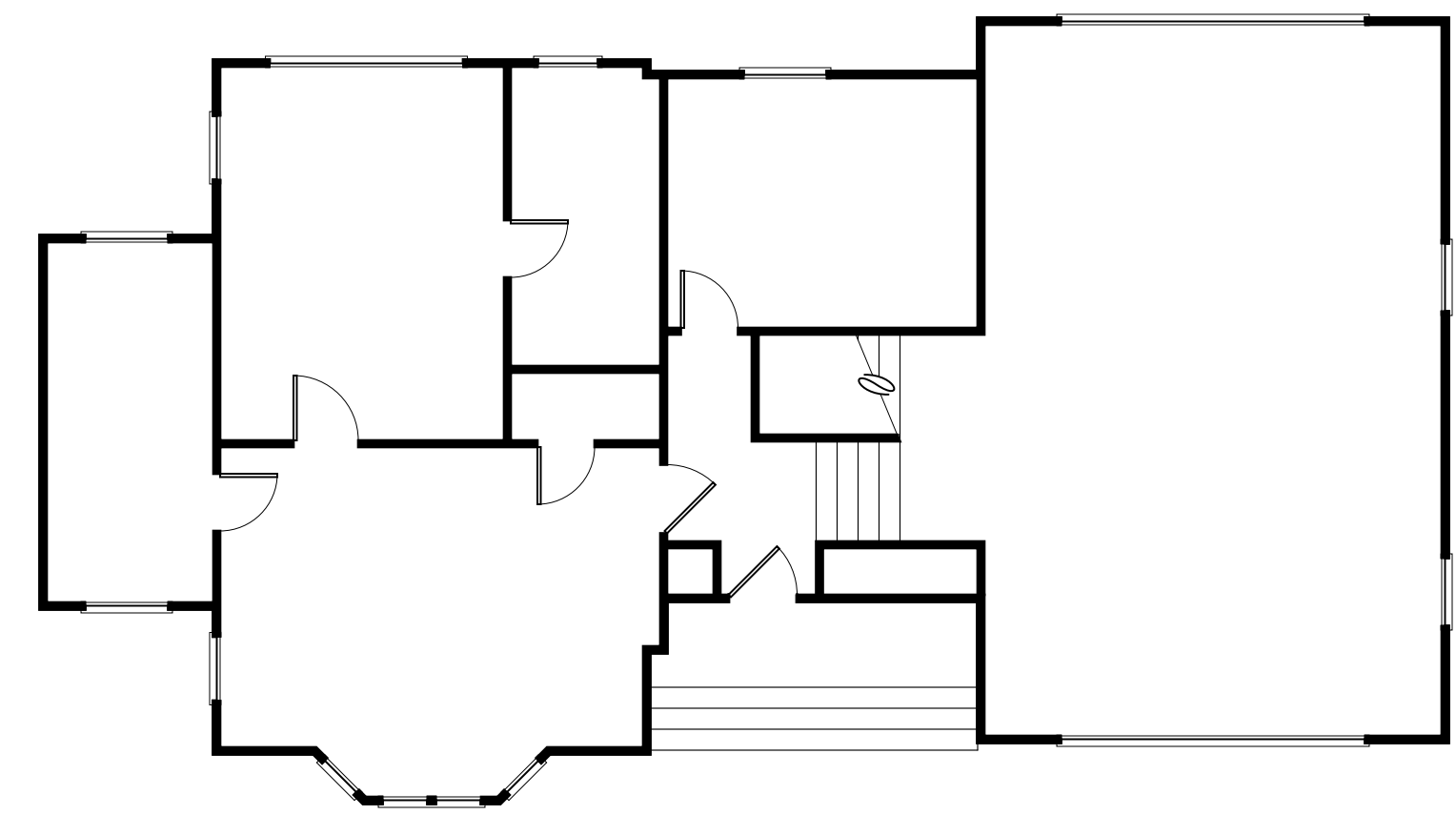




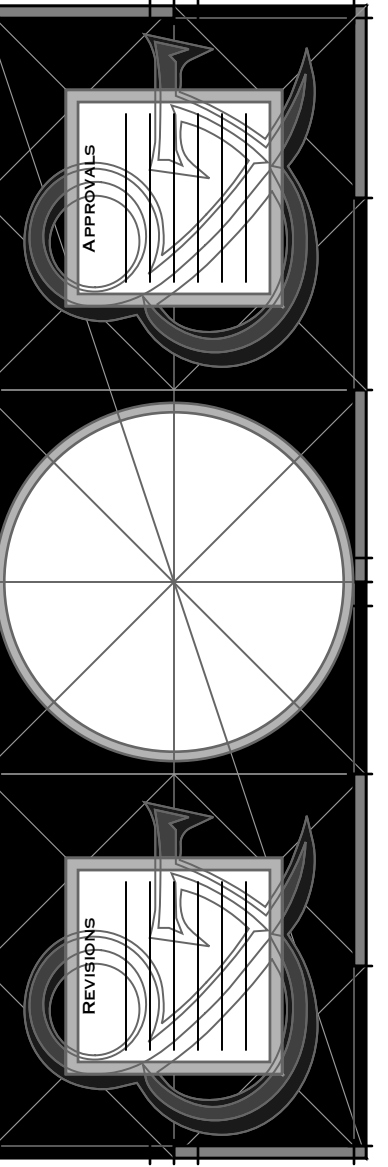
EXISTING BASEMENT FLOOR PLAN



EXISTING SECOND LEVEL FLOOR PLAN



EXISTING FIRST LEVEL FLOOR PLAN

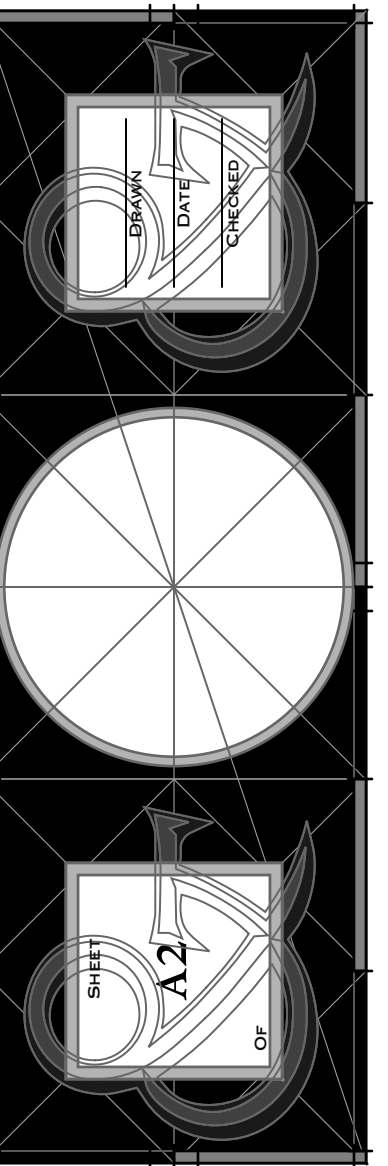


**1603 DEARING PLACE**  
TUSCALOOSA

MOUZON DESIGN

PO BOX 1519, TUSCALOOSA, ALABAMA 35403

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DRAWING FORMAT P. 2018 STEPHEN A. MOUZON. ALL RIGHTS RESERVED.

FLOOR PLAN NOTES

- 1. These Drawings only show work associated with exterior building envelope renovations, which includes the shed dormer opening the uppermost level to light.

DOOR SCHEDULE

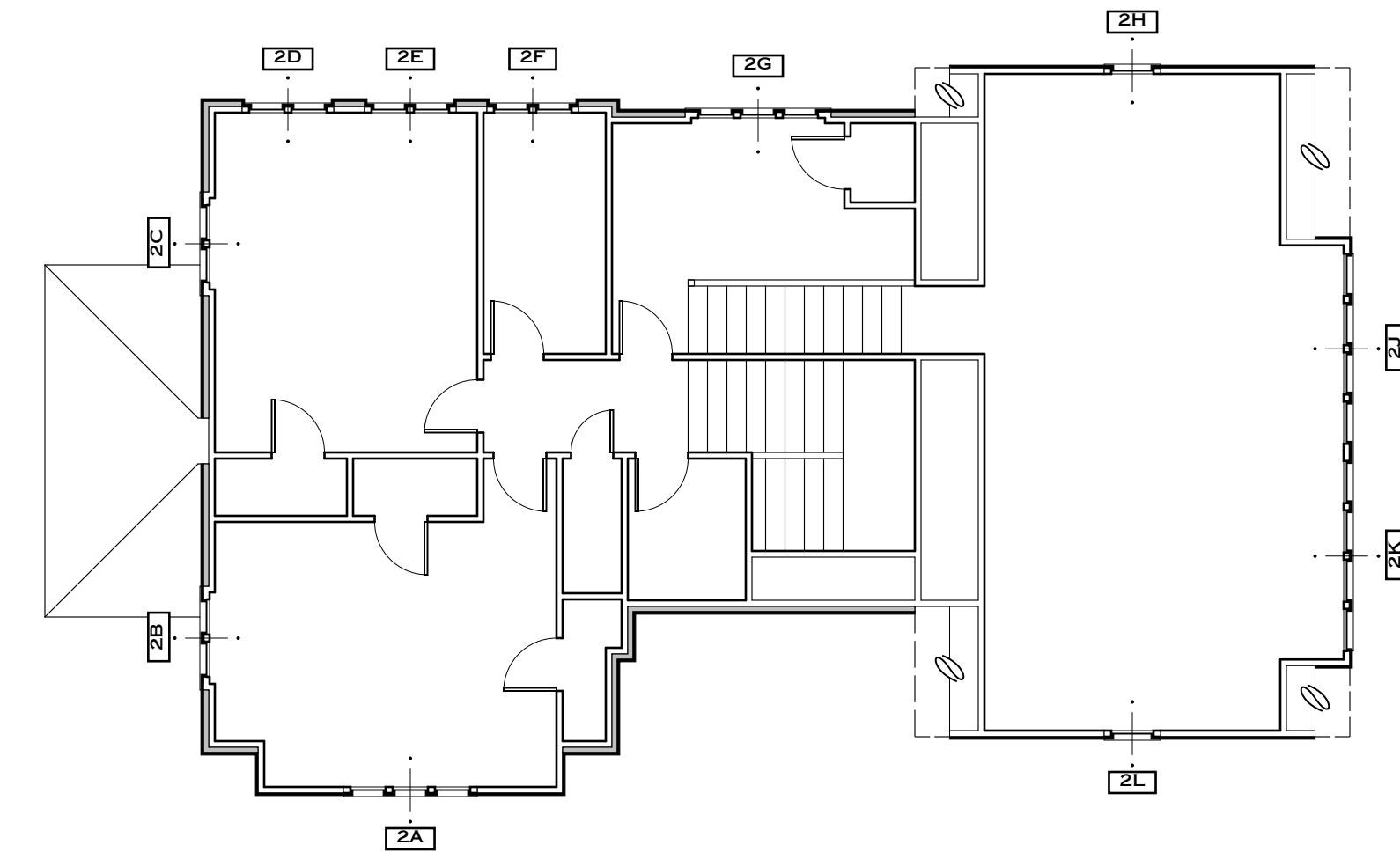
MARK	SIZE	THICK	TYPE	FRAME	MATERIAL	FINISH	DESIGN	PANELS	LITE PATTERN	HARDWARE	REMARKS
001	36 x 84	1 3/4"	swing		wood/clad	paint	craftsm	1/2 board panels	3-lite	3 NRP hinges, lockset, wall stop	existing location
002	36 x 84	1 3/4"	swing		wood/clad	paint	craftsm	1/2 board panels	3-lite	3 NRP hinges, lockset, wall stop	existing location
003	replace existing		section 1		wood/clad	paint	craftsm	1/4 board panels	433-lite	RC operator	existing location
004	replace existing		section 1		wood/clad	paint	craftsm	1/4 board panels	433-lite	RC operator	existing location
101	existing door										

Door head height shall be door size plus 1 1/4" unless noted otherwise.

WINDOW SCHEDULE

MARK	SASH SIZE	TYPE	OPERATION	MATERIAL	FINISH	LITES	GLAZING HEAD HEIGHT	REMARKS
0A	existing sash							no modifications
0B	existing sash							no modifications
0C	existing sash							no modifications
0D	4' - 24 x 66	casement		wood/clad	paint	2x3	7'-1 1/4"	
0E	3' - 24 x 66	casement		wood/clad	paint	2x3	7'-1 1/4"	
0F	2' - 20 x 42	casement		wood/clad	paint	2x3	7'-1 1/4"	verify sill matches existing +/- 2"
0G	2' - 20 x 42	casement		wood/clad	paint	2x3	7'-1 1/4"	verify sill matches existing +/- 2"
1A	24 x 58	casement		wood/clad	paint	2x3		verify w/12" transom, verify w/existing bay
1B	2' - 28 x 58	casement		wood/clad	paint	2x3		verify w/12" transom, verify w/existing bay
1C	24 x 58	casement		wood/clad	paint	2x3		verify w/12" transom, verify w/existing bay
1D	2' - 20 x 50	casement		wood/clad	paint	2x3	6'-9 1/4"	
1E	2' - 24 x 50	casement		wood/clad	paint	2x3	6'-9 1/4"	
1F	2' - 24 x 50	casement		wood/clad	paint	2x3	6'-9 1/4"	
1G	2' - 20 x 50	casement		wood/clad	paint	2x3	6'-9 1/4"	
1H	3' - 24 x 66	casement		wood/clad	paint	2x3	8'-1 1/4"	
1J	2' - 20 x 50	casement		wood/clad	paint	2x3	8'-1 1/4"	
1K	3' - 20 x 50	casement		wood/clad	paint	2x3	8'-1 1/4"	
1L	2' - 24 x 66	casement		wood/clad	paint	2x3	7'-9 3/4"	
1M	2' - 24 x 66	casement		wood/clad	paint	2x3	7'-9 3/4"	
1N	2' - 24 x 66	casement		wood/clad	paint	2x3	7'-9 3/4"	
1P	2' - 20 x 50	casement		wood/clad	paint	2x3	7'-9 3/4"	
1Q	2' - 20 x 50	casement		wood/clad	paint	2x3	7'-9 3/4"	
1R	2' - 24 x 66	casement		wood/clad	paint	2x3	7'-9 3/4"	
1S	2' - 24 x 66	casement		wood/clad	paint	2x3	7'-9 3/4"	
1T	2' - 24 x 66	casement		wood/clad	paint	2x3	7'-9 3/4"	
2A	3' - 20 x 50	casement		wood/clad	paint	2x3	6'-9 1/4"	with window box
2B	2' - 20 x 50	casement		wood/clad	paint	2x3	6'-9 1/4"	hip dormer
2C	2' - 20 x 50	casement		wood/clad	paint	2x3	6'-9 1/4"	hip dormer
2D	2' - 20 x 50	casement		wood/clad	paint	2x3	6'-9 1/4"	
2E	2' - 20 x 50	casement		wood/clad	paint	2x3	6'-9 1/4"	
2F	3' - 20 x 50	casement		wood/clad	paint	2x3	6'-9 1/4"	hip dormer
2H	24 x 66	casement		wood/clad	paint	2x3	6'-9 1/4"	
2J	4' - 24 x 66	casement		wood/clad	paint	2x3	6'-9 1/4"	shed dormer
2K	4' - 24 x 66	casement		wood/clad	paint	2x3	6'-9 1/4"	shed dormer
2L	24 x 66	casement		wood/clad	paint	2x3	6'-9 1/4"	

