

Historic Preservation Commission

Staff Report

Meeting Date: April 14, 2021

Case #: HPC 16-21

Site Address: 1609 Dearing Pl
Parcel ID: 31-06-23-3-022-016.000
Applicant: Misha Hadar
Owner: Misha Hadar

Proposed Work: Petition for a Certificate of Appropriateness for exterior alterations on the structure
Current Zoning: R-3 H

Historic District: Dearing Place
Architectural Style: N/A
Year Built: 1924
Contributing: N/A
Historic Survey: Dearing Place Historic District

N/A

DESCRIPTION OF PROPOSED PROJECT:

The petitioner is proposing to replace the existing sunroom windows with windows that function as windows and that match the window design of the rest of the house. The sunroom was a later addition to the house, and the windows that were used were fixed, solid frame windows with a three-by-five grid pattern. The proposed windows are wood windows with a double hung, nine-over-nine pattern. In order to tie the windows in with the design of the existing structure, Hardi board siding will be used around and between the windows on the exterior surface.

STAFF ANALYSIS:

The proposed wood windows are listed as an appropriate window material on page 31 of the Guidelines. The design will be changing, however the windows they are replacing are not original to the structure.

APPLICABLE DESIGN GUIDELINES:

Windows

- 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:

- Wood sash windows in double-hung, single-hung, and casement styles
- Aluminum-clad wood
- Fiberglass (Pella, Marvin, or equal) that mimics wood
- Steel, if original to the structure
- Composite material with wood sash, frame, and glides
- Cellular PVC material (All-Season or equal) that mimics wood
- Monarch M-Cell vinyl-clad window, Hurd vinyl-clad window, or equal that mimics wood

Examples of Inappropriate Window Materials:

- Aluminum or vinyl
- Snap-in or artificial muntins
- Reflective or tinted glass



TUSCALOOSA
HISTORIC PLANNING COMMISSION

CERTIFICATE OF APPROPRIATENESS APPLICATION

Please complete all of the following required fields:

Address of premises affected: 1609 Dearing Pl. **Property** Dearing Place
Historic District: <SELECT>

Owner Occupied ☒ Renter Occupied ☐

Owner
Name: Misha Hadar Phone: 612-401-6189 Email: mhadar@ua.edu
Address: 31st Pl. E, Tuscaloosa, AL, 35405

Applicant (if different from owner)
Name: _____ Phone: _____ Email: _____
Address: _____

Contractor or Architect
Name: Keith Walters Phone: 205.454.6007 Email: wchomes@live.com
Address: 5208 Oak Way, Northport, AL 35473

Check the box that best describes your intended action(s) & include all estimated costs: \$ 25,000

- ☐ Exterior Alteration
☐ Addition or New Construction
☐ Signage

☒ Other (please explain):
Replacement of windows of sun room due to
damage, made to fit exterior of main house

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: Misha Hadar Date: 3/30/2021



