

Historic Preservation Commission

Staff Report

Meeting Date: January 10th, 2024

Case #: HPC-06-24

Site Address:	2010 9 th St
Parcel ID:	31-05-22-1-112-035.000
Applicant:	Edmont Keys, LLC
Owner:	Edmont Keys, LLC

Proposed Work:	Petition for a Certificate of Appropriateness to remove two chimneys on the primary structure located at 2010 9th Street in the Druid City Historic District.
Current Zoning:	BGO-H

Historic District:	Druid City
Architectural Style:	Queen Anne
Year Built:	1899
Contributing:	Yes
Historic Survey:	Druid City Historic District

Resource 75. 2010-2016 9th Street. Edwards House. Circa 1899. Two and one half story, Queen Anne with hip with cross gable roof of asphalt shingles, interior stucco clad chimneys, gables with diamond, octagonal, and square butt shingle work, various light arrangements, and pents, weatherboard siding, second story façade with two single leaf doors, one with sidelights and transom, 1/1 double hung sash windows, second floor façade with off center single leaf door with panels, light, and transom, 1/1 double hung sash windows, partial width two tiered veranda with second tier deck (roof no longer extant) and open rail balustrade, first tier with spindle work posts, and open rail balustrade.(C/NRHP 1975) C

DESCRIPTION OF PROPOSED PROJECT:

The petitioner proposes to remove two decommissioned chimneys. The petitioner would like to remove the two decommissioned chimneys to minimize unnecessary roof penetrations during the installation of a new roof.

STAFF ANALYSIS:

The petitioner proposes to remove the two chimneys located on the front façade of the primary structure.

The Druid City Historic District survey states the house has “interior stucco clad chimneys.”

APPLICABLE DESIGN GUIDELINES:

A. 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 Old 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.



HISTORIC PRESERVATION COMMISSION

**CERTIFICATE OF APPROPRIATENESS
APPLICATION**

Last Updated, August 2023

Please complete all of the following fields:

Location of Property and Historic District

Address: 2010 - 2016 9th St

Historic District: Druid City

Property Owner

Name: Edmont Keys, LLC Phone: 205-345-1440 Email: bill@haedwards.com

Address: 2030 9th St. Zip Code: 35401

Applicant (if different from owner)

Name: _____ Phone: _____ Email: _____

Contractor or Architect

Name: Tuscaloosa Building & Land, LLC Phone: 205-799-1613 Email: william@haedwards.com

The Applicant requests the following item(s) from the Historic Preservation Commission:

☐ Repair / Remodel of Existing Building(s) \$50

☐ New Construction or Addition(s) \$50

☐ Signage \$25

☒ Other (please explain):
Chimney Removal

Provide a detailed description of the proposed request. Supporting documentation required along with this application shall include a dimensioned site plan, elevation drawings, or similar drawings that clearly show the existing and proposed design. Staff reserves the right to determine if the submitted plans are acceptable.

Permanent removal of two decommissioned chimneys during re-roof process

Dimensioned site plans showing all buildings, additions, drives, sidewalks, fences, exterior lighting, large trees, landscaping, and other site work locations, drawn to scale no less than 1" = 10'-0".

Dimensioned elevations including sufficient detail to describe all exterior design features and materials, drawn to scale no less than 1/4" = 10'-0". Where scale or massing of alteration is a concern, include elevations of neighboring buildings.

**PLEASE SUBMIT AN ELECTRONIC COPY OF THIS APPLICATION AND ANY NECESSARY
SUPPORTING MATERIALS VIA E-MAIL TO HPC@TUSCALOOSA.COM**

Office of Urban Development:
Planning Division

2201 University Boulevard, Annex III, 3rd Floor
Tuscaloosa, AL 35401

Provide a detailed description of the proposed materials. Supporting documentation such as photographs, brochures, screenshots, invoices, material spec sheets, or similar items that clearly show the existing and proposed materials are required along with this application. Staff reserves the right to request for additional information as deemed necessary.

Photo of existing chimneys

Rendering of chimney removal

Reasoning: minimize unnecessary roof penetrations during installation of new roof
to prevent potential roof leaks in the future

Important Items to Note:

- You will receive confirmation from City staff via e-mail once your application is received. Unless expressly waived by City staff, you must submit a digital copy of your application to secure a place on the docket.
- A filing fee related to the specific request (reference page one of this application) is required to be submitted along with this application. Check is preferred, but an invoice can be sent upon request.
- In-person attendance at the HPC meeting is mandatory for the petitioner.
- Any request which will not be represented by the property owner at the public hearing must be accompanied by a notarized designation of agent affidavit.

Certification of Applicant

I hereby certify that I have read and examined this application and know the same to be true and correct. I also acknowledge that if the Commission determines that any of the foregoing information is not accurate, my application may be denied because it contained false or otherwise incorrect information. Staff reserves the right to request additional information as deemed necessary. This application will not be accepted until all required information is provided.

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. I also understand a building permit issued by the City of Tuscaloosa is required for all applicable work being completed in historic districts.

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

Applicant: Bill Edwards

Date: 12/19/2023





2010

2016

2014

2012



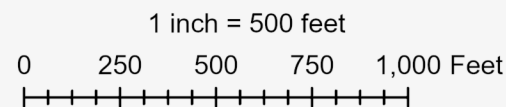
2010 9th St

1 inch = 58 feet
0 30 60 90 120 Feet





2010 9th St





NOTICE
Historic District Review
For further information, please visit
tulsahistoric.com/faq
or call 248-51100.
Tulsa
This sign is property of the City of Tulsa.





NOTICE
Historic District Review
For further information, please visit
www.historicdistrictreview.org
or call 314-354-1234