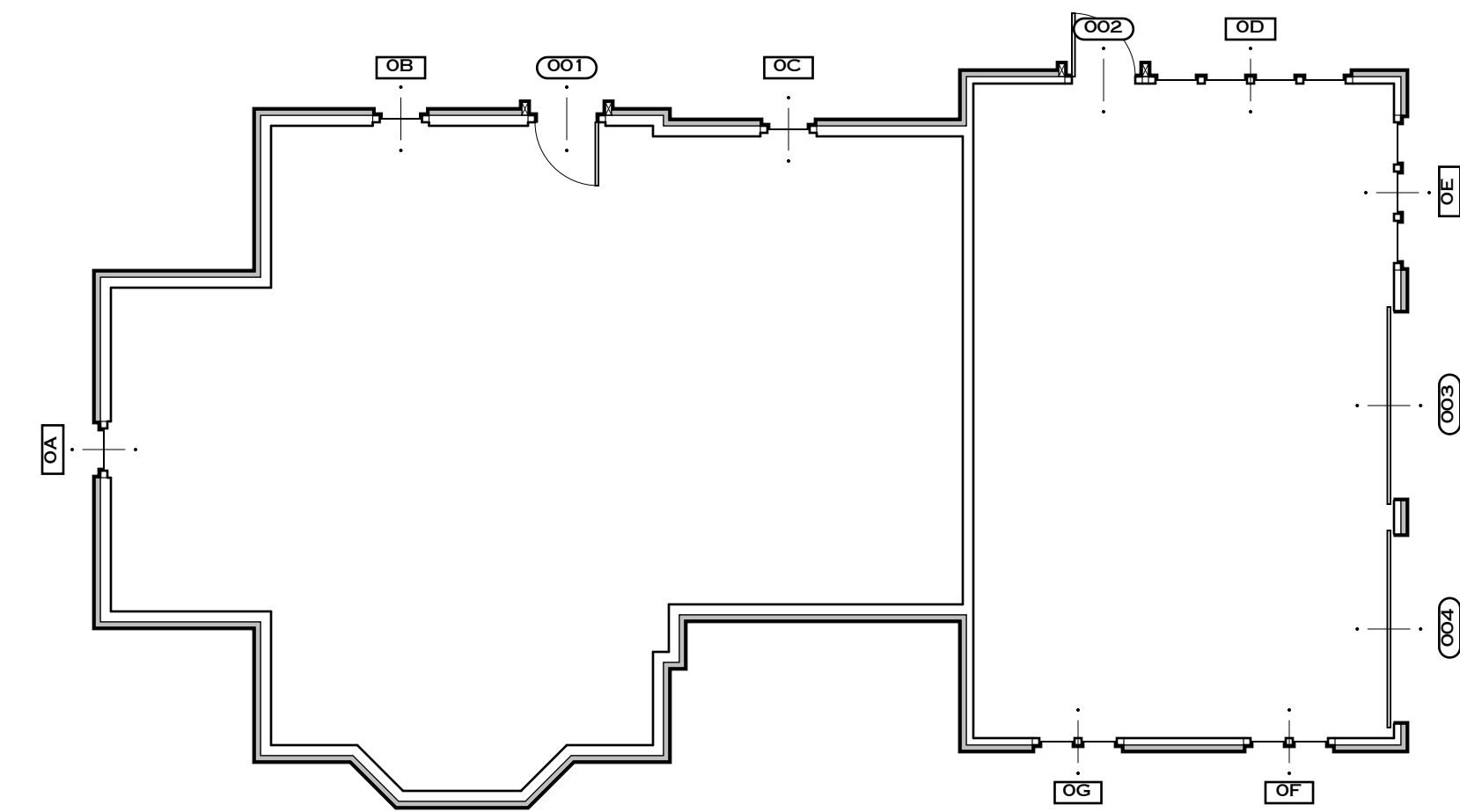
Sash size is nominal. Head height is to top of sash. Allow an additional 1 1/4" for rough opening height unless noted otherwise.



UPPER LEVELS FLOOR PLAN

1/8" = 1'-0"

1/8" = 1'-0"

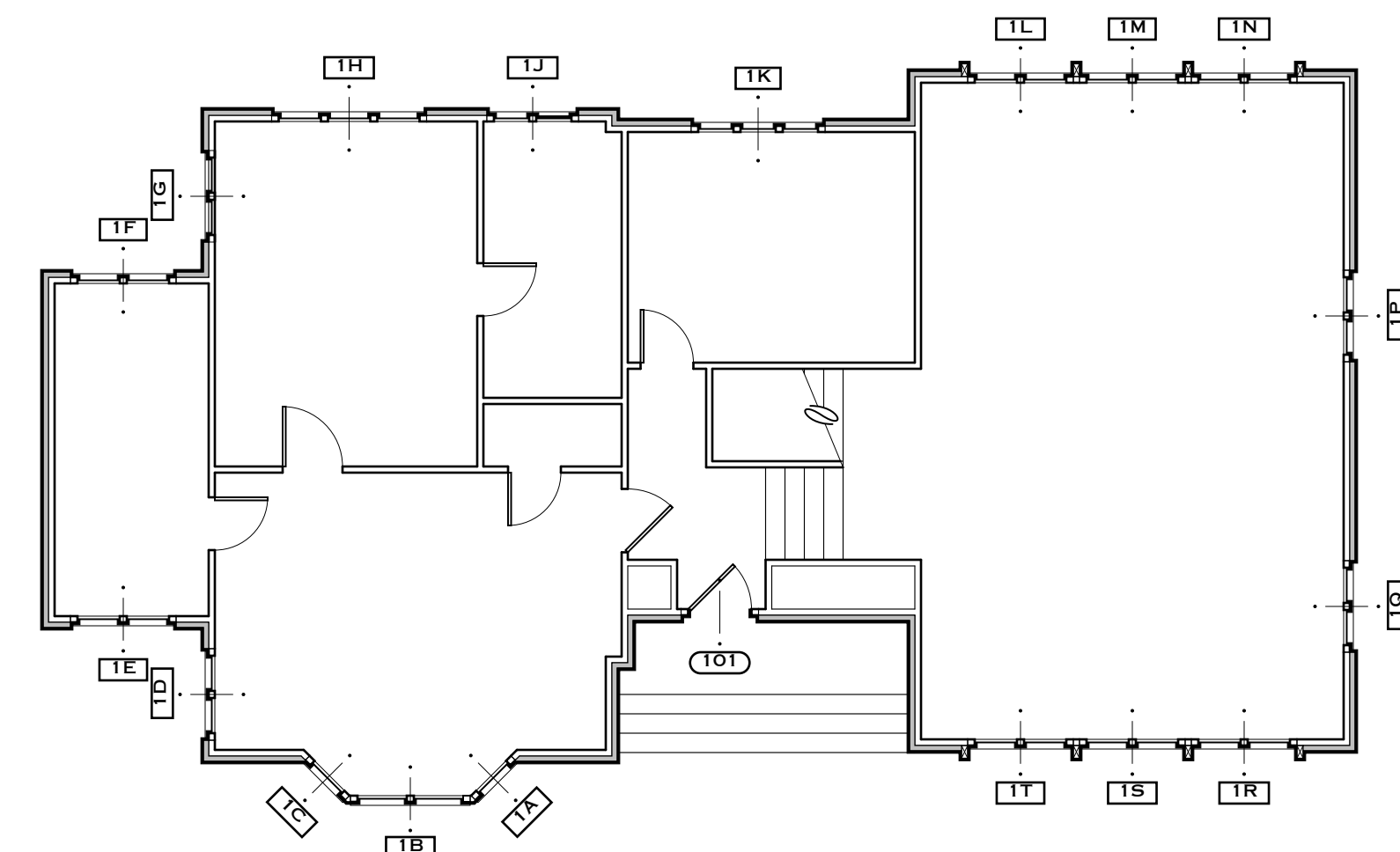


LOWER LEVELS FLOOR PLAN

1/8" = 1'-0"

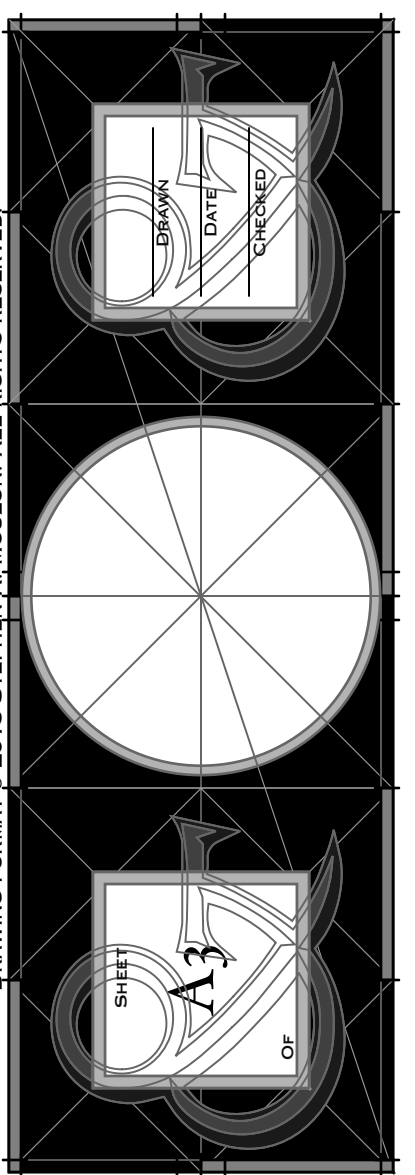
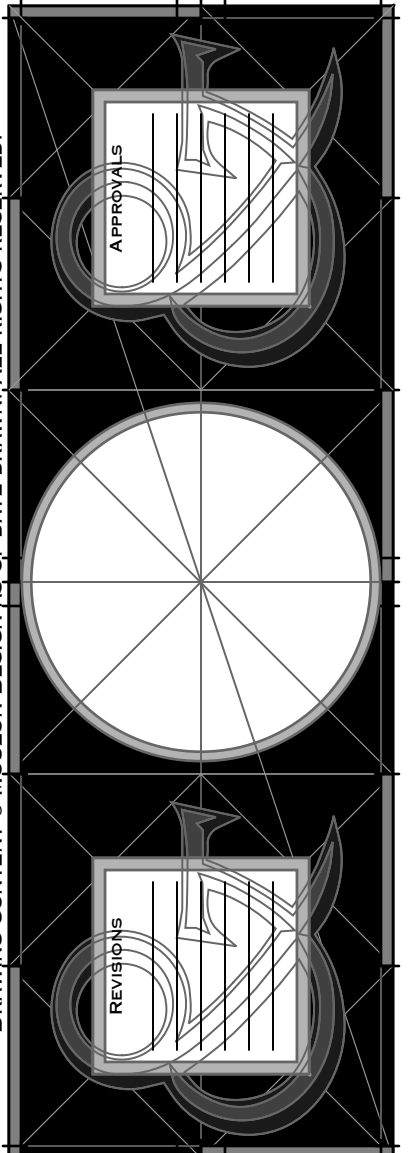
1/8" = 1'-0"

1/8" = 1'-0"



MAIN LEVELS FLOOR PLAN

1/8" = 1'-0"



1603 DEARING PLACE

TUSCALOOSA

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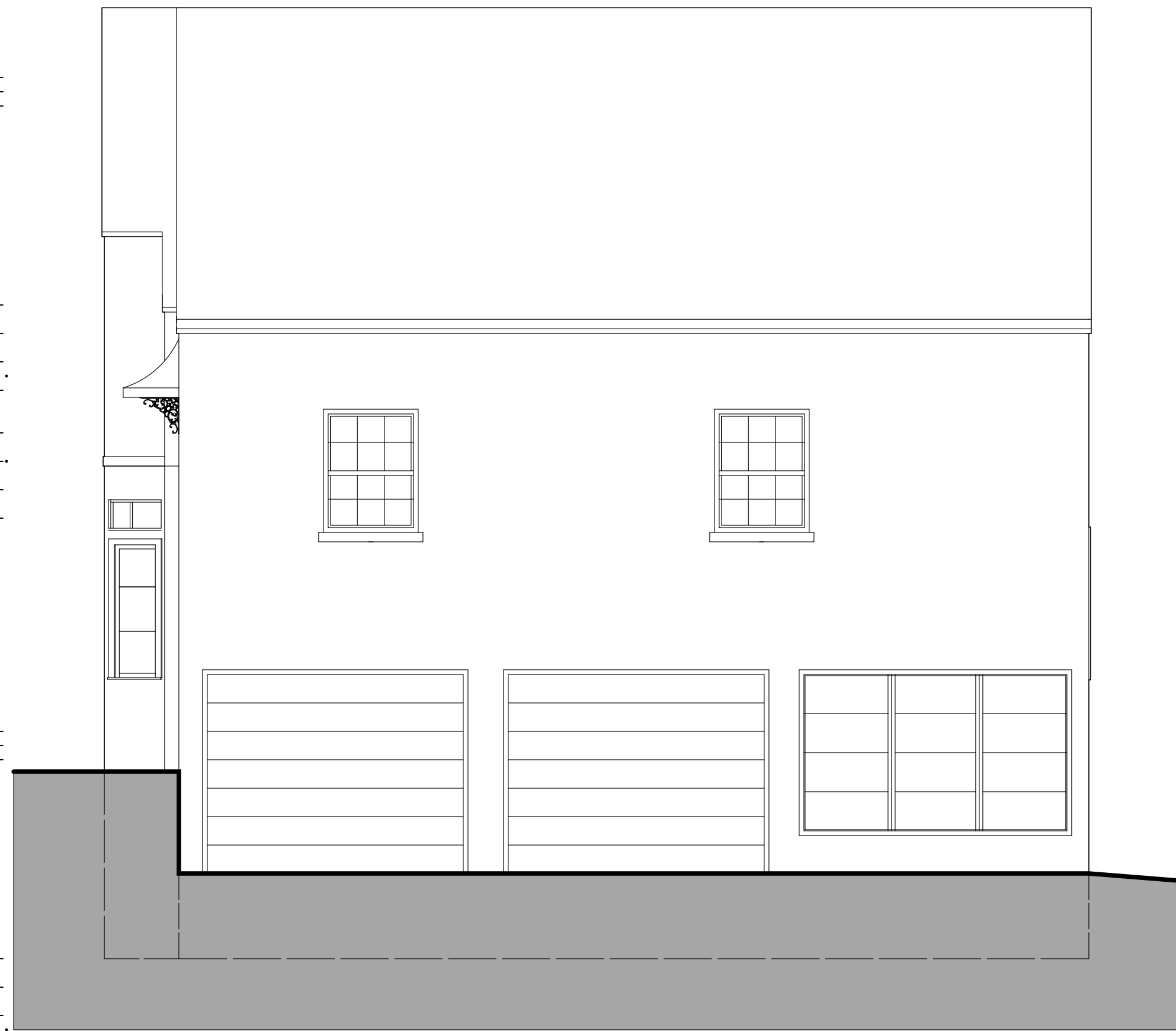
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EXISTING LEFT ELEVATION