Old windows: 15-lite fixed metal clad



New window: wooden double hung 9-over-9 lite



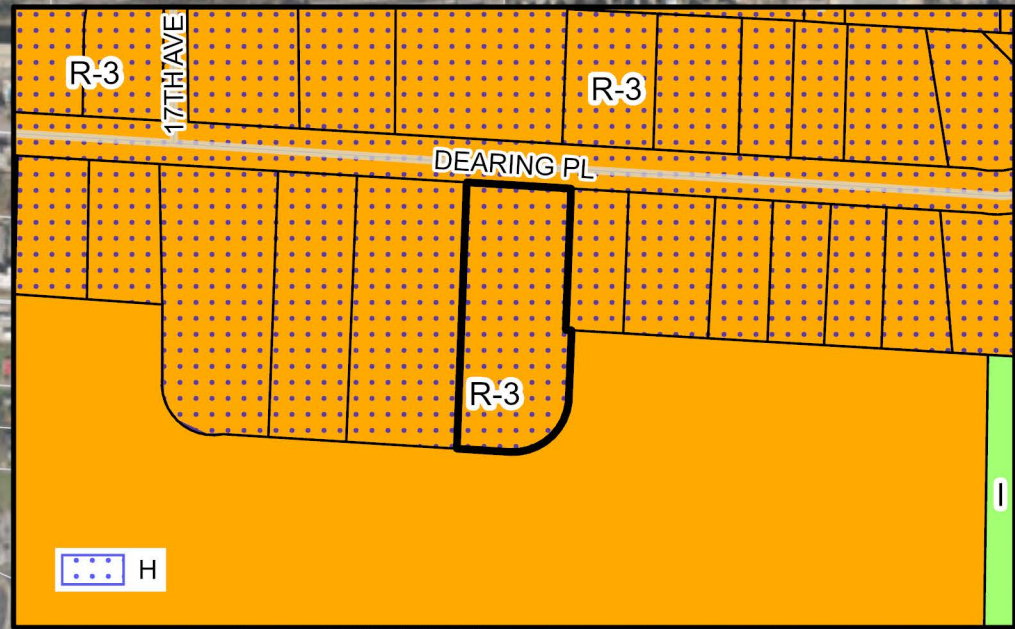
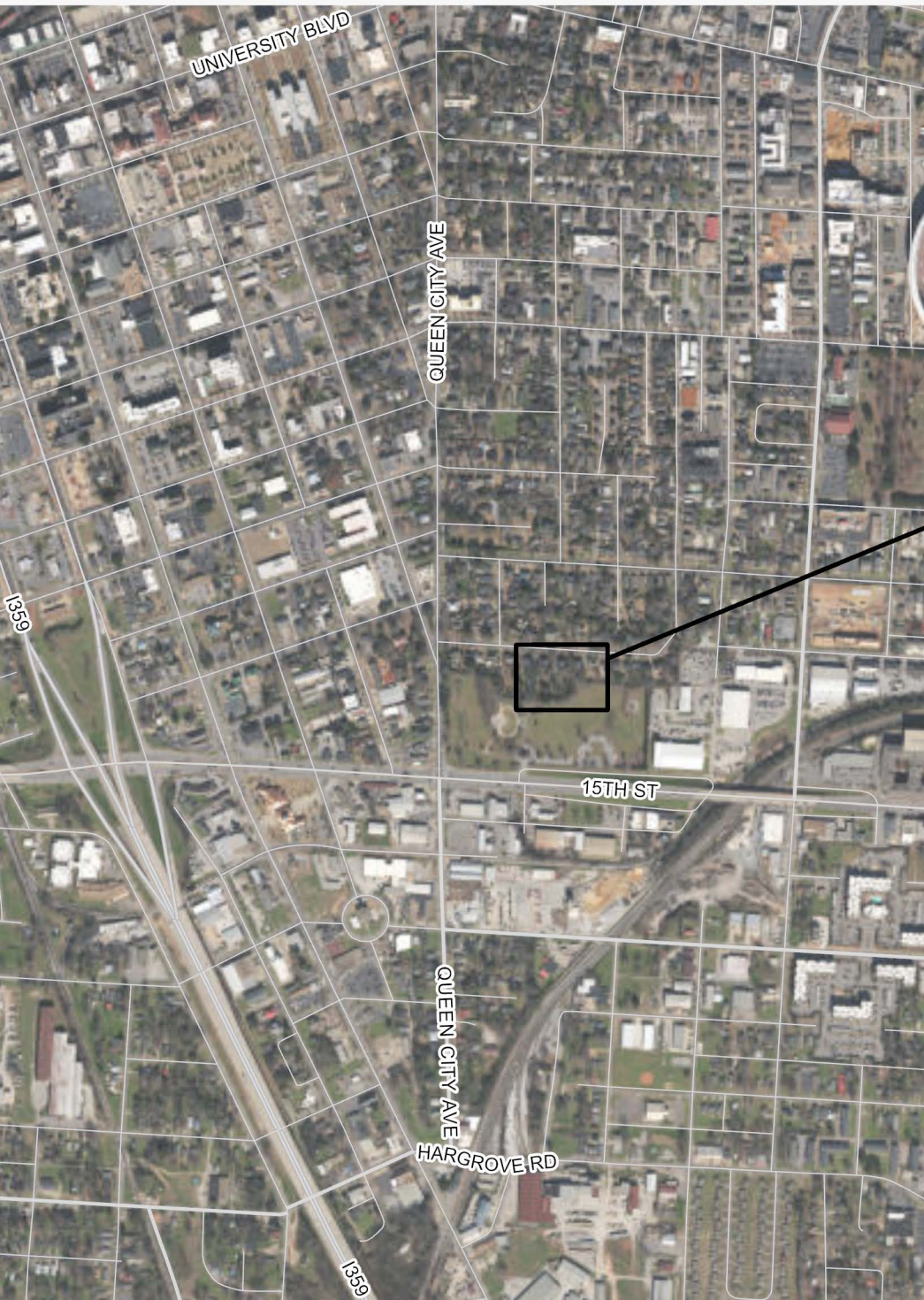
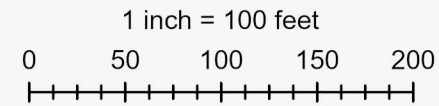
New window fitted view from inside



New window fitted view from outside [note: new windows made to match windows on the original structure more closely in shape and material; in order to match look hardi board lap-siding used between windows]



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1 inch = 70 feet
0 35 70 105 140

N



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