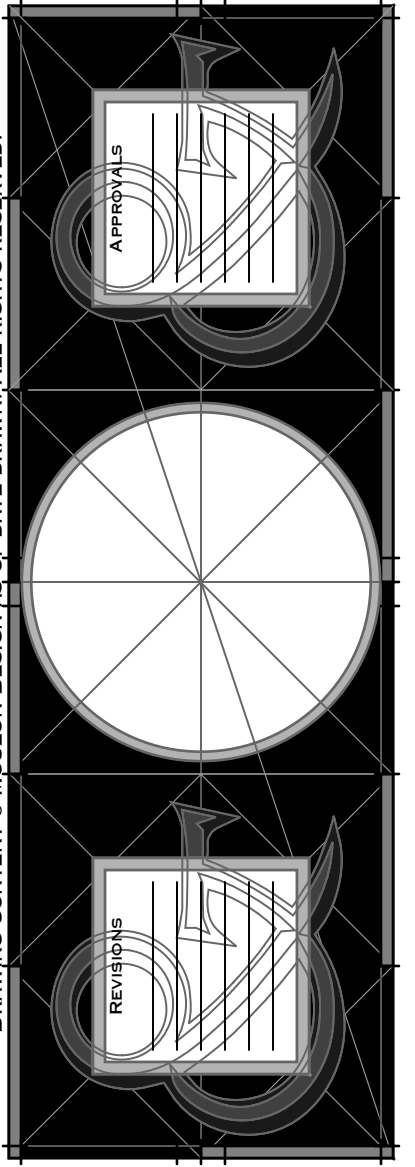
EXISTING FRONT ELEVATION



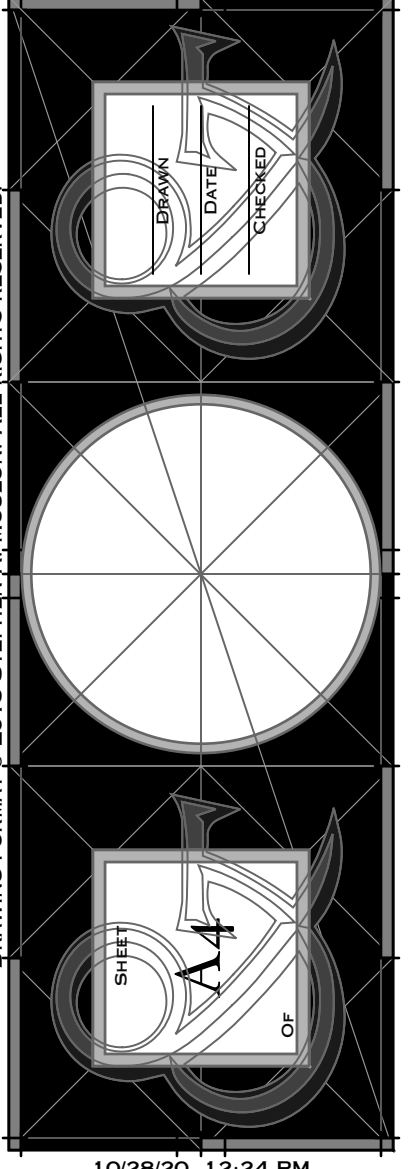
EXISTING RIGHT ELEVATION



EXISTING REAR ELEVATION



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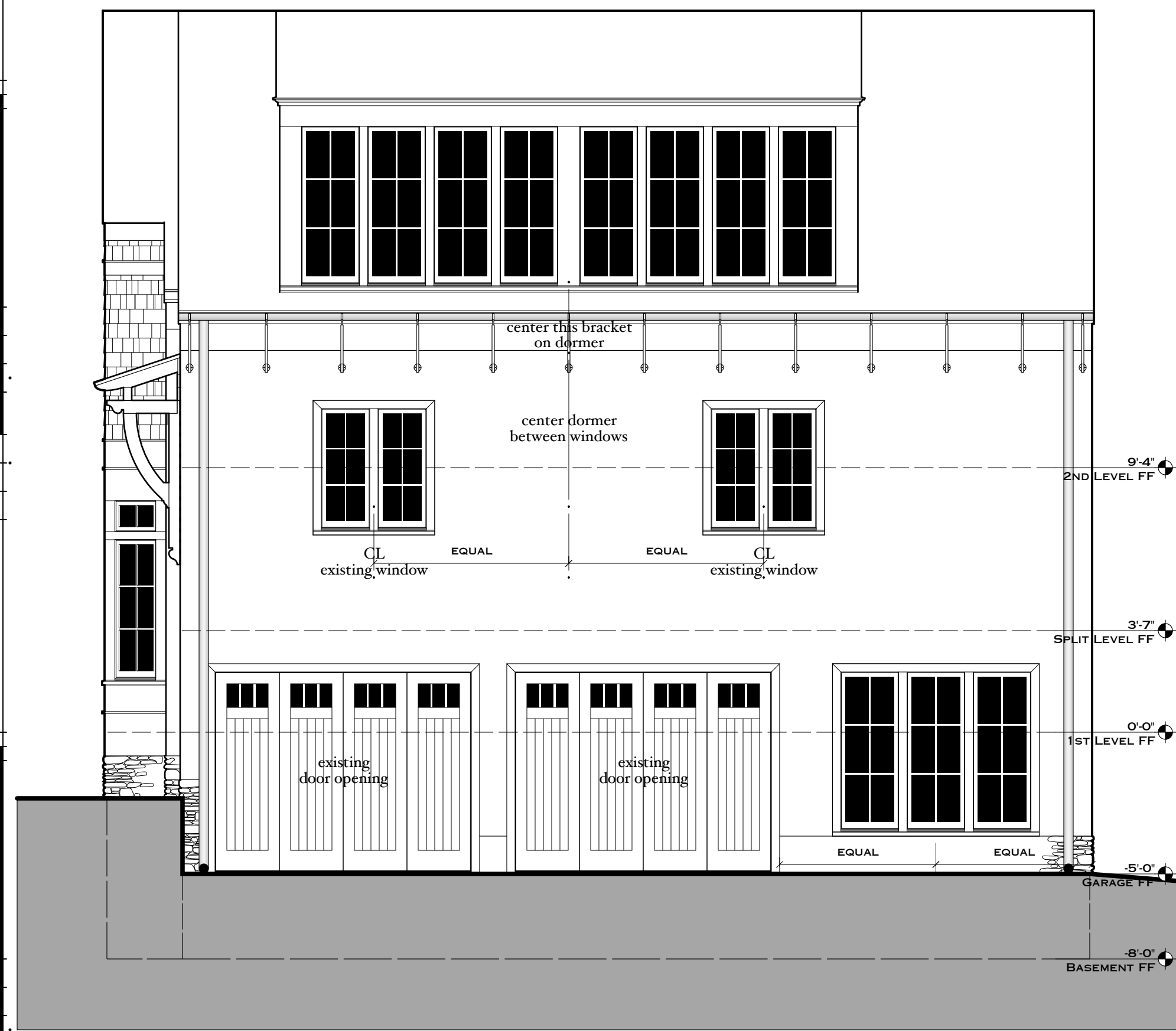




LEFT ELEVATION



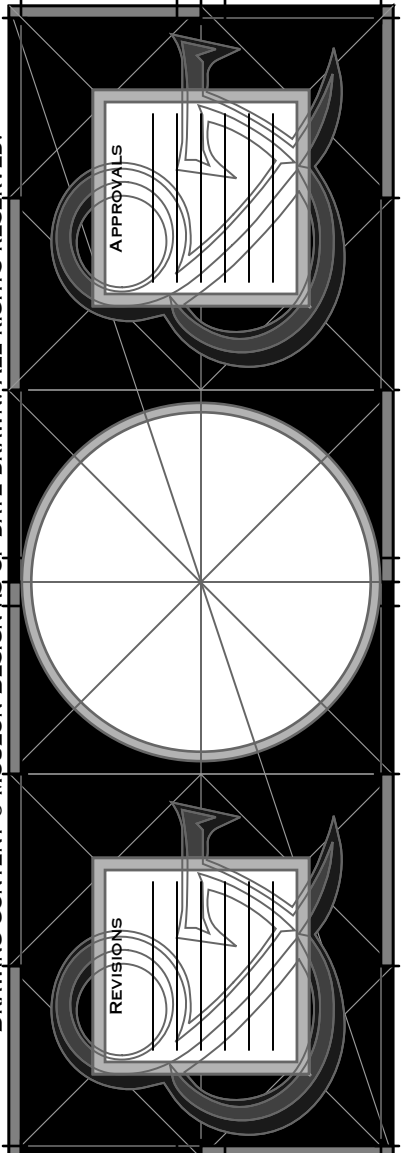
FRONT ELEVATION



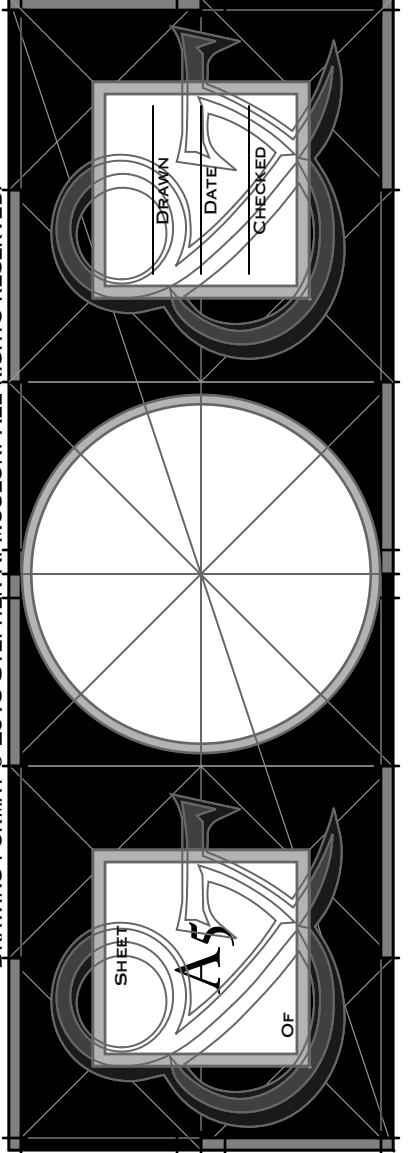
RIGHT ELEVATION



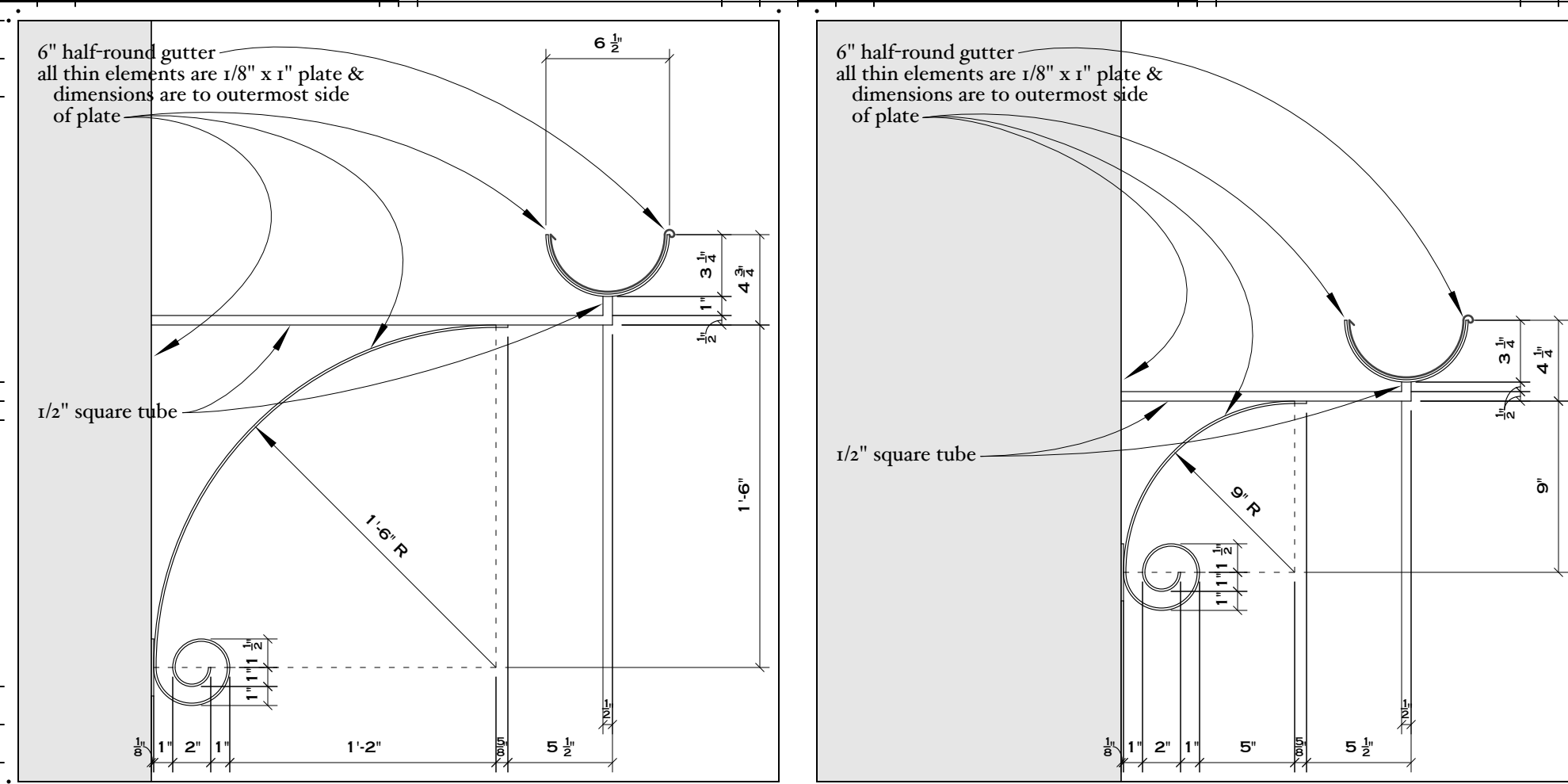
REAR ELEVATION



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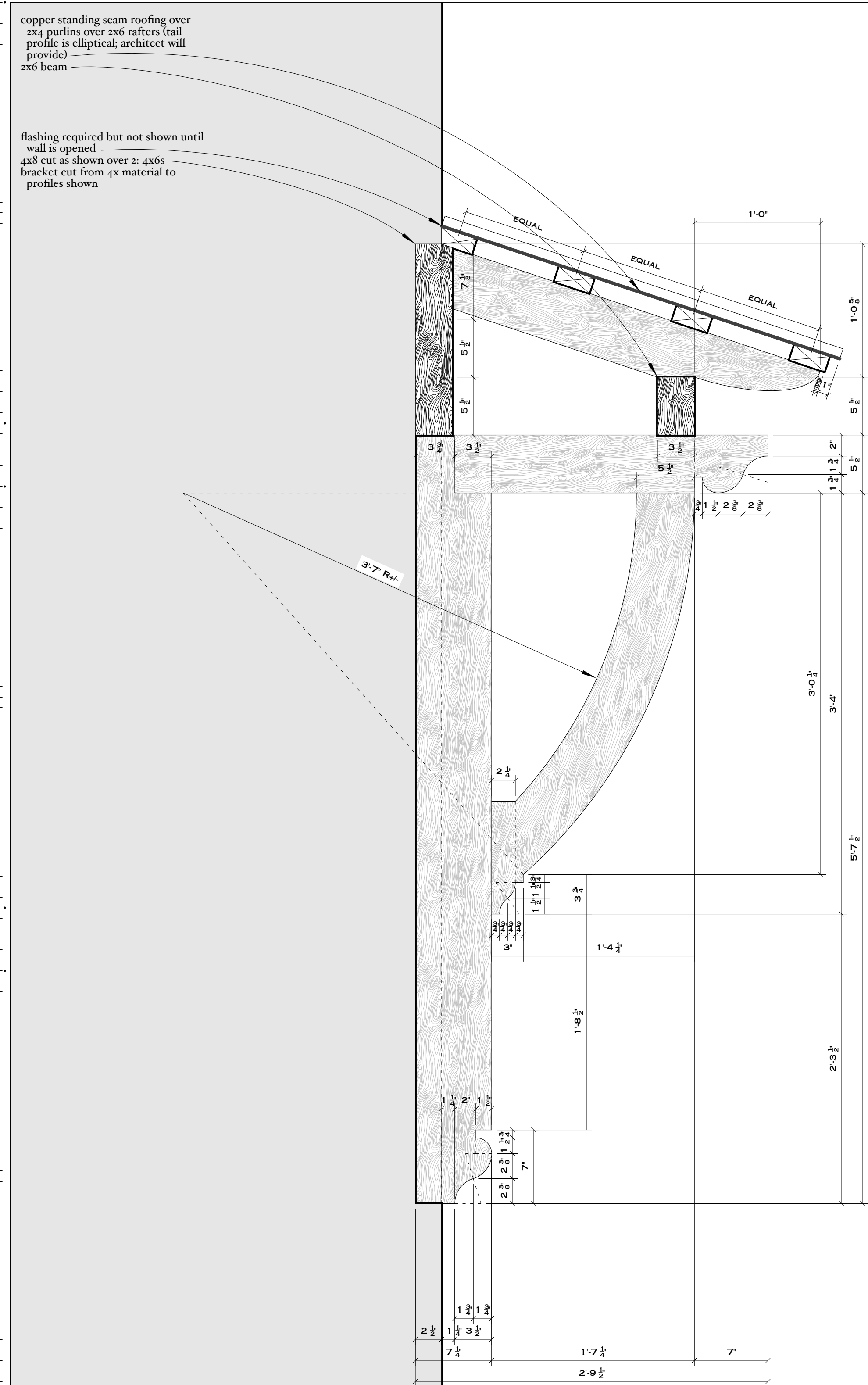




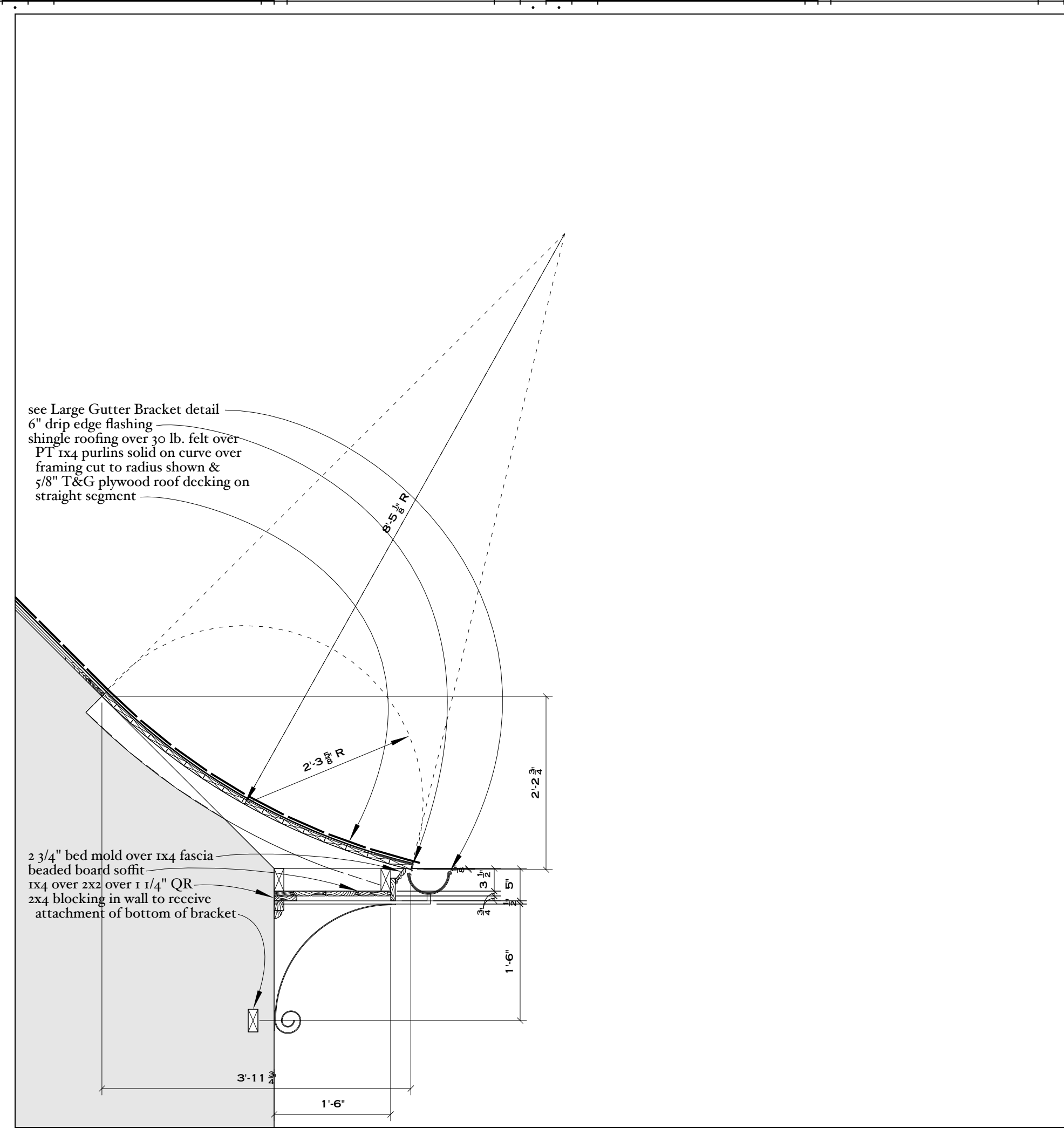


**LARGE GUTTER BRACKET**

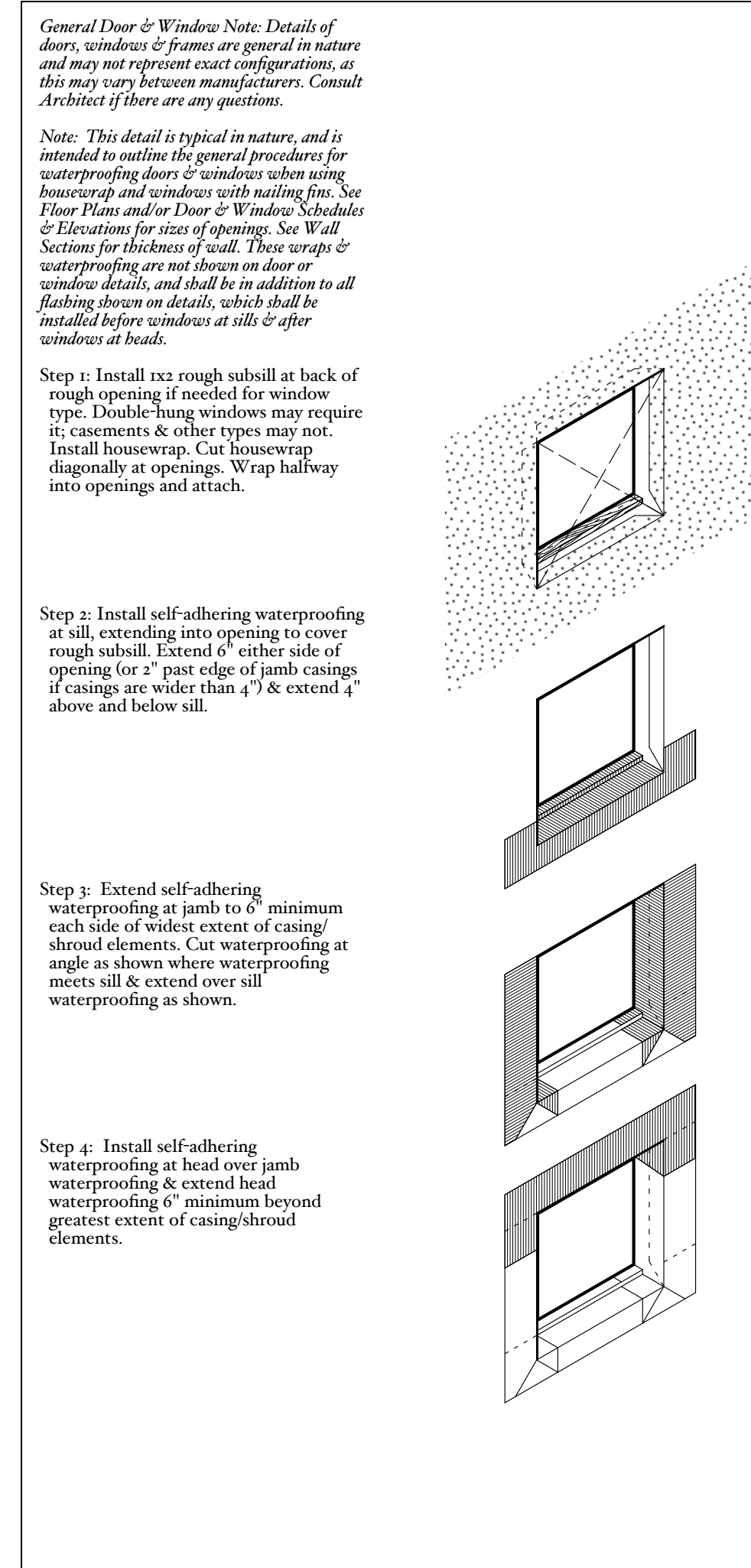
**SMALL GUTTER BRACKET**



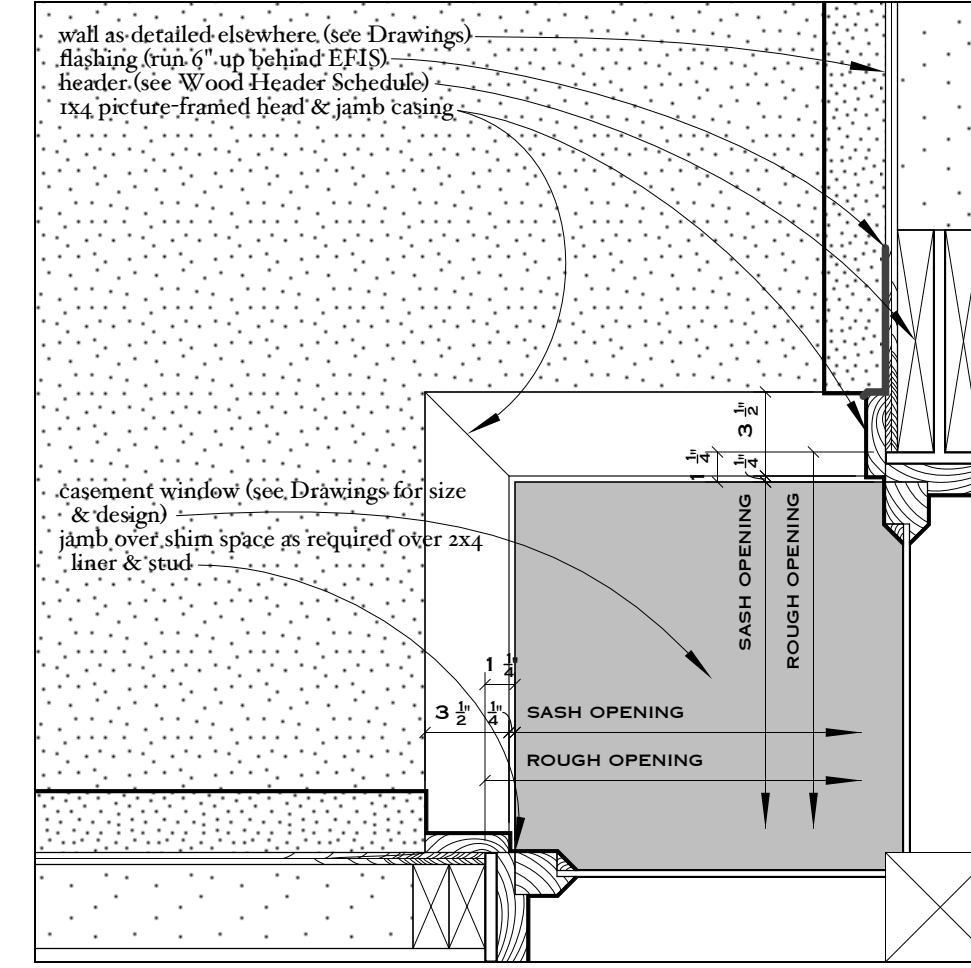
**WINDOW BRACKET**



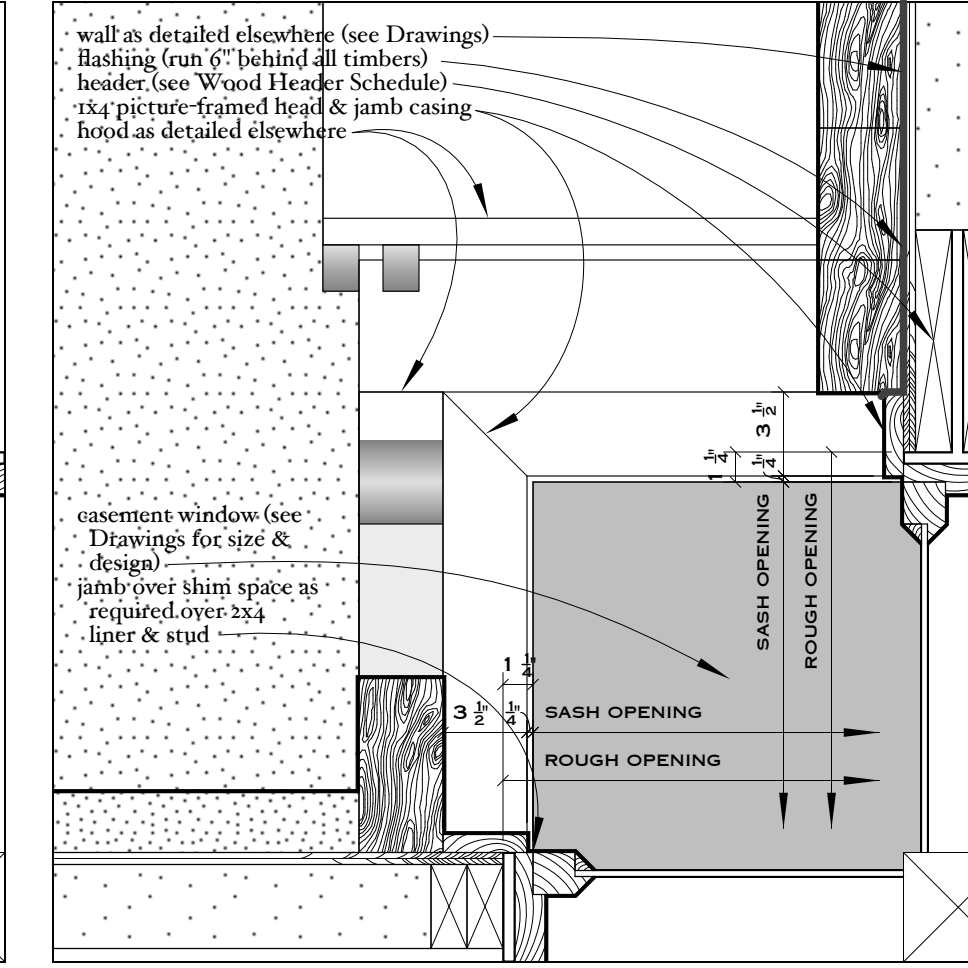
**PRIMARY EAVE**



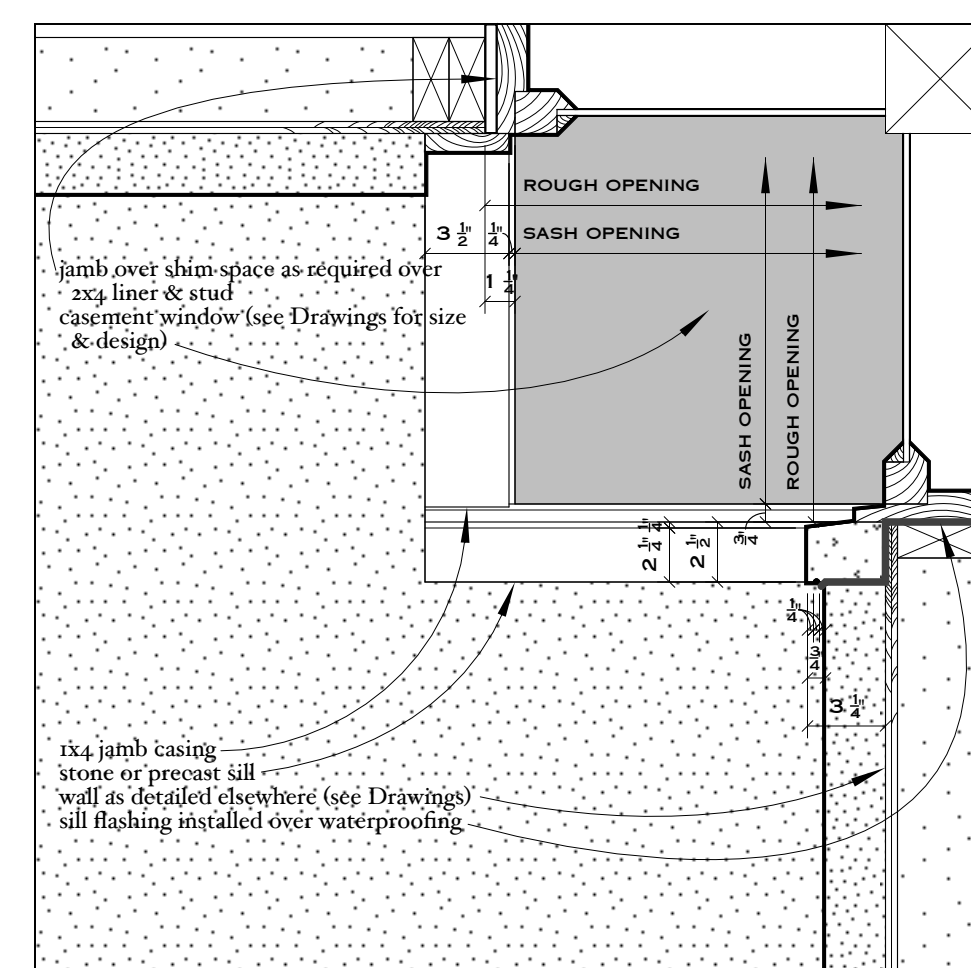
**GENERAL NOTES & OPENING FLASHING**



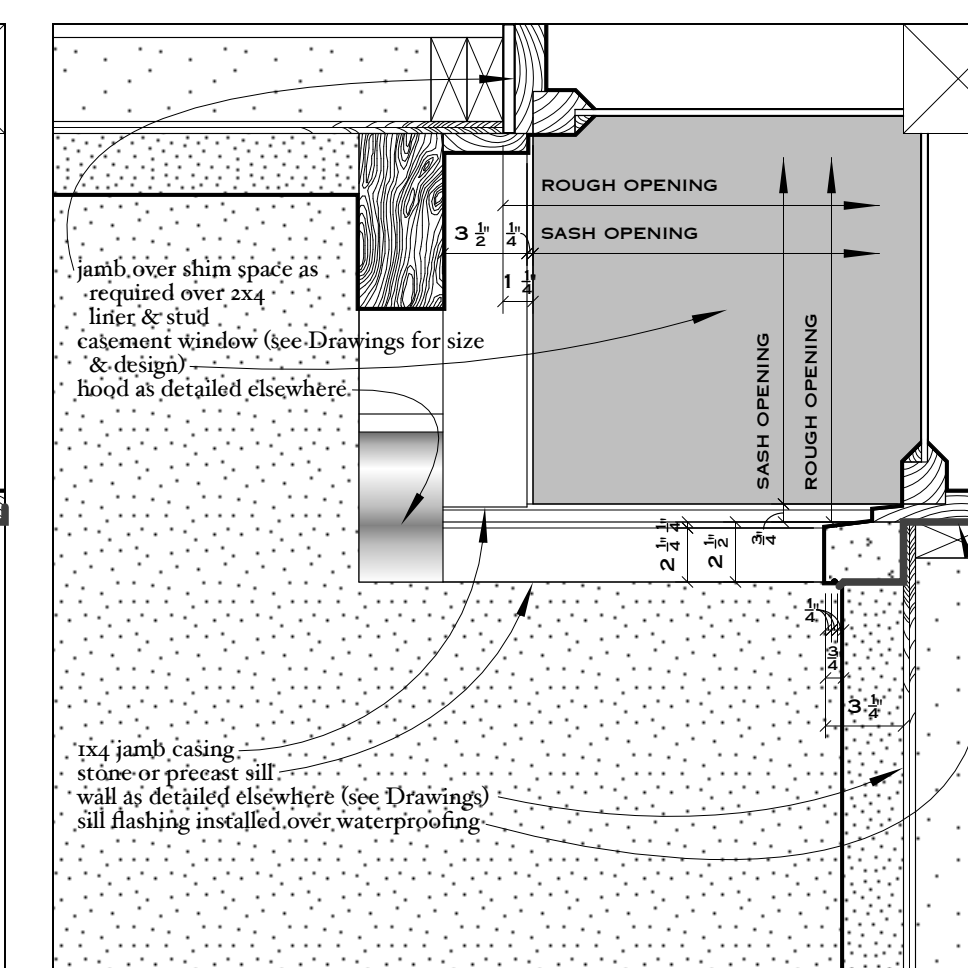
**HEAD/JAMB DETAIL**



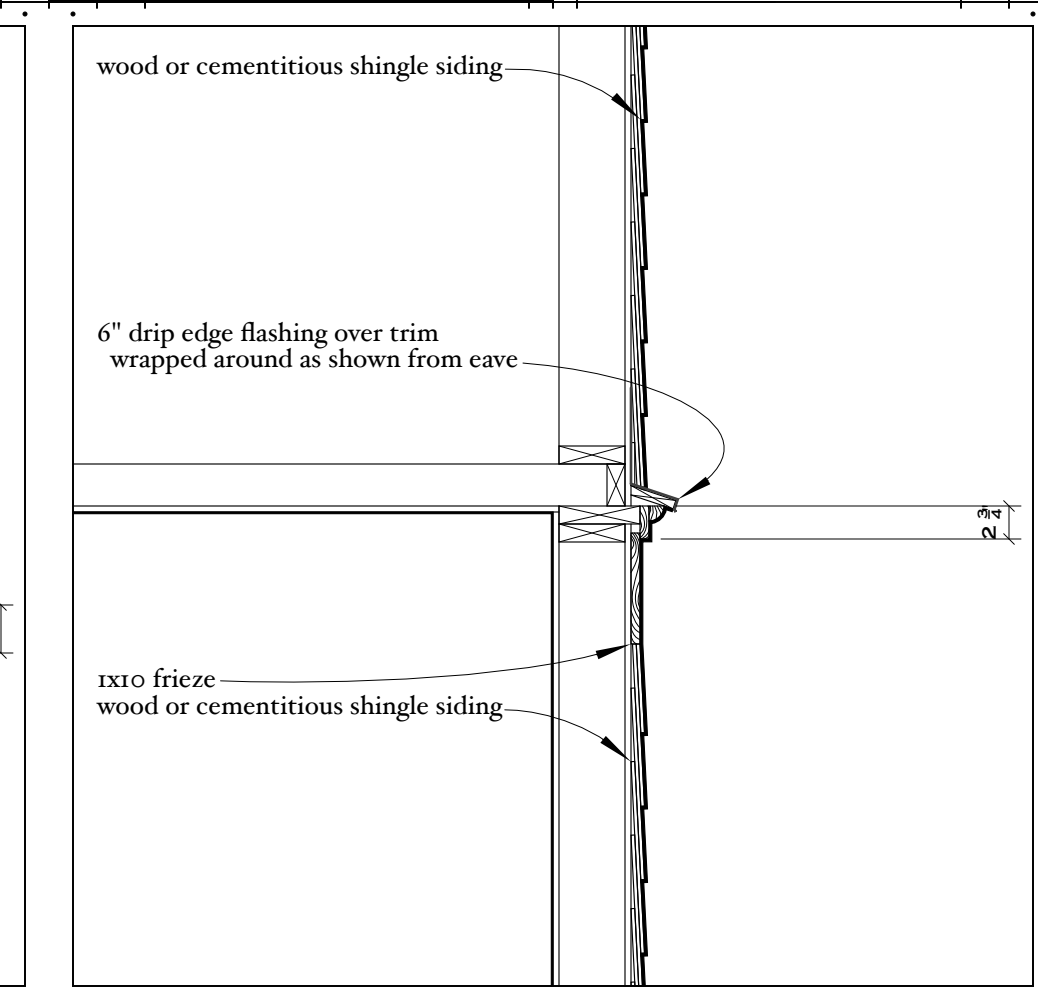
**HOODED HEAD/JAMB DETAIL**



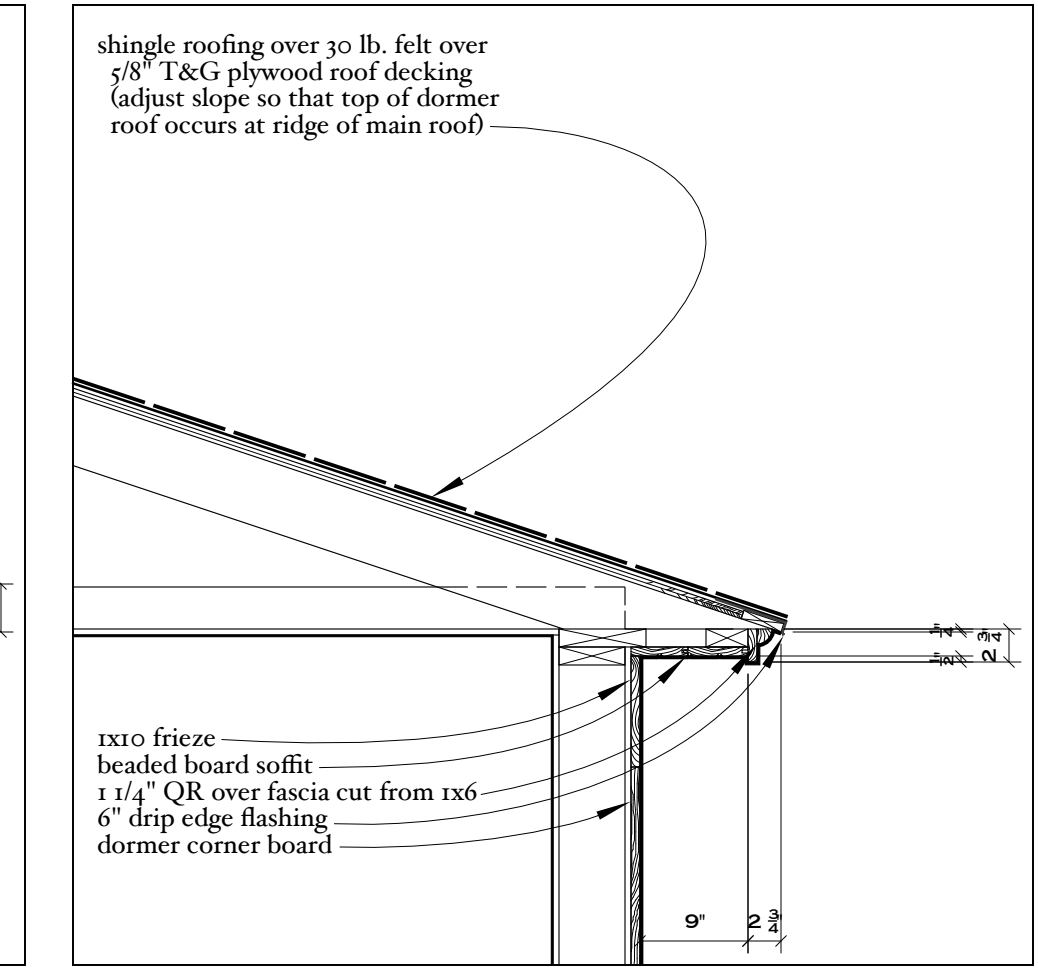
**JAMB/SILL DETAIL**



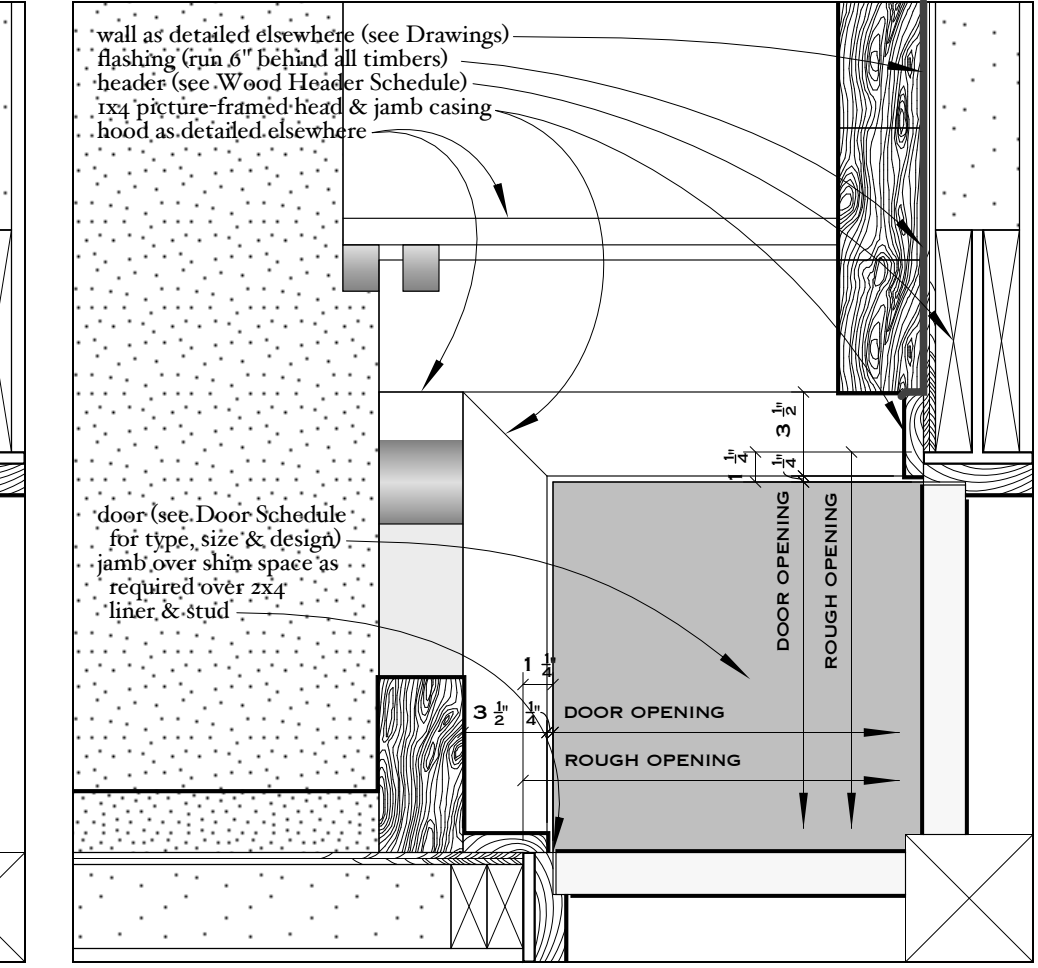
**HOODED JAMB/SILL DETAIL**



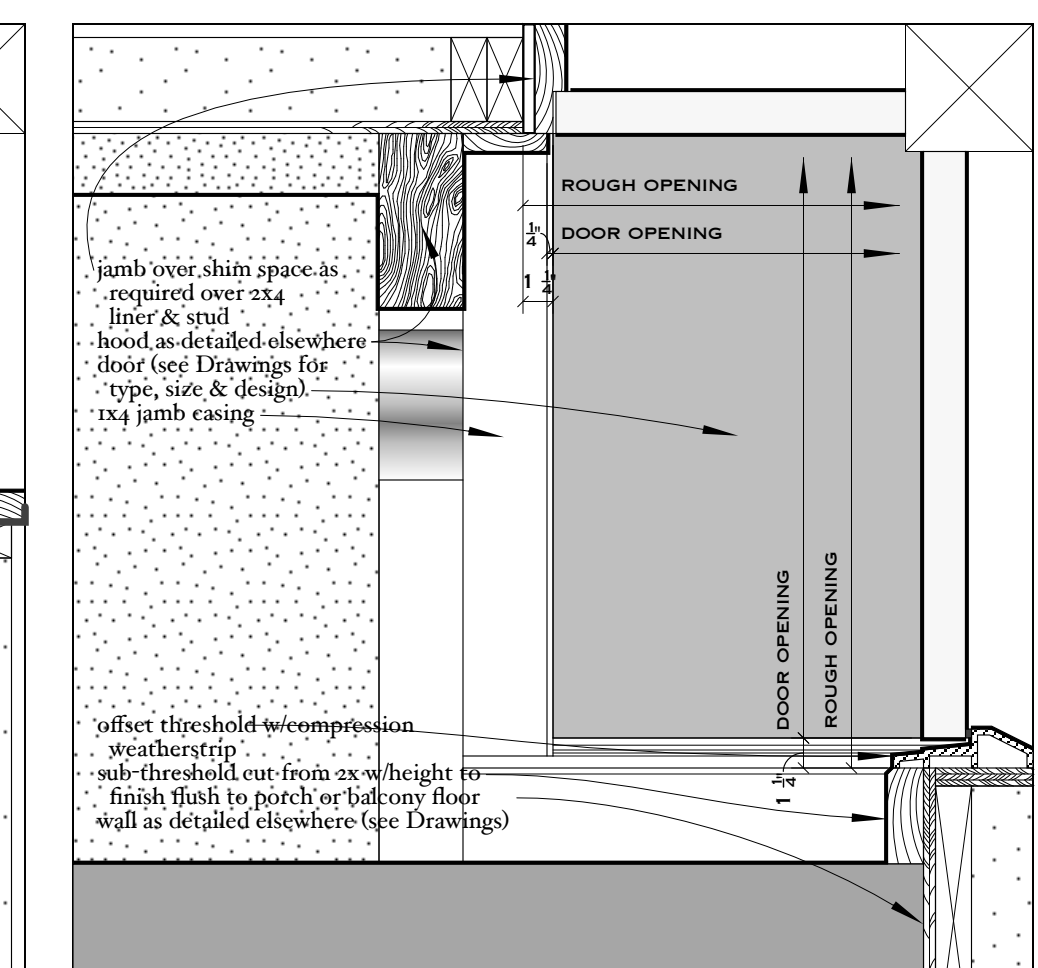
**SHED DORMER RAKE**



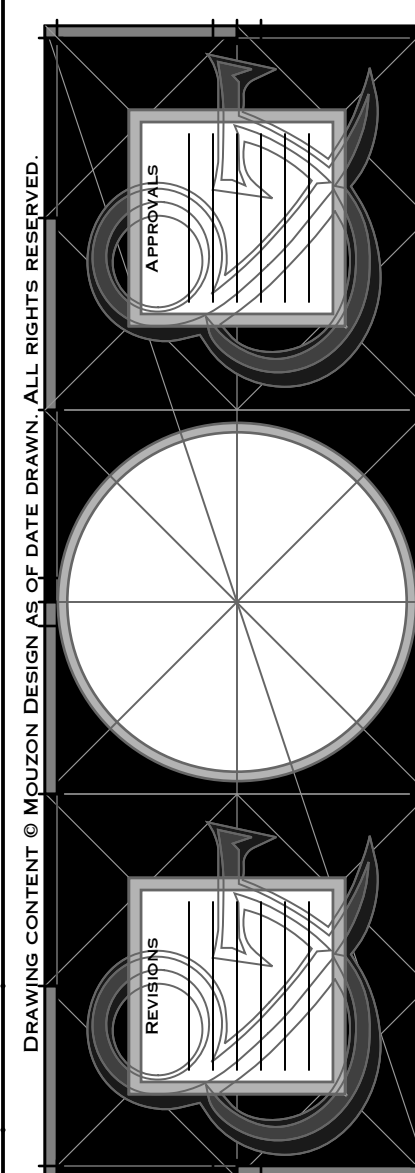
**SHED DORMER EAVE**



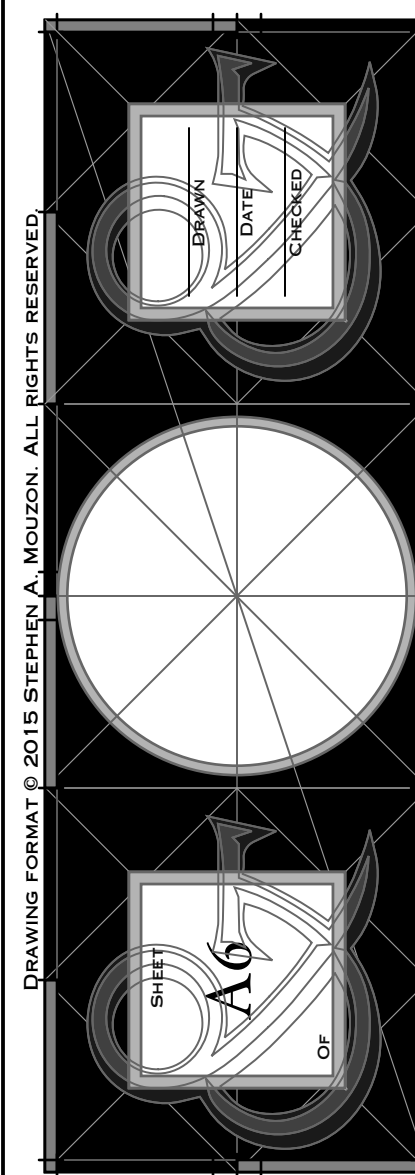
**HOODED DOOR HEAD/JAMB DETAIL**



**JAMB/THRESHOLD DETAIL**



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overall view



left diagonal view



left gable top



left gable base



right gable top



right gable base



PROPOSED FRONT ELEVATION



EXISTING FRONT ELEVATION

PROPOSED ALTERATIONS

Alterations are only noted on the primary elevation on which they occur, even if side views are visible on other elevations, with the intent of clarity.

1. Replace all windows with out-swing casements as shown. Add window to loft level in place of existing vent.
2. Install EIFS on main body of all walls finished "Finesse" or equal to simulate smooth hand-troweled stucco.
3. Install stone base on right gable of house so that EIFS does not come into contact with grade.
4. Modify eaves as detailed to be truer to Voysey precedent.
5. Replace existing siding on left gable with cedar shingles.
6. Finish right gable with cedar shingles to match.
7. Rebuild hard awnings at right gable windows as shown here & detailed on sheet A6.

DOORS

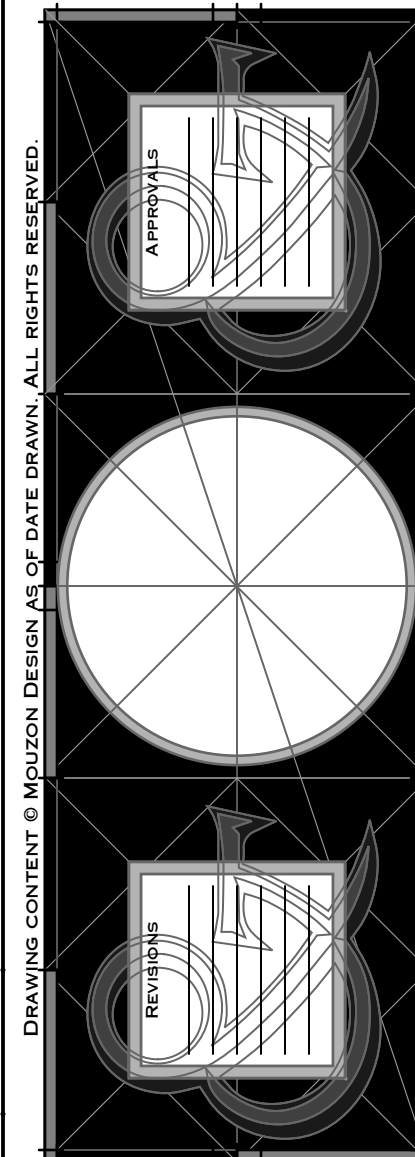
MARK	EXISTING SIZE	MATERIAL	NEW SIZE	MATERIAL
101	existing door	N/A		

See Door Schedule on sheet A3 for complete information on new doors, this list is solely for comparison of old & new quantities & sizes.

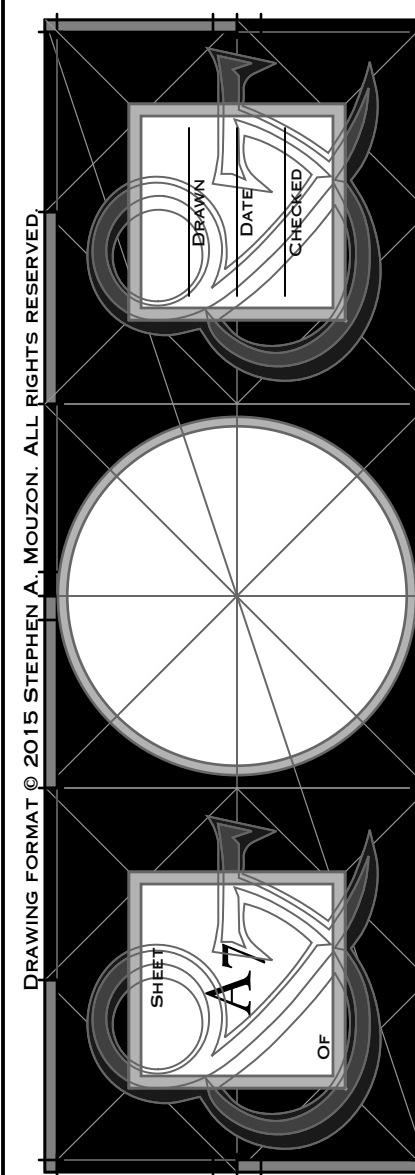
WINDOWS

MARK	EXISTING SASH SIZE	MATERIAL	NEW SASH SIZE	MATERIAL
01	32 x 42	wood	2' - 20 x 42	wood/clad
02G	32 x 42	wood	2' - 20 x 42	wood/clad
1A	24 x 56	wood	24 x 58	wood/clad
1B	2' - 28 x 56	wood	2' - 28 x 58	wood/clad
1C	24 x 56	wood	24 x 58	wood/clad
1E	60 x 46	ext. aluminum	2' - 24 x 50	wood/clad
1R	2' - 28 x 60	wood	2' - 24 x 66	wood/clad
1S	2' - 28 x 60	wood	2' - 24 x 66	wood/clad
1T	2' - 28 x 60	wood/clad	2' - 24 x 66	wood/clad
2A	3' - 22 x 34	wood	3' - 20 x 50	wood/clad
2L	none		24 x 66	wood/clad

See Window Schedule on sheet A3 for complete information on new windows, this list is solely for comparison of old & new quantities & sizes.



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overall view



right diagonal view



main level diagonal



base



left diagonal detail



dormer detail



PROPOSED LEFT ELEVATION



EXISTING LEFT ELEVATION

PROPOSED ALTERATIONS

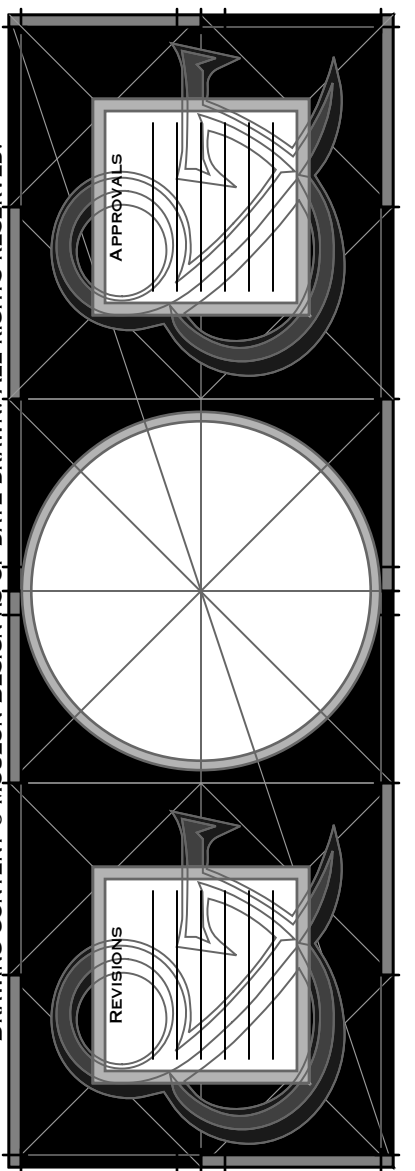
Alterations are only noted on the primary elevation on which they occur, even if side views are visible on other elevations, with the intent of clarity:

1. Replace all windows with out-swing casements as shown.
2. Install EIFS on main body of all walls finished "Finesse" or equal to simulate smooth hard-troweled stucco.
3. Modify eaves as detailed to be truer to Voysey precedent.
4. Rebuild dormers as shown here & detailed on sheet A6.

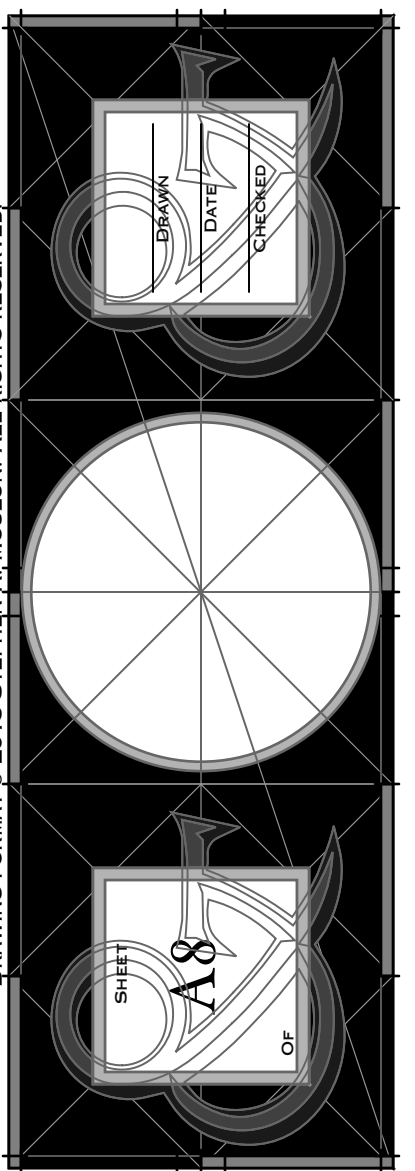
WINDOWS

MARK	EXISTING SASH SIZE	MATERIAL	NEW SASH SIZE	MATERIAL
GA	existing sash		N/A	
IC	24 x 36	wood	24 x 36	wood/clad
ID	36 x 48	wood	2' - 20 x 50	wood/clad
IG	36 x 48	wood	2' - 20 x 50	wood/clad
IB	36 x 48	wood	2' - 20 x 50	wood/clad
IC	36 x 48	wood	2' - 20 x 50	wood/clad

See Window Schedule on sheet A3 for complete information on new windows; this list is solely for comparison of old & new quantities & sizes.



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overall view



left gable



left gable base



center bay top



right gable



right gable top



PROPOSED REAR ELEVATION



EXISTING REAR ELEVATION

- ### PROPOSED ALTERATIONS
- Alterations are only noted on the primary elevation on which they occur, even if side views are visible on other elevations, with the intent of clarity:
1. Replace all windows with out-swing casements as shown. Add window to loft level for light in place of existing vent.
  2. Install EIFS on main body of all walls finished "Finesse" or equal to simulate smooth hard-troweled stucco.
  3. Install stone base on left bay of house so that EIFS does not come into contact with grade.
  4. Modify eaves as detailed to be truer to Voysey precedent.
  5. Replace existing siding on right gable with cedar shingles.
  6. Finish left gable with cedar shingles to match.
  7. Rebuild dormer as shown here & detailed on sheet A6.
  8. Rebuild hard awnings at doors & left gable windows as shown here & detailed on sheet A6.

### DOORS

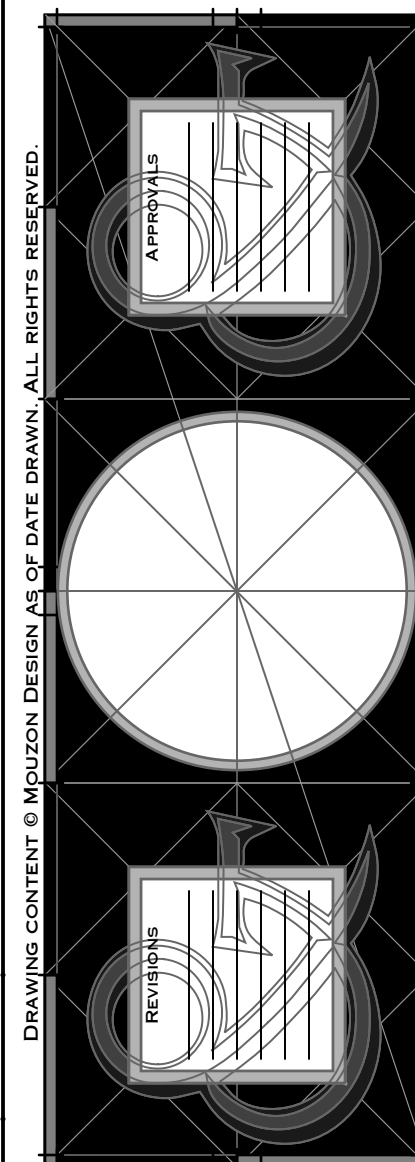
MARK	EXISTING SIZE	MATERIAL	SIZE	NEW MATERIAL
001	36 x 84	fiberglass	36 x 84	wood/clad
002	36 x 84	fiberglass	36 x 84	wood/clad

See Door Schedule on sheet A3 for complete information on new doors; this list is solely for comparison of old & new quantities & sizes.

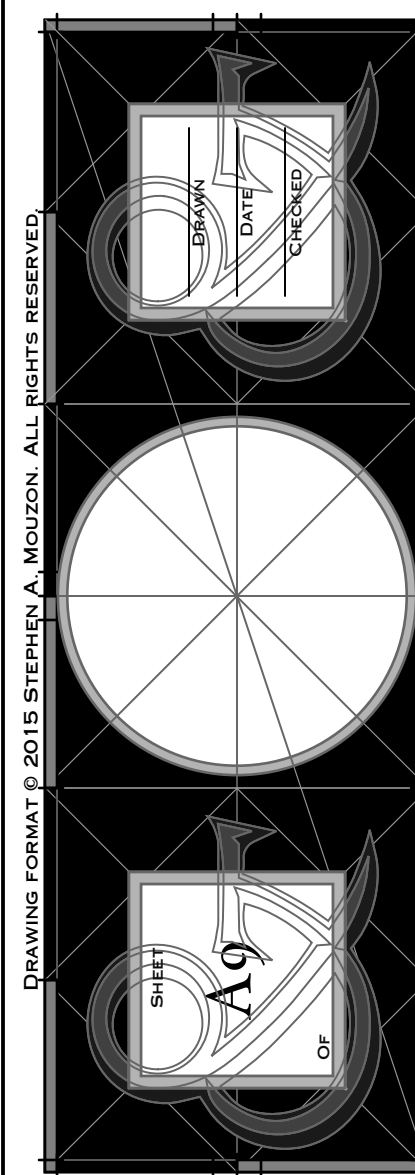
### WINDOWS

MARK	EXISTING SASH SIZE	MATERIAL	NEW SASH SIZE	MATERIAL
0B	existing sash		N/A	
0C	existing sash		N/A	
0D	1' - 36 x 66	extr. aluminum	4' - 24 x 66	wood/clad
0E	60 x 46	extr. aluminum	2' - 24 x 50	wood/clad
0F	3' - 28 x 66	wood	3' - 24 x 66	wood/clad
0G	36 x 48	wood	2' - 20 x 50	wood/clad
0H	48 x 42	extr. aluminum	3' - 20 x 50	wood/clad
0I	2' - 28 x 60	wood	2' - 24 x 66	wood/clad
0J	2' - 28 x 60	wood	2' - 24 x 66	wood/clad
0K	2' - 28 x 60	wood	2' - 24 x 66	wood/clad
0L	2' - 28 x 60	wood	2' - 24 x 66	wood/clad
0M	2' - 28 x 60	wood	2' - 24 x 66	wood/clad
0N	2' - 28 x 60	wood	2' - 24 x 66	wood/clad
0O	36 x 48	wood	2' - 20 x 50	wood/clad
0P	36 x 48	wood	2' - 20 x 50	wood/clad
0Q	36 x 48	wood	2' - 20 x 50	wood/clad
0R	36 x 48	wood	3' - 20 x 50	wood/clad
0S	none		24 x 66	wood/clad

See Window Schedule on sheet A3 for complete information on new windows; this list is solely for comparison of old & new quantities & sizes.



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overall view



left diagonal view



right diagonal view



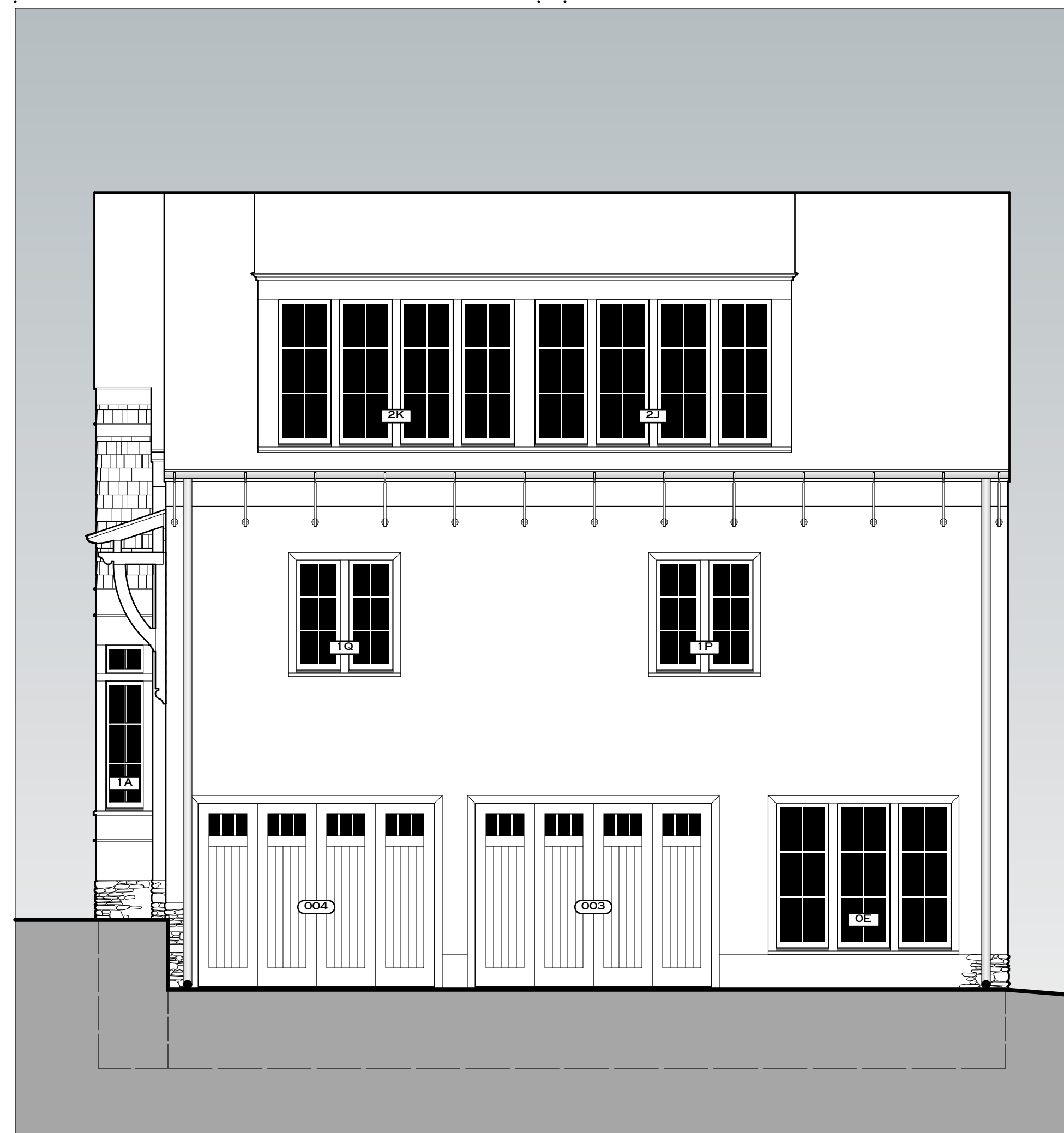
upper level



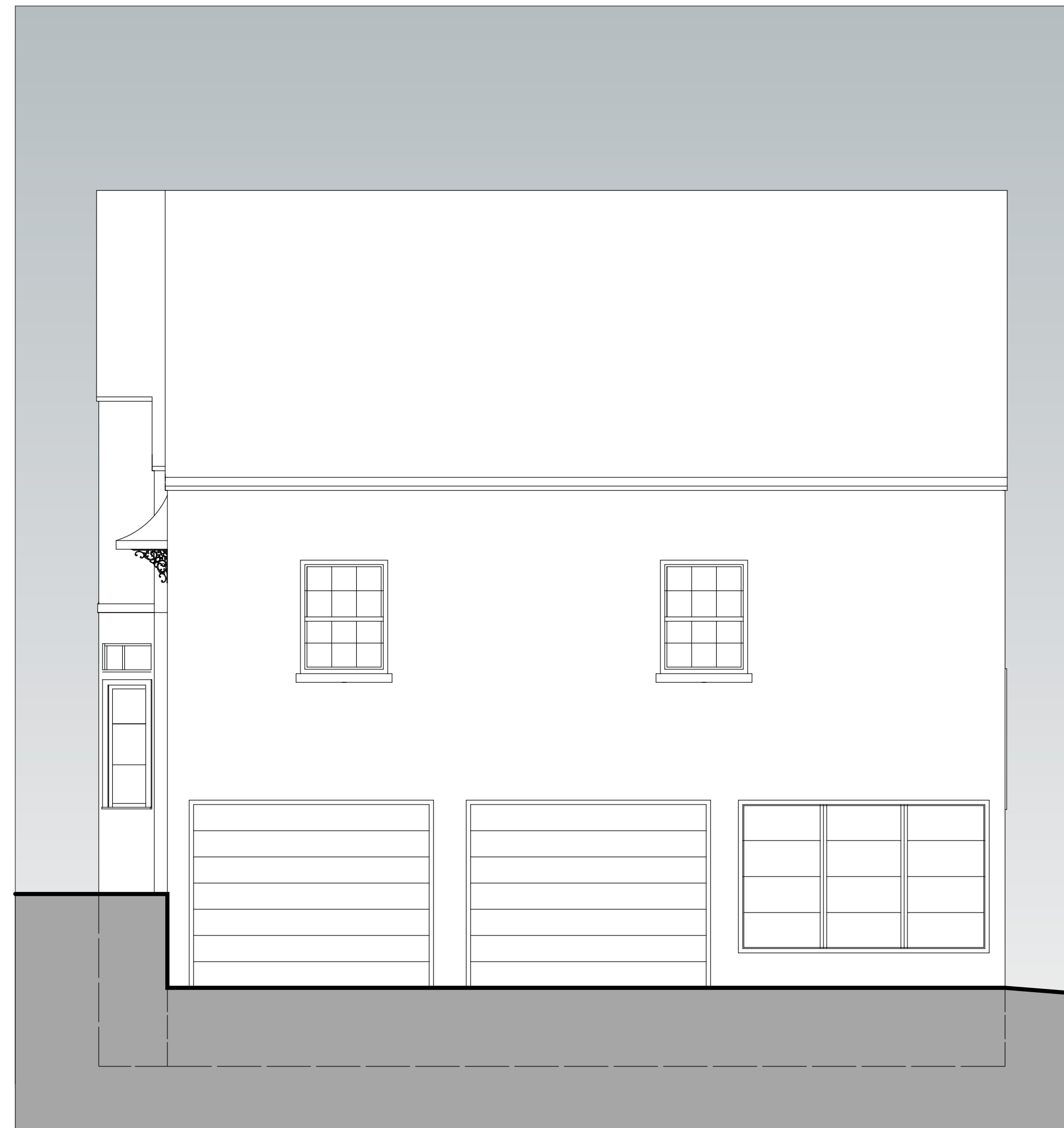
garage doors



eave



PROPOSED RIGHT ELEVATION



EXISTING RIGHT ELEVATION

- ### PROPOSED ALTERATIONS
- Alterations are only noted on the primary elevation on which they occur, even if side views are visible on other elevations, with the intent of clarity:
1. Replace all windows with out-swing casements as shown. Add window to loft level for light in place of existing vent.
  2. Install EIFS on main body of all walls finished "Finesse" or equal to simulate smooth hard-troweled stucco.
  3. Install stone base as shown so that EIFS does not come into contact with grade.
  4. Modify eaves as detailed to be truer to Voysey precedent.
  5. Add dormer to loft level.

### DOORS

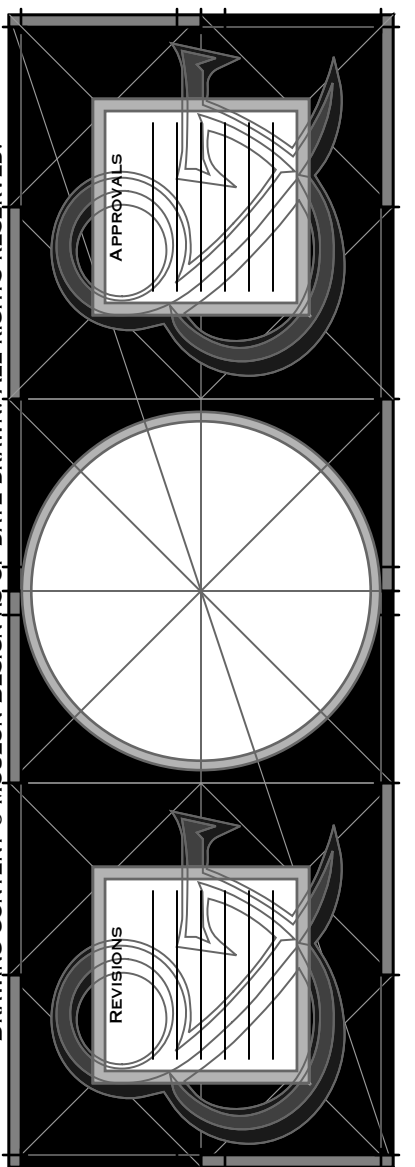
MARK	EXISTING		NEW	
	SIZE	MATERIAL	SIZE	MATERIAL
D03	108 x 84	wood & plywood	108 x 84	hardwood
D04	108 x 84	wood & plywood	108 x 84	hardwood

See Door Schedule on sheet A3 for complete information on new doors; this list is solely for comparison of old & new quantities & sizes.

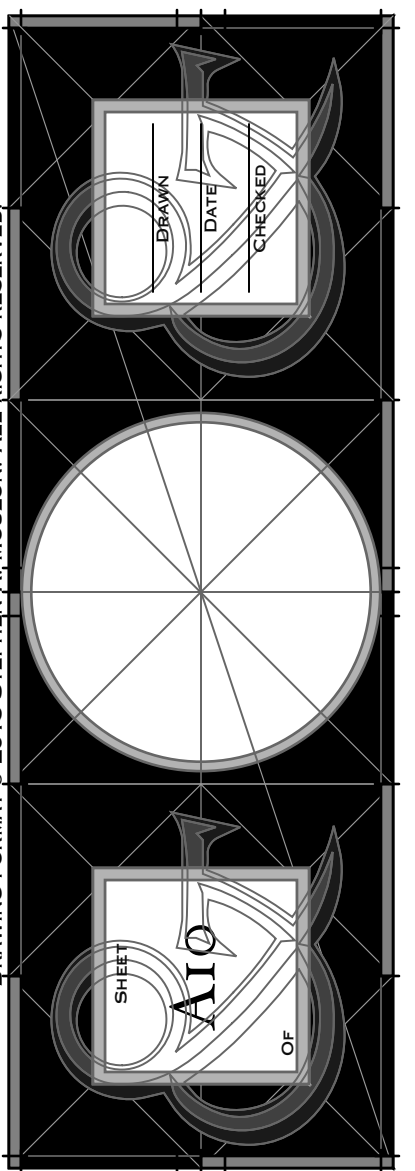
### WINDOWS

MARK	EXISTING		NEW	
	SASH SIZE	MATERIAL	SASH SIZE	MATERIAL
D1	3' - 36 x 66	ext. aluminum	3' - 24 x 66	wood/Clad
I1A	24 x 56	wood	24 x 58	wood/Clad
I1P	36 x 48	wood	2' - 20 x 50	wood/Clad
I1Q	36 x 48	wood	2' - 20 x 50	wood/Clad
J	none		4' - 24 x 66	wood/Clad
K	none		4' - 24 x 66	wood/Clad

See Window Schedule on sheet A3 for complete information on new windows; this list is solely for comparison of old & new quantities & sizes.



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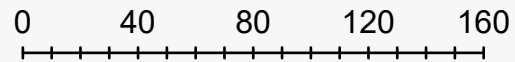






# 1603 Dearing Place

1 inch = 67 feet



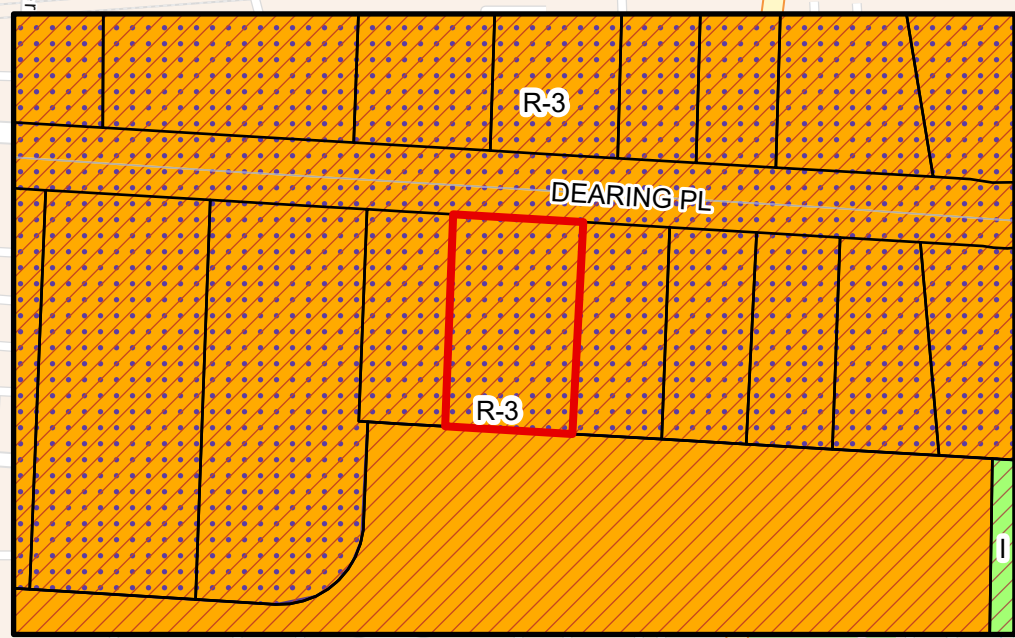
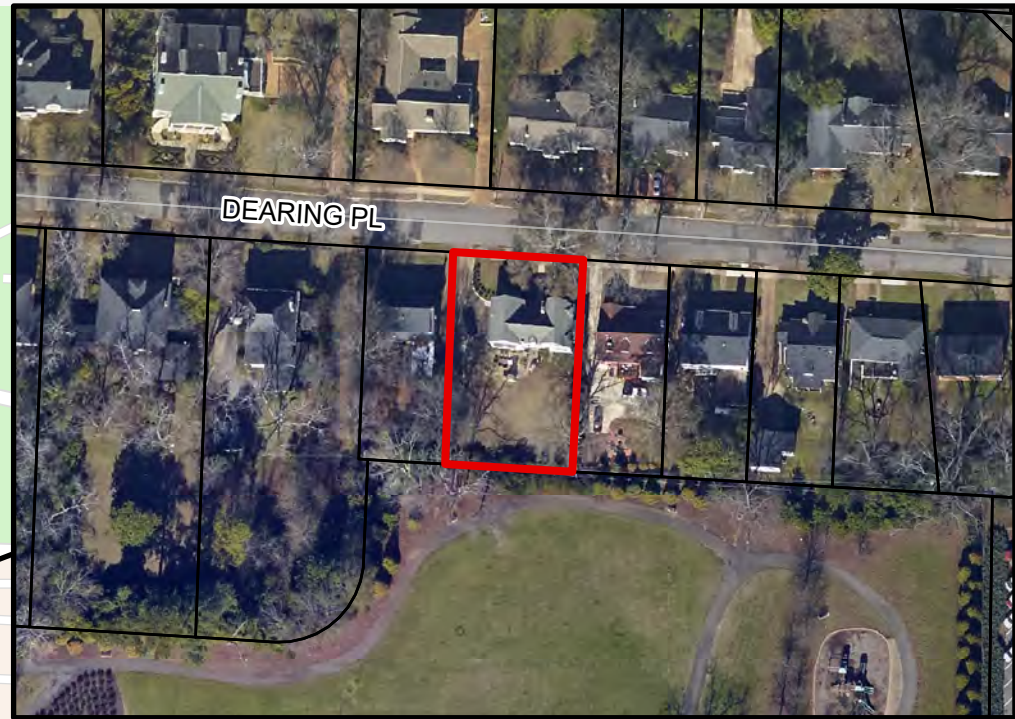
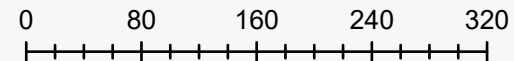
DEARING PL





# 1603 Dearing Place

1 inch = 133 feet







**NOTICE**  
Historic District Review  
This building is located in a historic district.  
Any exterior alterations must be reviewed and approved by the Historic District Commission.  
For more information, please call 410-396-4300.  
www.historicpreservation.com





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A





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1607





SENATOR  
**DOUG JONES**  
ONE ALABAMA  
dougjones.com

11 04 2020





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NOTICE  
Historic District Review  
If you are planning to make any changes to the exterior of this property, please contact the Historic District Commission for review and approval.

DOUG JONES  
REAL ESTATE

11 04 2020